

AVAILABLE FOR LEASE
SINGLE-TENANT OFFICE BUILDING
2010 N. Camino Serna, Tucson, AZ

± 10,266 SF

MOVE IN READY



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3777 E. Broadway Blvd, Suite 210
Tucson, Arizona, 85716



LEASE RATE: \$15,826.75 per month (\$18.50 SF/YR)
LEASE TYPE: Modified Gross (excludes janitorial & utilities costs)
ZONING: C-2 (City of Tucson)
YEAR BUILT: 2007

Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct its own due diligence on the property and seek legal, tax and real estate advice from competent advisors or other such professional.

PROPERTY OVERVIEW

The subject property is part of a larger mixed-use office/retail development comprised of two separate but, interlocking buildings - 2010 and 2030 N. Camino Serna. The overall development is just under 17,000 square feet. The “2030” Building is fully leased. The “2010” Building is available for lease and consists of 10,266 square feet with 4,986 square feet on the 1st floor and 5,280 square feet on the 2nd floor.

The 2010 Building was constructed in 2007 and is wired for telecommunications and networking. It comes with new modern cubicles designed to allow “social distancing” between employees. It also has a secure computer room, with HFC-125 fire suppression system and computer server room with raised floor for access. The first floor of the building includes a fully-equipped commercial kitchen.

The building is served by an interior elevator and a dramatic staircase to the second floor. It includes a mix of open cubicle areas, private offices, conference rooms and a dining area. Restrooms (both men’s and women’s) are located on the first and second floors. The building has a security system, including exterior cameras.

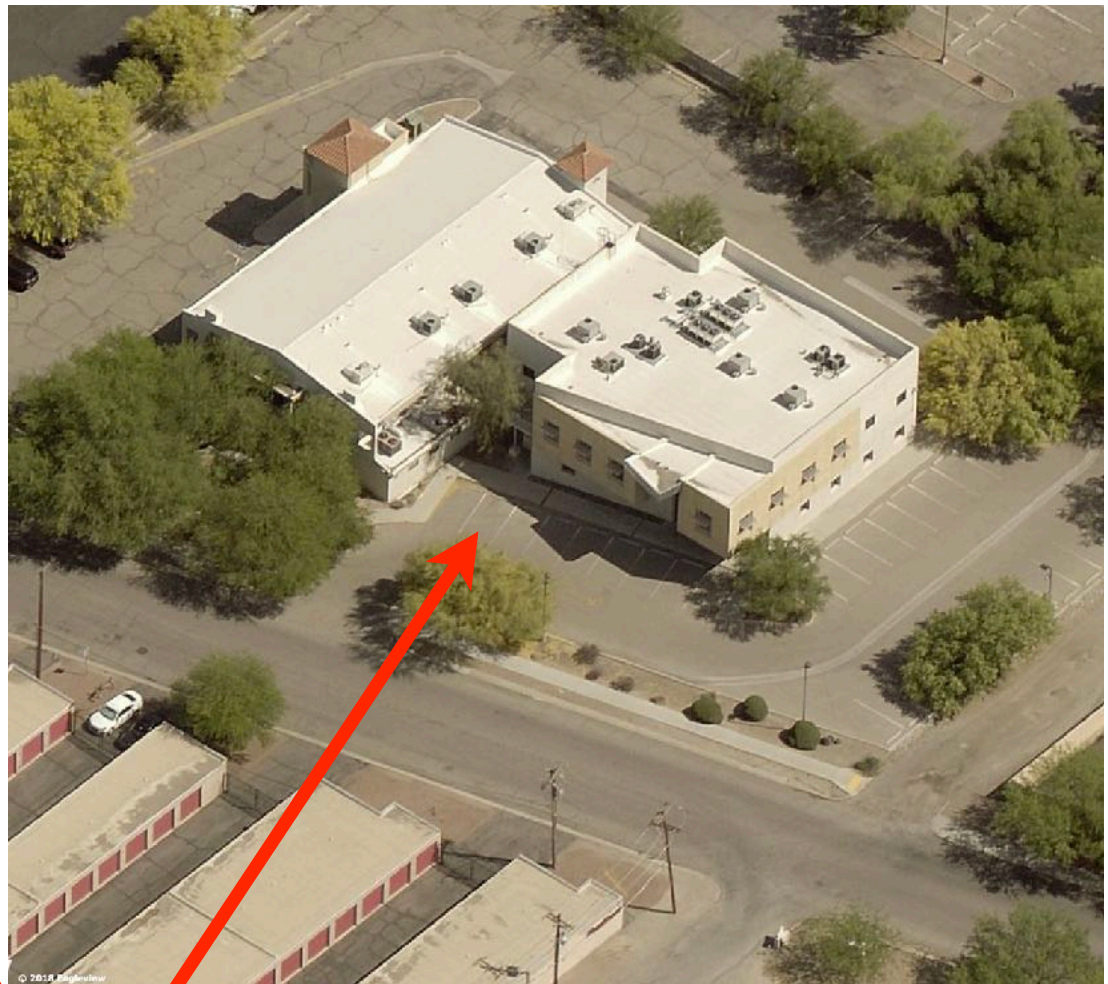
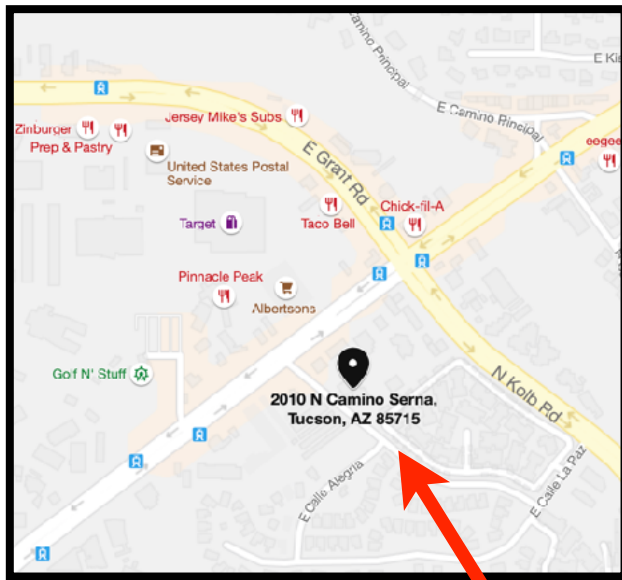
The owner has just installed wrought iron security fencing around the property, resealed and striped the parking lot, painted the interior and exterior of the building, installed new windows, and carpeting throughout. The building is in move-in condition.



