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4955 N. Shamrock Place

Size of Availability: 12,142 rsf

Lease Rate: \$0.90rsf/Mo.

Lease Type: Modified Gross

Signage: Negotiable

Comments: Former Corporate Headquarters - Engineering Firm last Occupied

Site includes:

- Executive offices - Restroom - Room to expand
- Large classroom/bullpen with over 50 seats and separate entrance
- Ample storage/shipping
- Warehouse/storage with dock high delivery/roll-up doors
- Private offices, two conference rooms, break room and shower
- Fenced and secure building with ample parking

\$1,760,000

Exclusively Represented by:
Tucson Realty & Trust Co.

Terry Lavery, CCIM, CPM, GRI & Doug Richardson
520.577.7000

