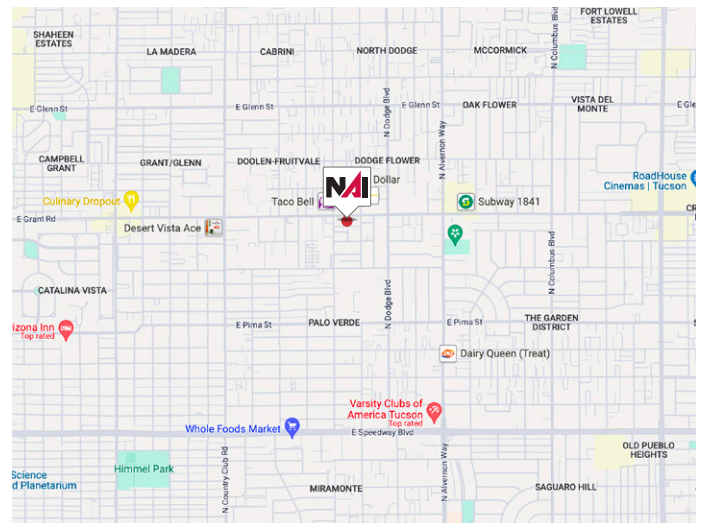




3502-3532 E Grant Rd
Tucson, Arizona 85716

Property Features

- Aggressive lease rates
- Various space configurations
- Some spaces already configured with Office Build-outs
- Office & Retail
- C-2 Zoning, Tucson
- Strong central location on a major east – west arterial
- Kitchenette/Break Room in newly available suite
- Low NNN's (Estimate \$3.50/SF)



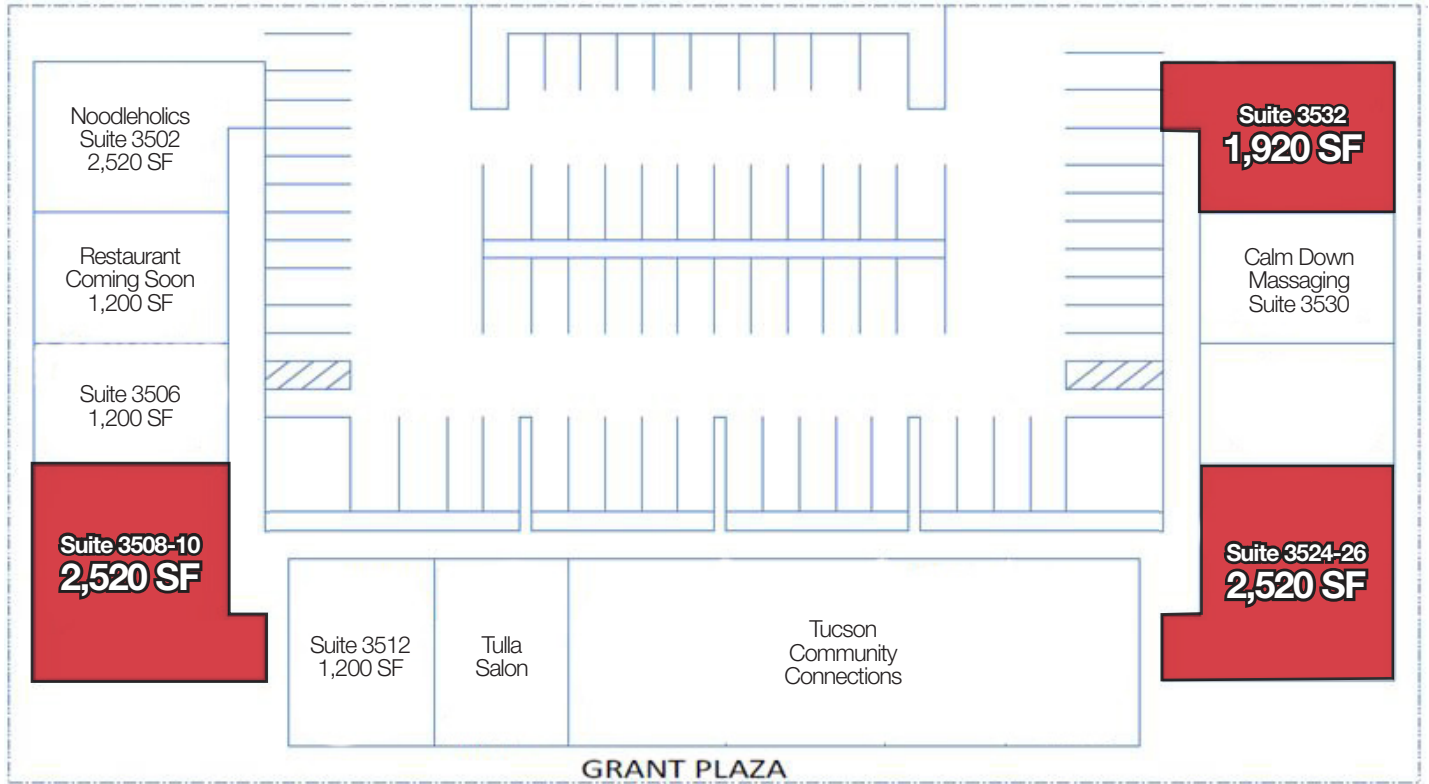
Demographics	1 Mile	2 Miles	3 Miles
Average Age:	33.0	35.2	34.7
Population:	19,890	60,337	119,247
Average HH Income:	\$38,623	\$46,090	\$50,010