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SUBJECT



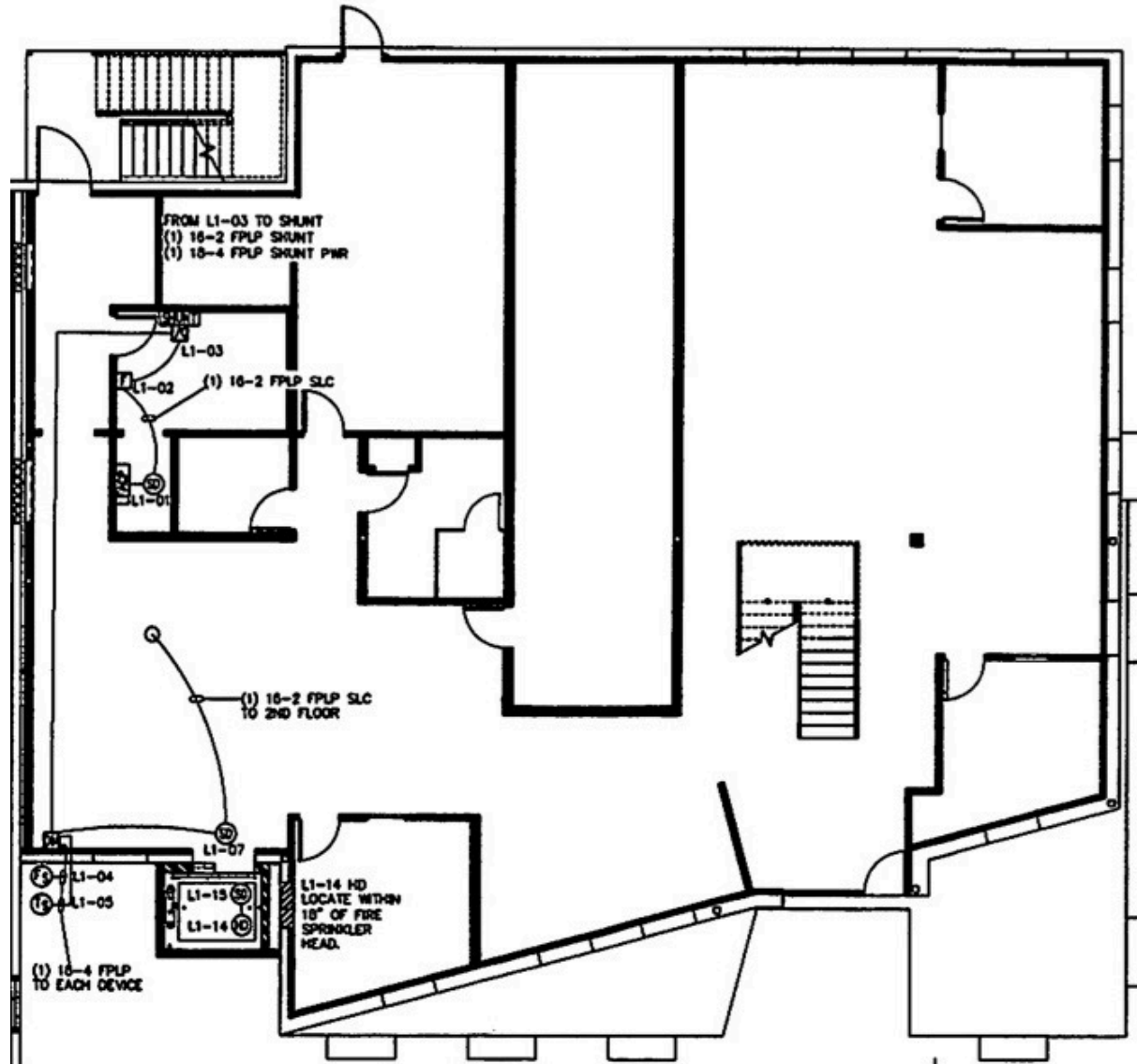
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FIRST FLOOR - FLOOR PLAN

