

VALENICA TECH PARK

3000 E. VALENICA ROAD | TUCSON, AZ 85706
SWC of Valencia Rd. & Country Club Rd.



OFFICE/FLEX SPACE & PAD AVAILABLE FOR LEASE



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com
Owner/Agent

Isaac Figueroa, CCIM
Director of Leasing and
Sales
520.296.0200 x218
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Elaina Elliott
Leasing Associate
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Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.

AVAILABILITY

Office/Flex: 3000 E. VALENCIA RD:
Suite 150 - ±8,930 SF

Lease Rate: \$9.00 PSF + NNN*
(*\$0.75 PSF NNN* monthly*)

*NNN estimated at \$3.25 PSF

PAD Available (yellow), BTS For Lease or Ground Lease



PROPERTY FEATURES

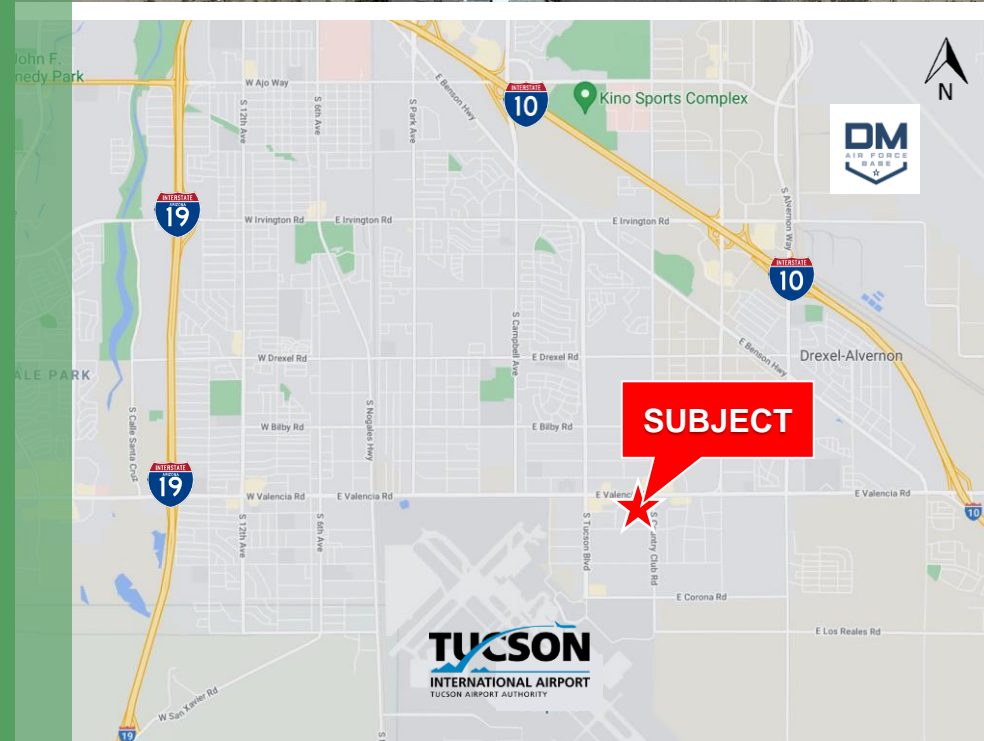
Parking: 3.3/1,000 SF

Zoning: P-1, I-1

Total GLA: ±90,000 SF

PROPERTY HIGHLIGHTS

- Located in an Opportunity Zone
- Depressed Dock and At Grade Loading
- Potential for Fenced Yard
- Retail Pad Available
- Excellent access and visibility – frontage on Valencia Rd and ample access via curb cuts to Valencia and Country Club roads
- Convenient to the Tucson International Airport, Davis Monthan Air Force Base and Tucson's largest private employer, Raytheon Missile Systems, Inc.
- Excellent access the Interstate-10 and Interstate-19



AERIAL VIEW



**PAD
AVAILABLE**

VALENCIA RD. (40,494 VPD)

SUBJECT

**AVAILABLE:
Suite 150 - ±8,930 SF**

2850

*Fully
Leased*

HOME2
SUITES BY HILTON

3000

NOT SUBJECT

COUNTRY CLUB RD.



