

Quick Sale - Present all reasonable offers

LEASE



7454 E. Broadway Blvd.

- **BUILDING SIZE:** 11,278± sf
- **AVAILABLE SPACE:** 9,485± sf,
610-3,221± sf contiguous (see detail on 2nd page)
- **ZONING:** C-1 (City of Tucson)
- **PARKING:** 52-Spaces, 43 of which are covered
- **COMMENTS:** Highly visible office building on Broadway between Kolb and Pantano. This garden style building has an enclosure atrium area with skylights. Most suites have ample window lines with plenty of natural light. **Receive free covered parking with your lease!**

Lease Rate: \$9.00/sf

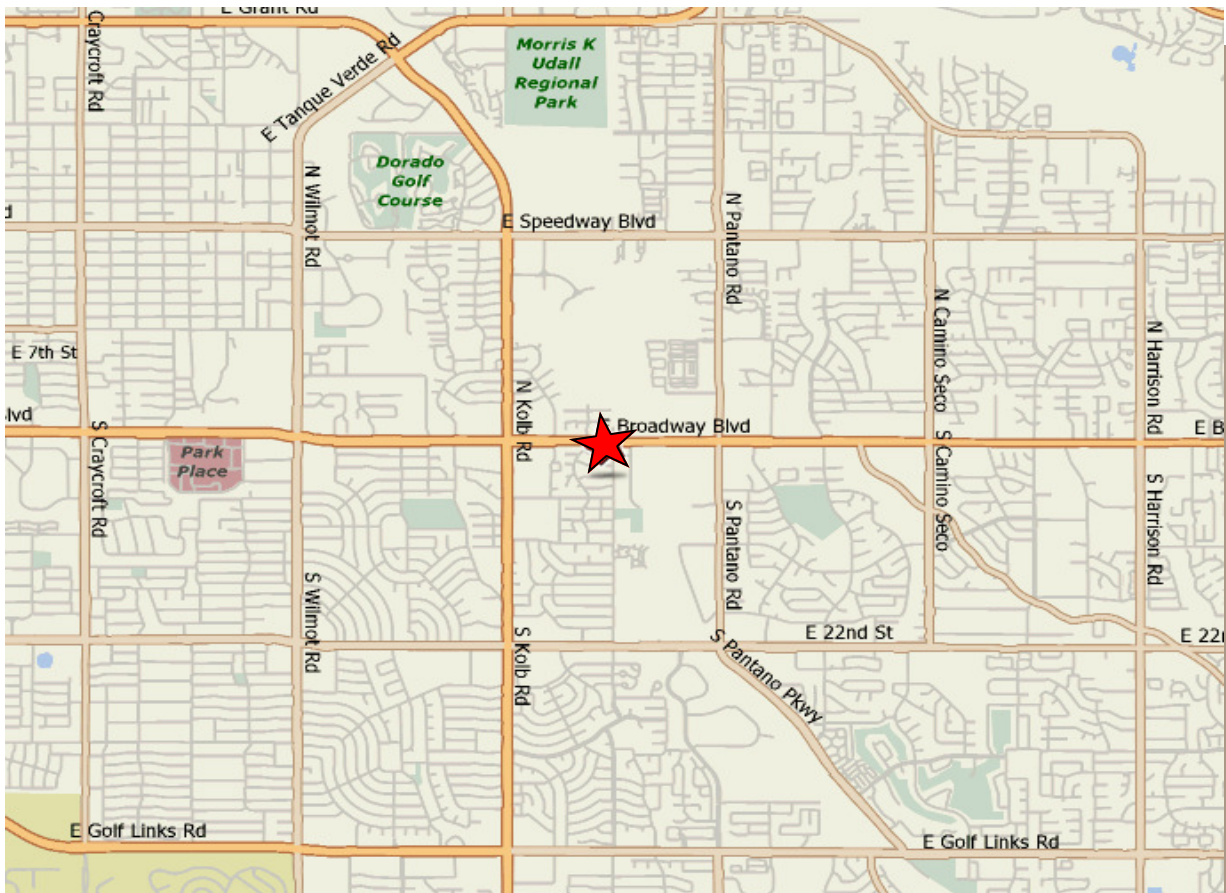
Tenant responsible for utilities and janitorial services