(Dimensions approximate - not to scale)
± 4,986 SF



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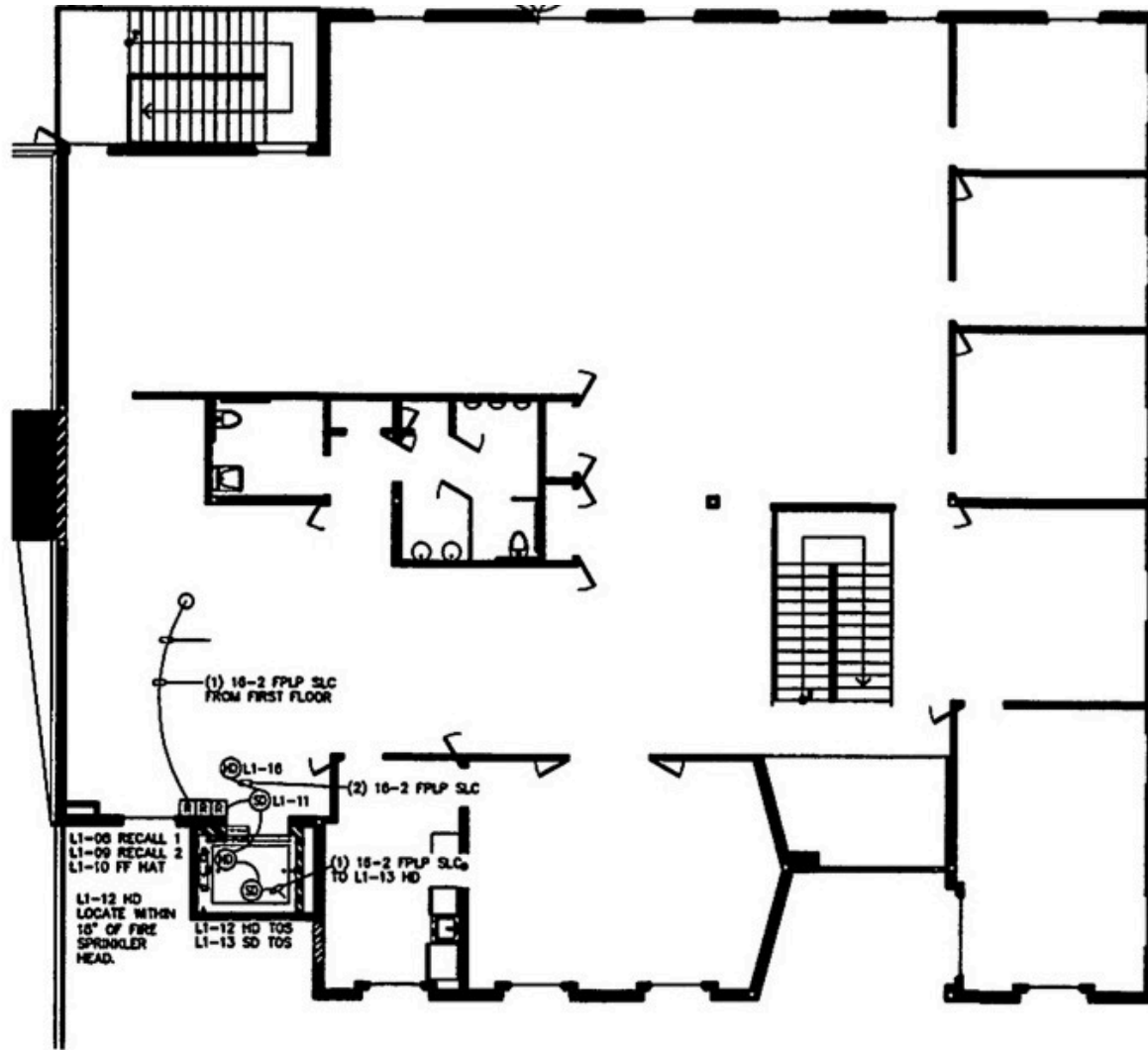
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SECOND FLOOR - FLOOR PLAN