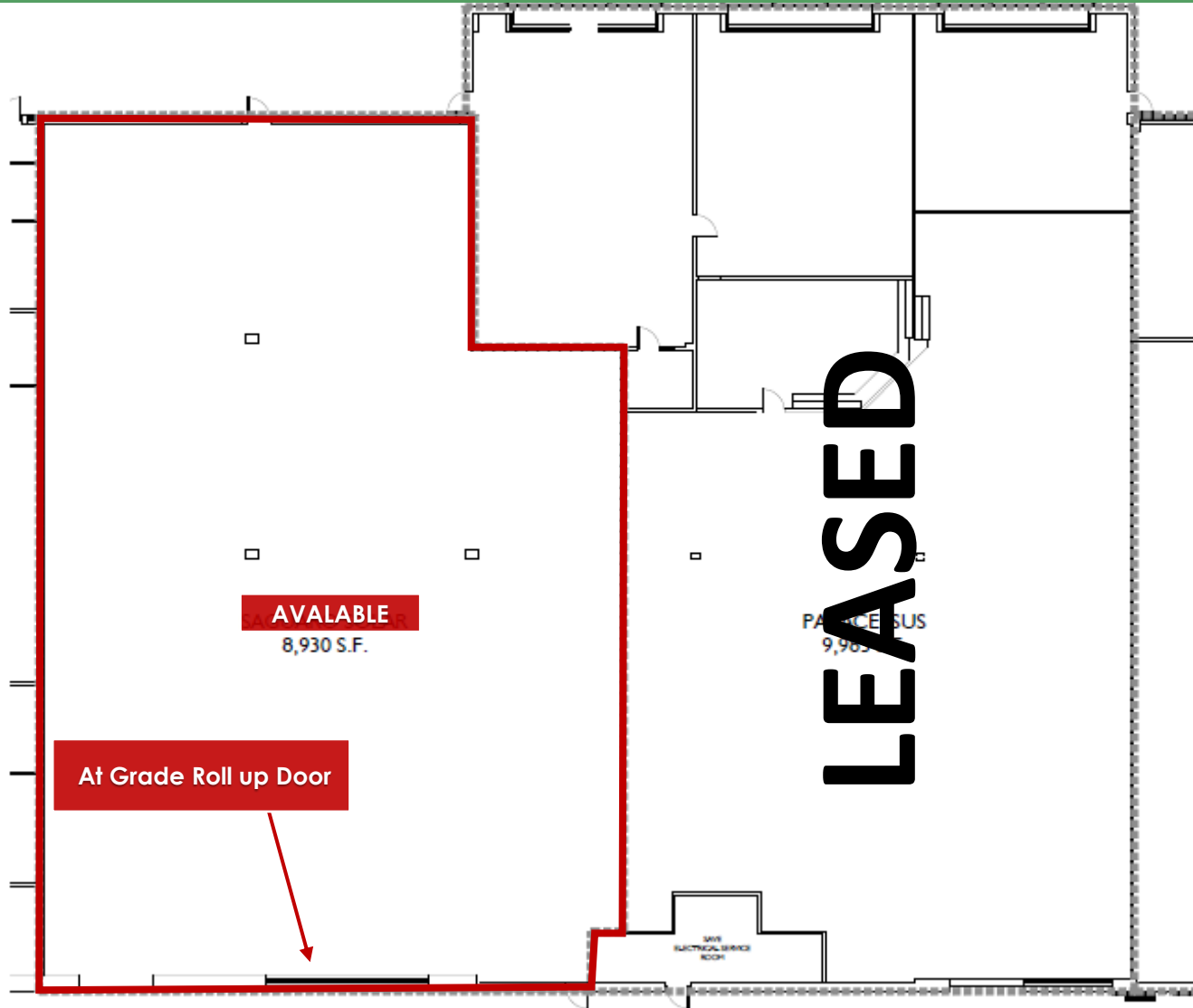
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FLOORPLAN



