

# NEW LOWER RATE

LEASE



## 3501 E Speedway Blvd. Tucson, AZ 85716

### • AMENITIES:

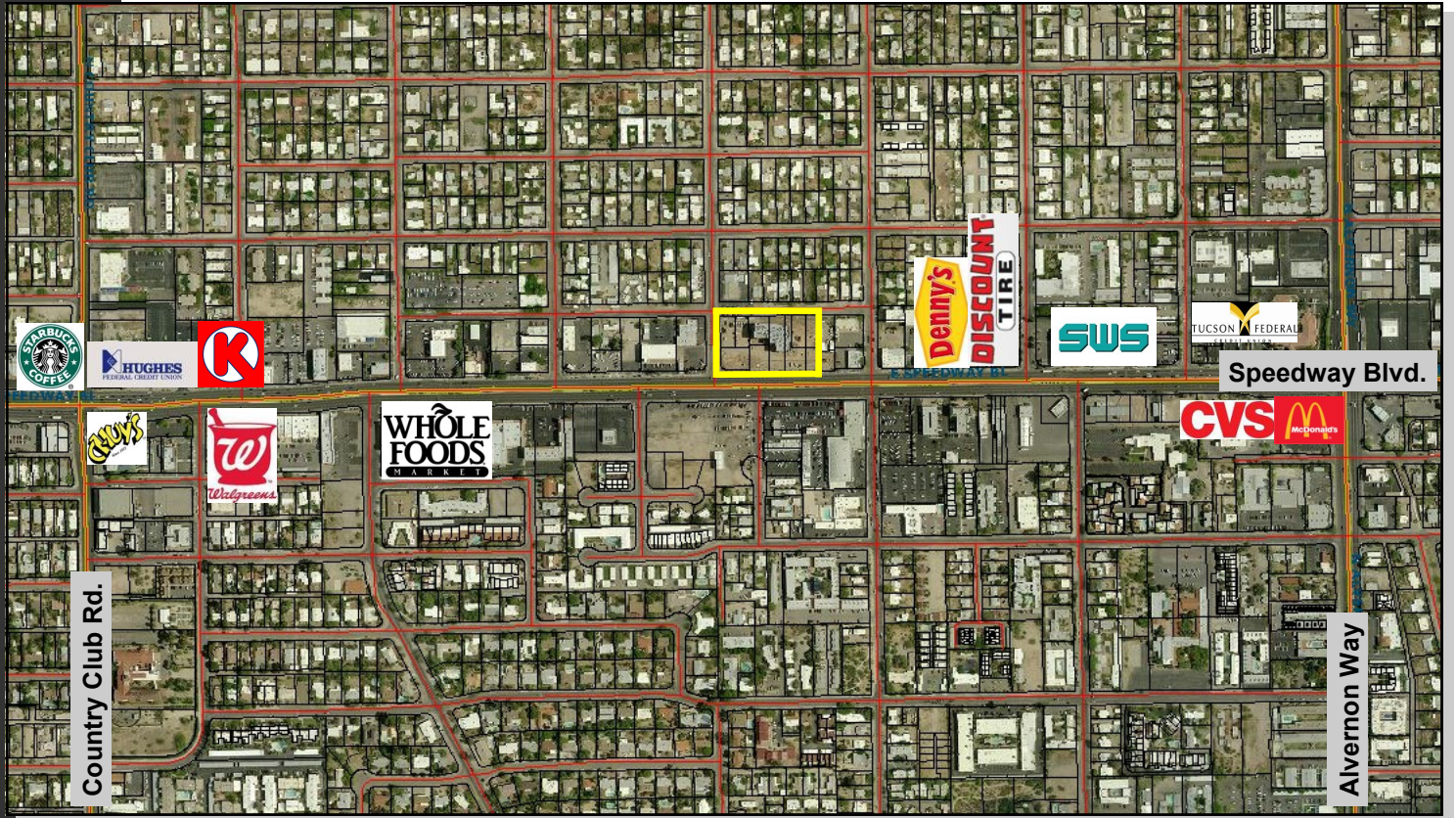
- Completed in 2010
- Approximately 39,000sf
- 3 story office with ample parking
- Excellent Visibility
- Close to the University of Arizona and Downtown
- Excellent traffic counts:
  - Speedway: **53,000 VPD**
  - Alvernon: **33,700 VPD**
- Spaces from 1,800 sq.ft on 2nd floor to 13,000 sq. ft on the 1st floor



# \$23.75

Exclusively Represented by:  
**Mike Gross**

**Tucson Realty & Trust Co.**  
520.577.7000 or 520.977.0144



Demographic Highlights:	1 Mile	3 Mile	5 Mile
Population (2010 Est)	16,685	139,547	287,175
Projected Growth (2010-2015)	4.98%	4.46%	5.45%
Households (2010 Est)	8,265	62,250	123,841
Households Income (2010 Est)	\$47,601	\$45,224	\$46,938
Source: Claritas			

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**Tucson Realty & Trust Co.**  
Southwest Expertise, Global Capablilty

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**Commercial Brokerage and Property/Asset Management**

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Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