(Dimensions approximate - not to scale)

± 5,280 SF

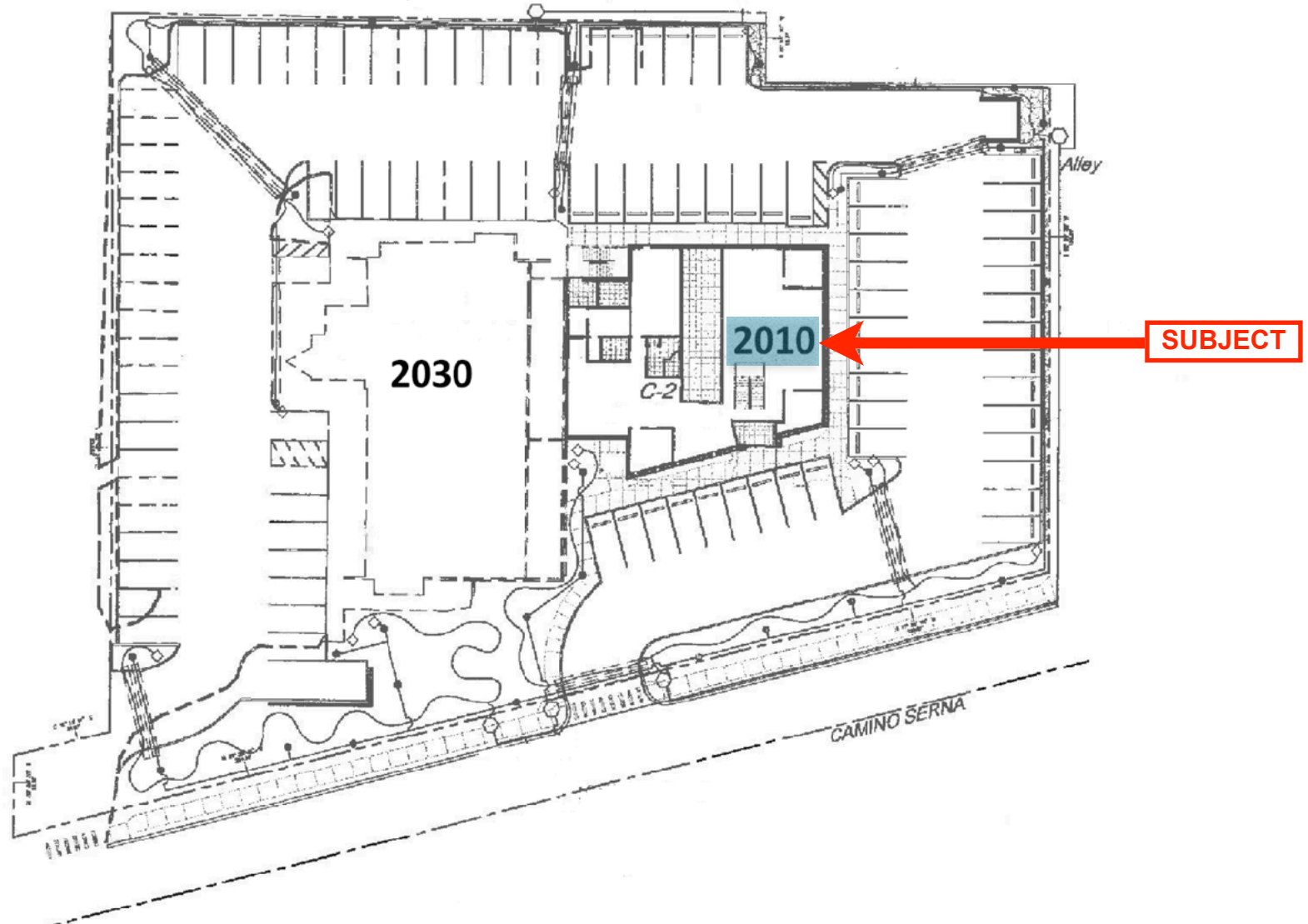


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SITE PLAN



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