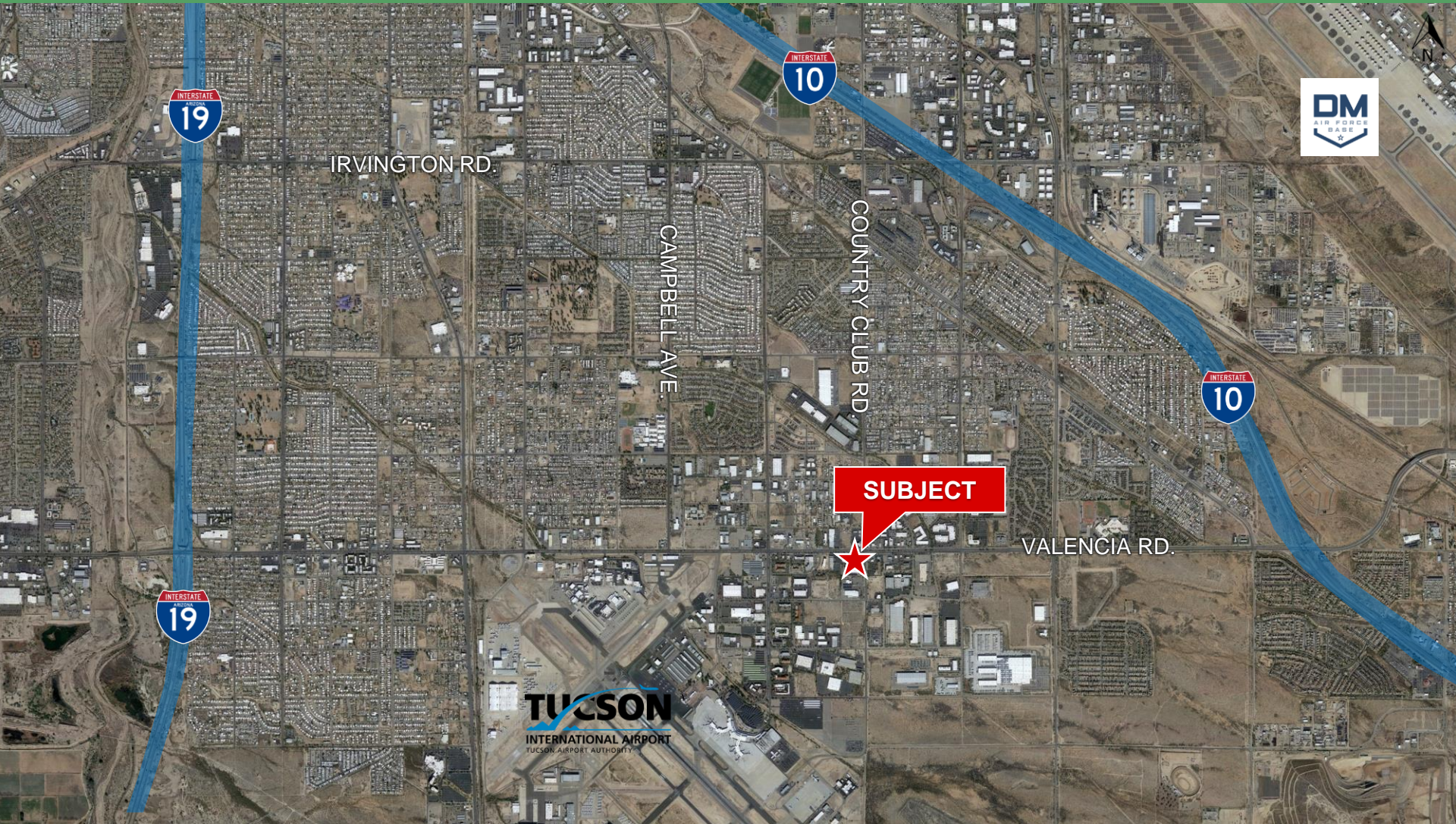
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AERIAL MAP



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