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Tucson, AZ 85712
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Available Spaces

FOR LEASE
Grant Plaza



Lease Rate: \$9.00 SF/YR NNN

Total Space: 6,960 SF

Lease Type: NNN

SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY	NOTES
3508 – 3510	Retail/Office	\$9.00 PSF	NNN	2,520 SF	VACANT	Kitchenette/Breakroom
3532	Retail/Office	\$9.00 PSF	NNN	1,920 SF	VACANT	
3524-3526	Retail/Office	\$9.00 PSF	NNN	2,520 SF	VACANT	Fully renovated sublease

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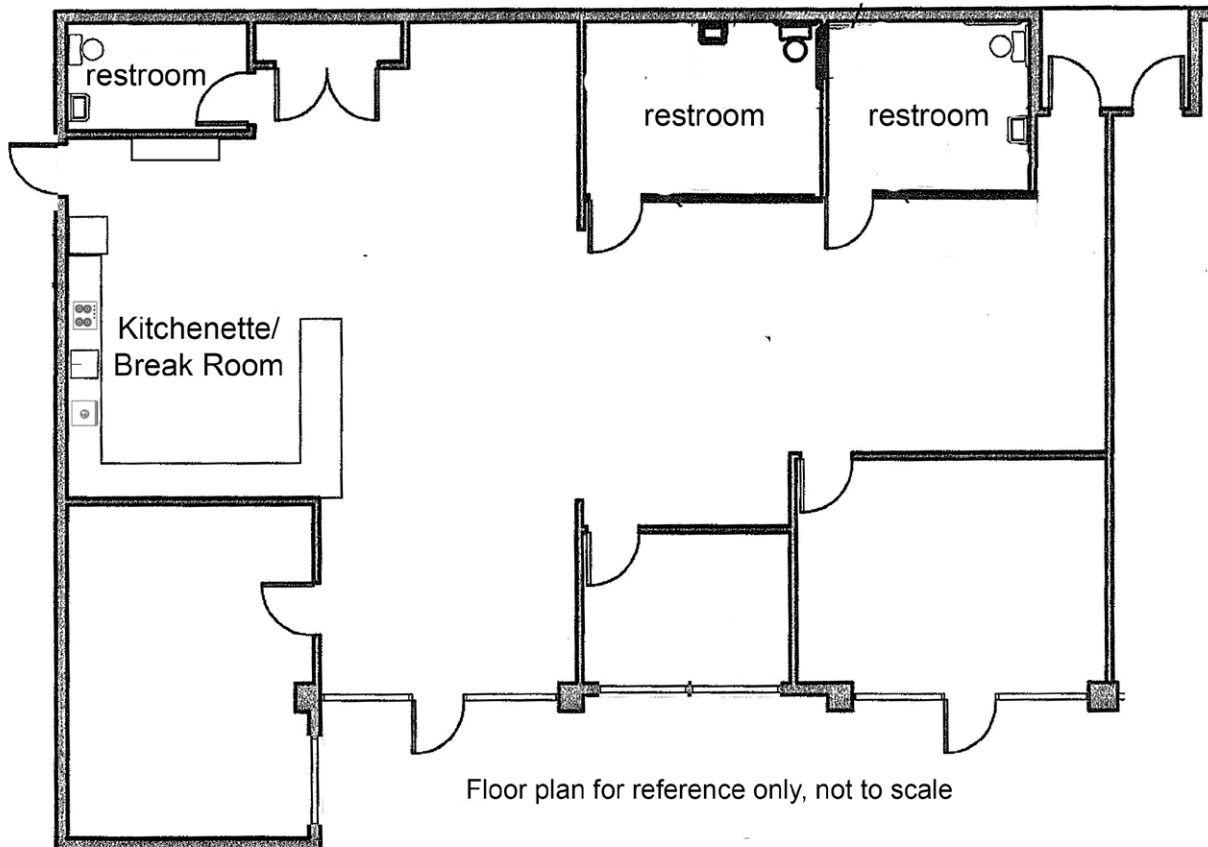
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3508-3510 Floor Plan

