

AVAILABLE FOR LEASE OFFICE BUILDING 1636 N. Swan Rd, Tucson, AZ



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For more information please contact:

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

AVAILABLE: South Building Suite 151 ± 2,063 SF
 North Building Suite 100 ± 1,327 SF

RATE: \$ 21.02/SF/YR - \$ 31.53/SF/YR

LEASE TYPE: Full Service (Twice Weekly janitorial)

ZONING: O-3 (City of Tucson)

YEAR BUILT: 1983



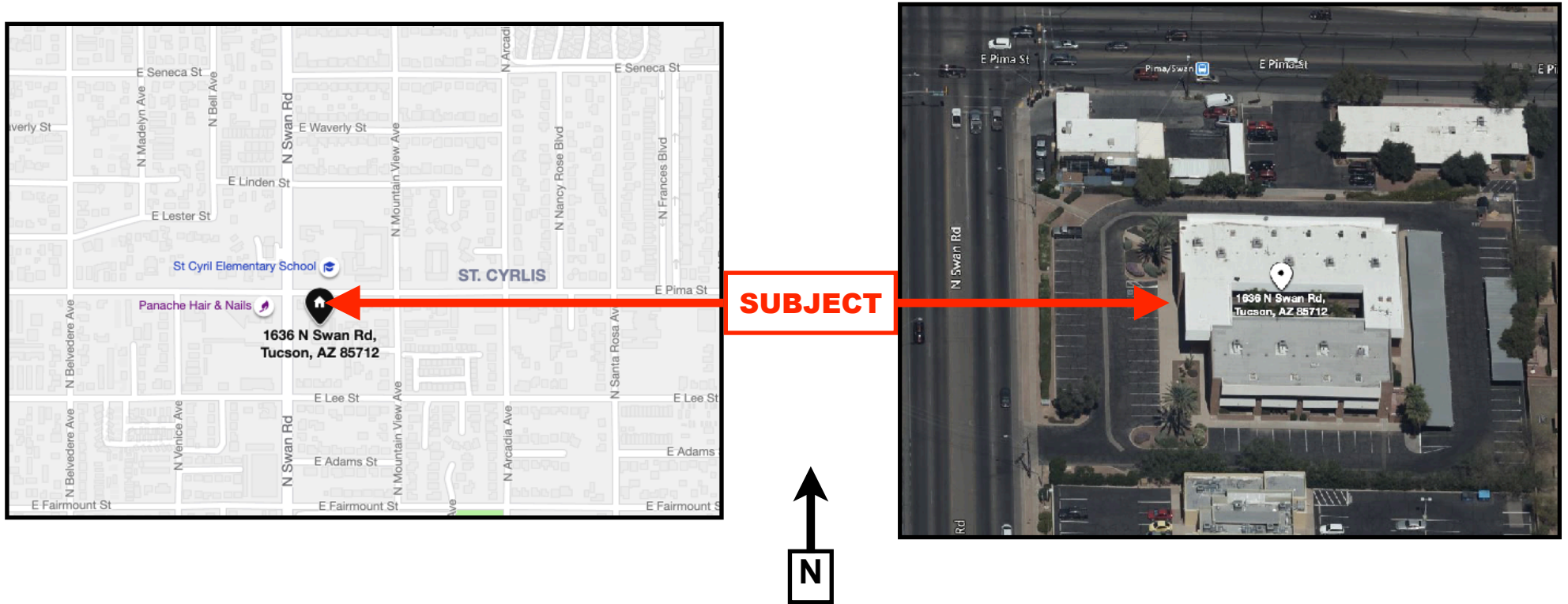
Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct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

PROPERTY OVERVIEW

This two-story office building is situated on the highly visible Swan Road, a major north-south corridor.

In addition to responsive local ownership, this office building has a relaxing two-story atrium style courtyard. Additionally, the building has CCTV security cameras located throughout the exterior of the property and internet connectivity included. Covered parking is also available.

Suite 151 can be divided into 2 suites as follows: Suite 170 ± 885 SF and Suite 190 ± 1,178 SF



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SITE PLAN



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FLOOR PLANS

(Not to scale)

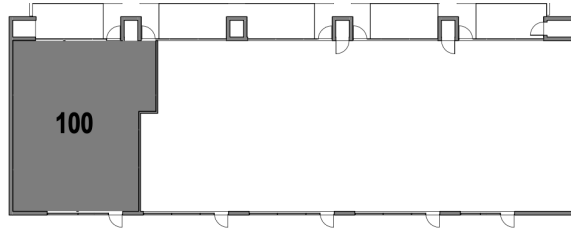


**South Building
Suite 151
± 2,211 SF
(Staircase has been removed)**

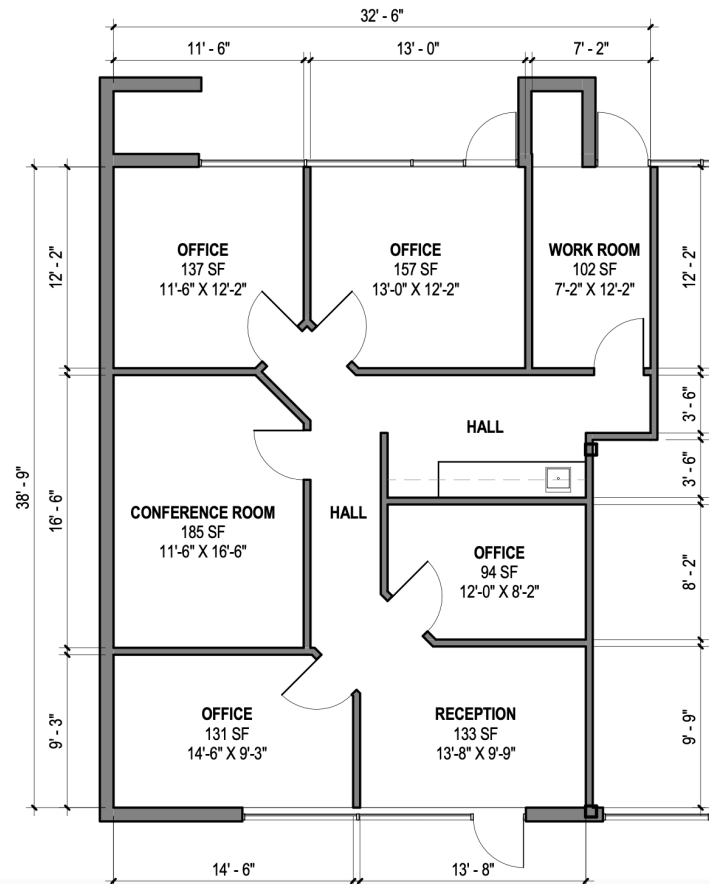
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FIRST FLOOR KEY PLAN



**North Building
Suite 100
± 1,327 SF**

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