

FOR LEASE

2210 W FORT LOWELL RD | TUCSON

PROPERTY SUMMARY

TOTAL BUILDING SQ FT: 14,500 SQ FT
AVAILABLE: 2,777 - 7,250 SQ FT
LEASE RATE: \$24/ SQ FT MG
BUILD OUT: Private office/ Collaborative/
Conference room/ Bull pen
ZONING: O-3
BUILT/ RENOVATED: 2006/ 2017
PARKING: Surface/ Covered parking
FLOOR: Second floor
ACCESS: Elevator/ Stairs

PROPERTY HIGHLIGHTS

- Floor to ceiling glass
- 19 private offices, multiple open work areas, conference & training rooms, break rooms, restrooms on each floor, elevator
- Beautiful north-facing mountain views with great natural light
- Upgraded interior finishes throughout
- Outstanding building & monument signage
- Convenient location & ease of access
- Abundant surface and covered parking in gated lot
- Potential to demise down to 2,777 sq ft.



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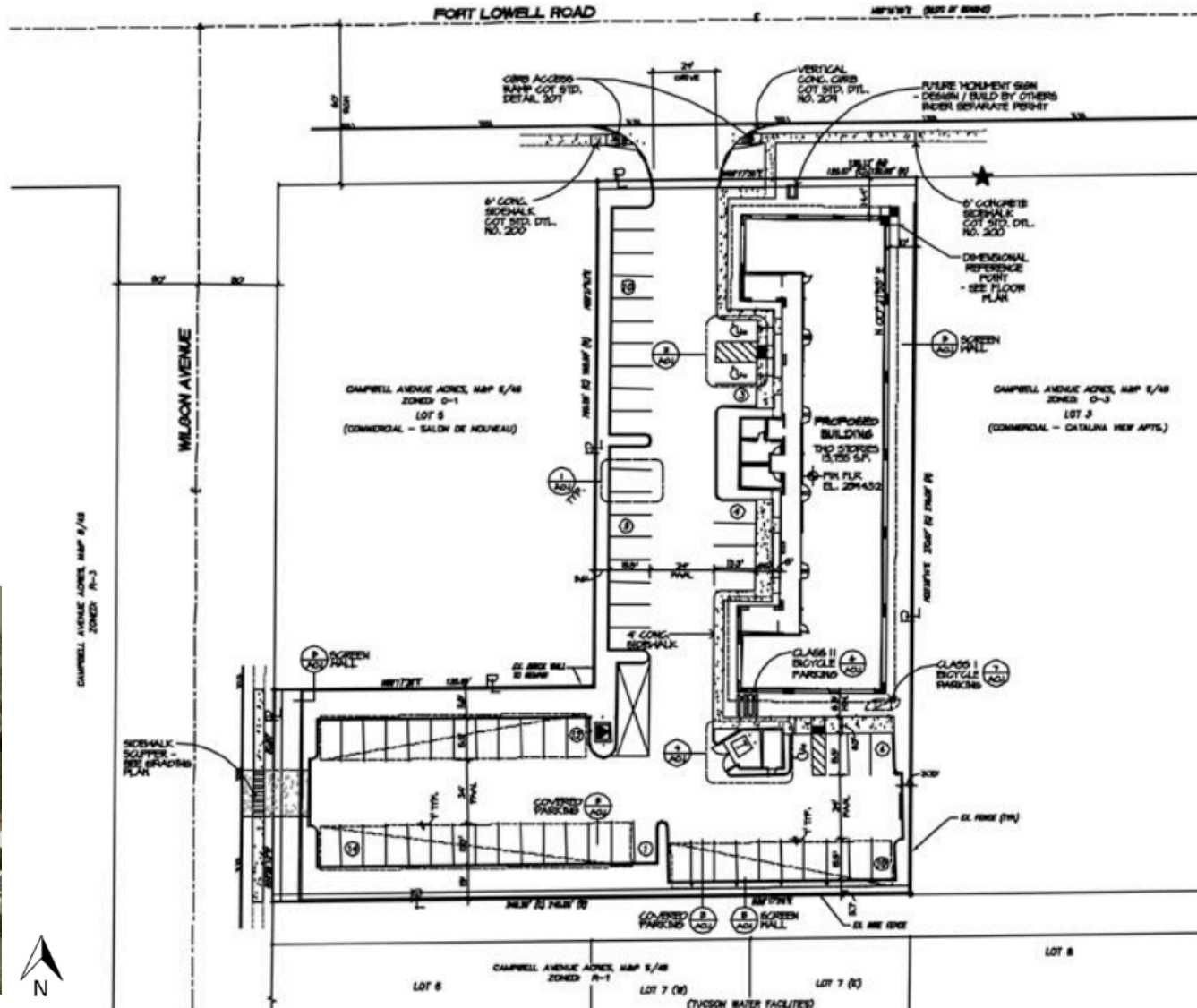
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SITE PLAN

The best way to appreciate this beautifully appointed office space is to see it in person. Previously occupied by a global mining company, no expense was spared in the build out. From expansive offices to bull pens, collaborative spaces and conference rooms, all complimented by the floor to ceiling windows which bring in the natural beauty of the Catalina Mountains. With a central location at Fort Lowell and Campbell, it has excellent access to all corners of the city. Secured by an automatic gate and key card access. Abundant covered parking. The second floor is served by an elevator.