FOR LEASE
Grant Plaza



3508 & 3510 E. Grant Road
2,520 SF



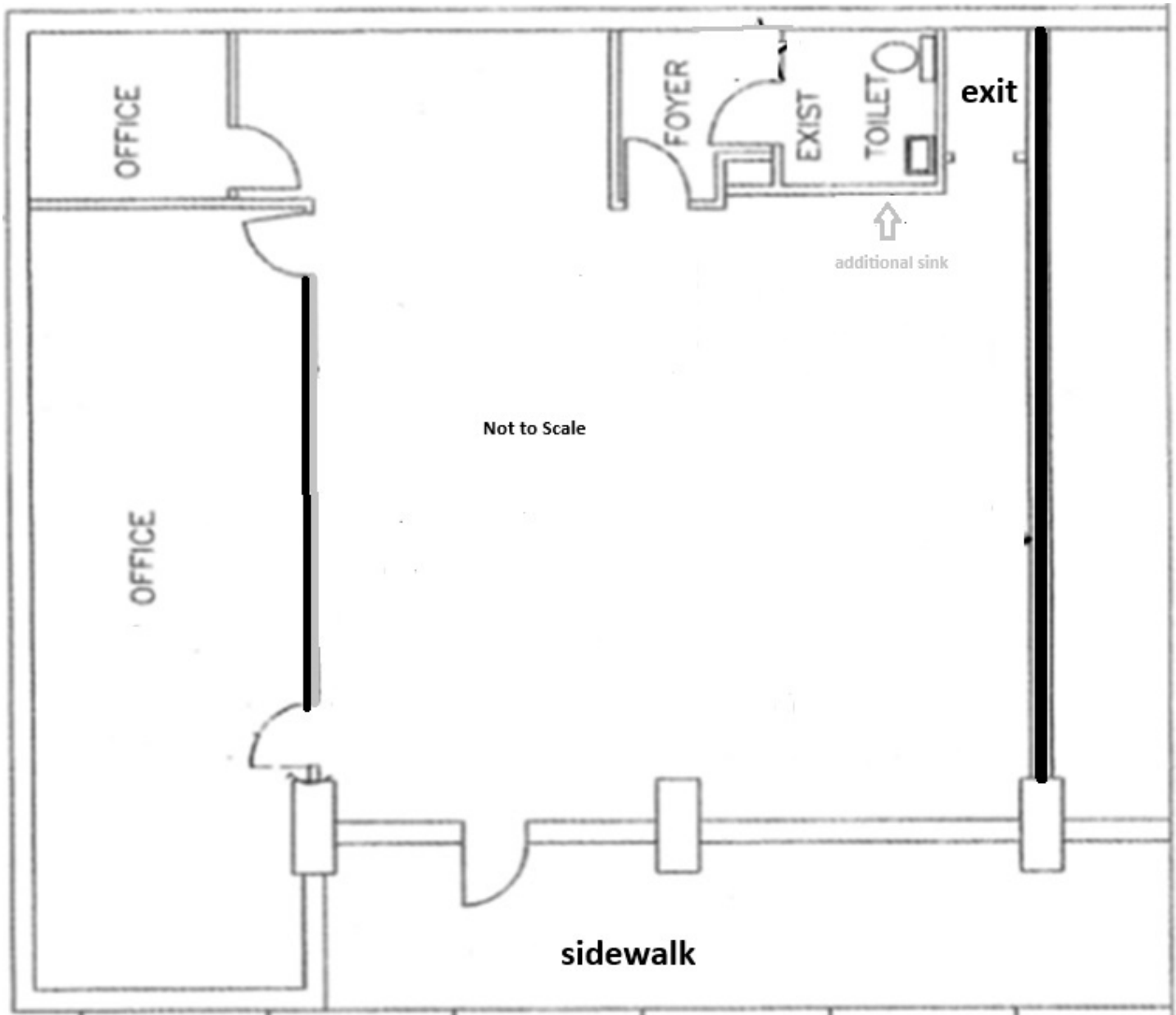
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3532 Floor Plan