Exclusively Represented by:
Mike Gross
Tucson Realty & Trust Co.
520.577.7000

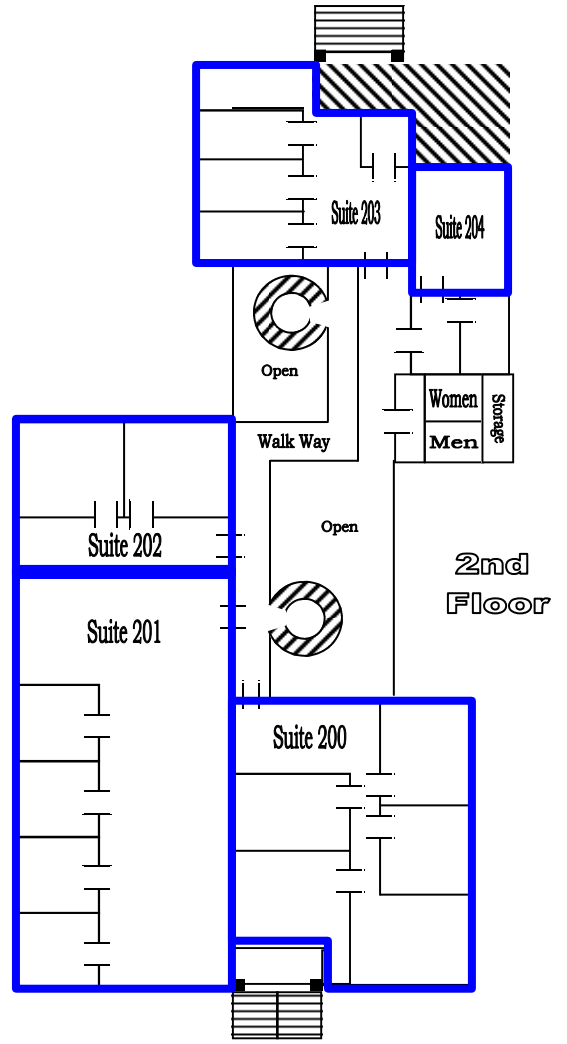
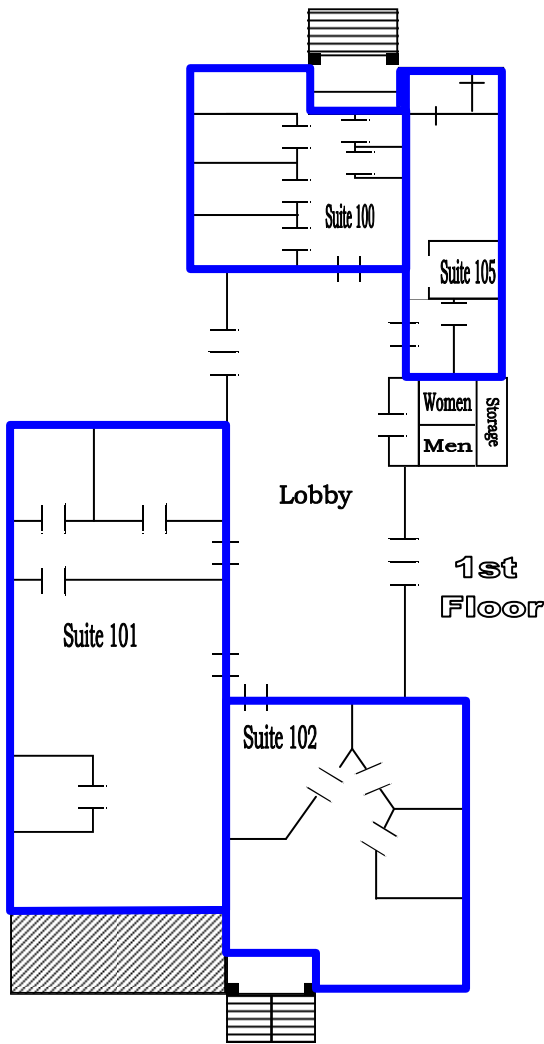
SPACE # SUITE SIZE

100	1,174	Six (6) private offices and a reception area
101	1,698	Three (3) private offices, reception area and bull pen
102	1,098	Three (3) private offices and reception area
200	1,225	Three (3) private offices, reception area, small conference room and small open area
201	1,386	Four (4) private offices and reception area
202	610	Two (2) private offices and reception area
203	1,264	Four (4) private offices, reception and reception area
204	1,030	Large office, medium office and reception area

Suites 101 & 102 are contiguous (2,796± sf)
Suites 200, 201 & 202 are contiguous (3,221±sf)



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Not to scale

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