The property is also available for purchase. Please contact the list agent for details.

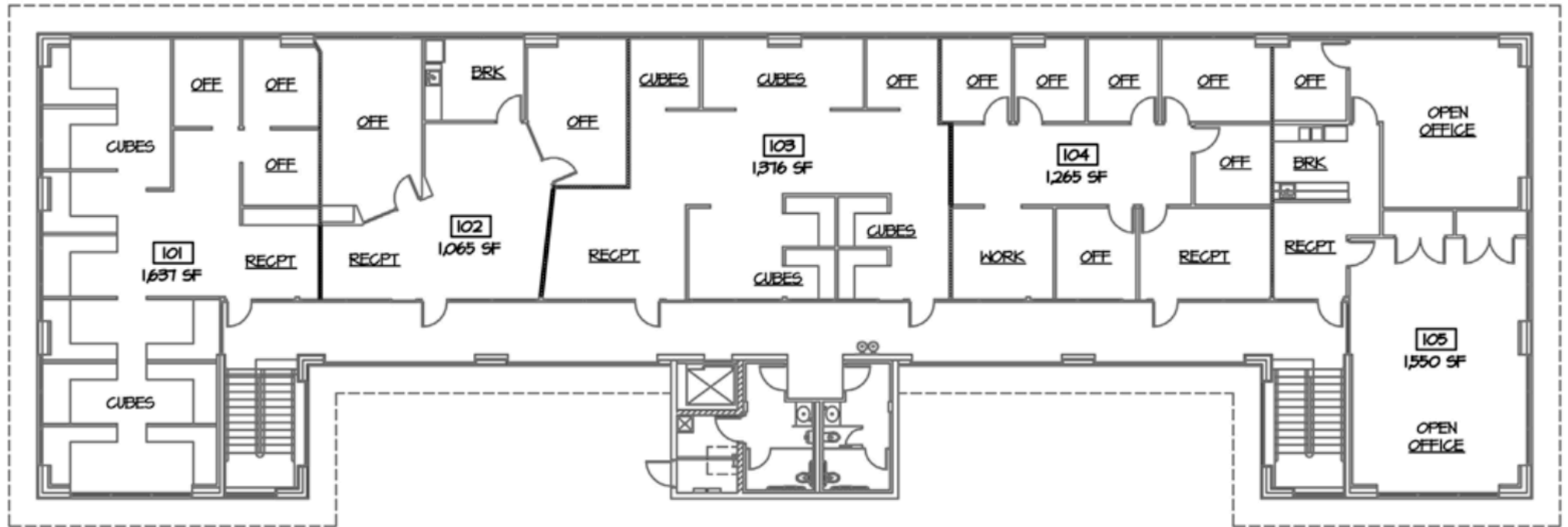


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FLOOR PLAN



1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"



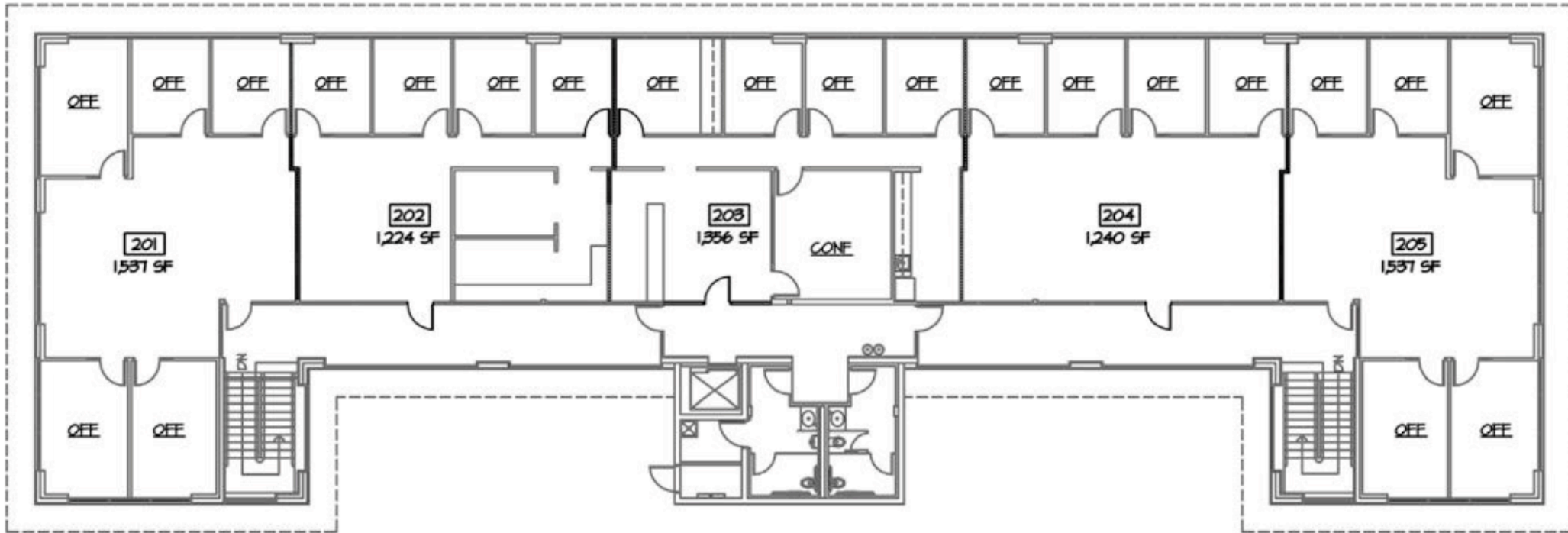
-  NEW DEMISING WALL
-  EXISTING DEMISING WALL
-  NEW WALL OR DOOR
-  EXISTING TO REMAIN