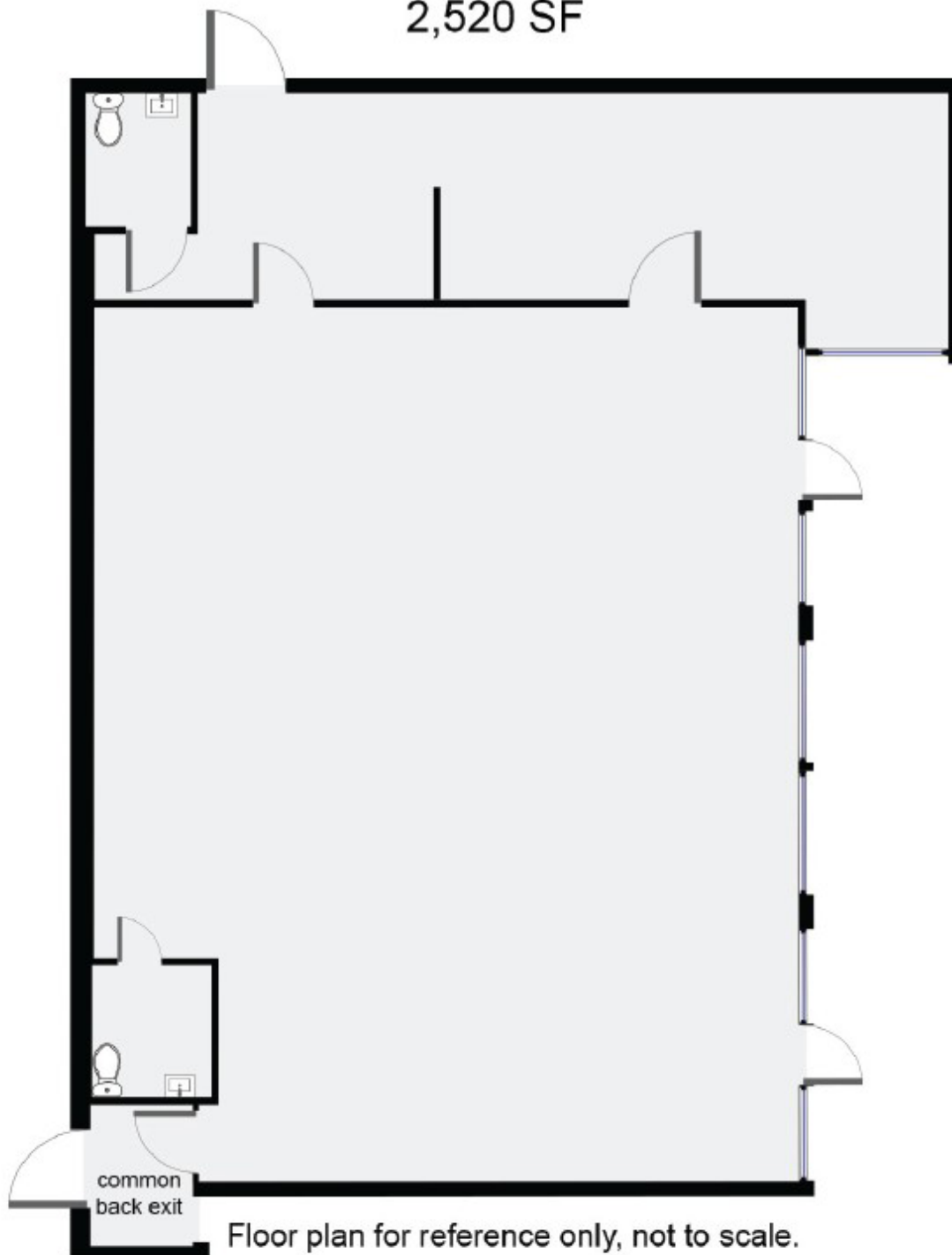
FOR LEASE
Grant Plaza



3524-3526 Floor Plan

FOR LEASE
Grant Plaza

3524 & 3526 E. Grant Road
2,520 SF



T16-04-016

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