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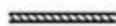



FLOOR PLAN



2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"



-  NEW DEMISING WALL
-  EXISTING DEMISING WALL
-  NEW WALL OR DOOR
-  EXISTING TO REMAIN

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AERIAL VIEW



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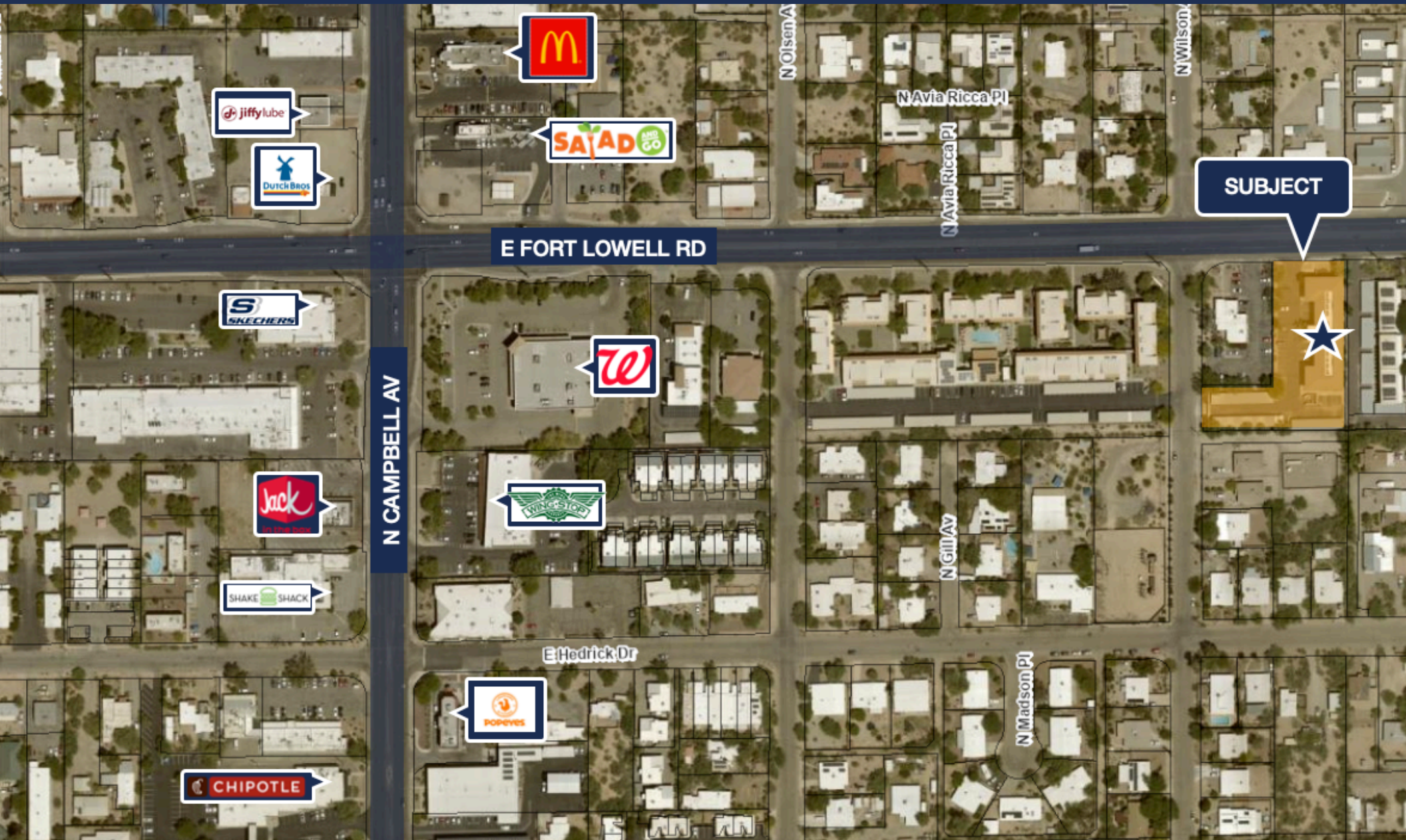
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DEMOGRAPHICS



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PROPERTY PHOTOS



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