

AVAILABLE FOR SUBLEASE

3300 E. Sunrise Drive, Suite 100

Tucson, Arizona

± 30,354 RSF



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For more information please contact:

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Phone: (520) 620-1833

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



LEASE RATE:

Negotiable

LEASE TYPE:

Net of Utilities & Janitorial

LEASE EXPIRATION:

October 31, 2027

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.

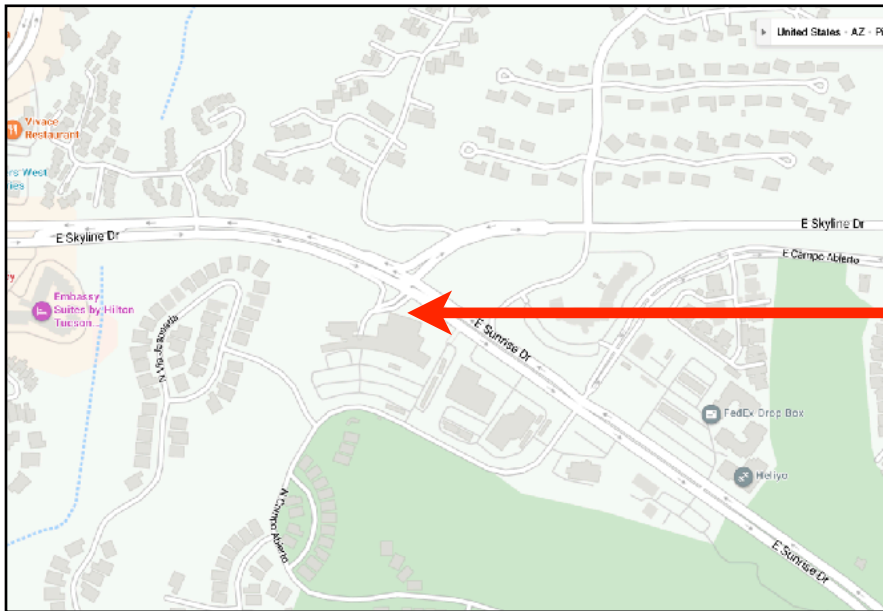
OVERVIEW

An extremely rare Class “A” office sub-lease opportunity in Tucson’s prestigious foothills.

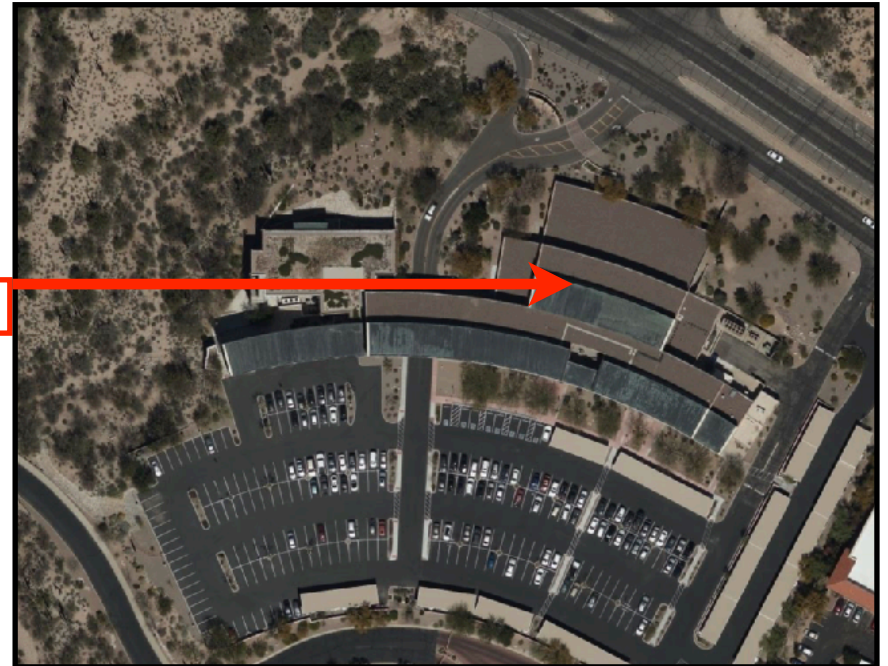
In addition to the 26,500 square feet on the 2nd floor, the Premises also includes the dramatic ground floor entrance off the main driveway into the development with both elevator and private stairway entry to the 2nd floor. It also includes a various other ground floor components for storage and dining areas increasing it overall to 30, 354 SF.

Highly prominent signage is allowed to be placed on both the building facade and also on the monument sign fronting Sunrise Drive.

An additional 13,000 contiguous SF are situated adjacent to the Premises and being offered for lease by the landlord allowing for it to be expanded to approximately 44,000 SF if needed.



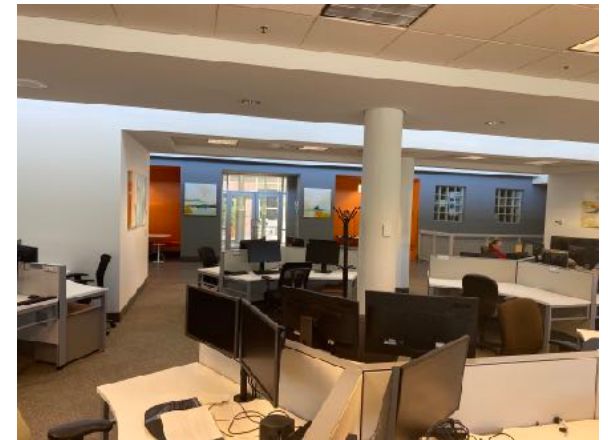
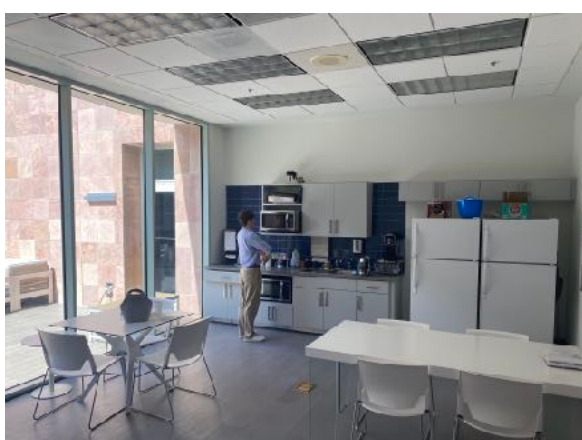
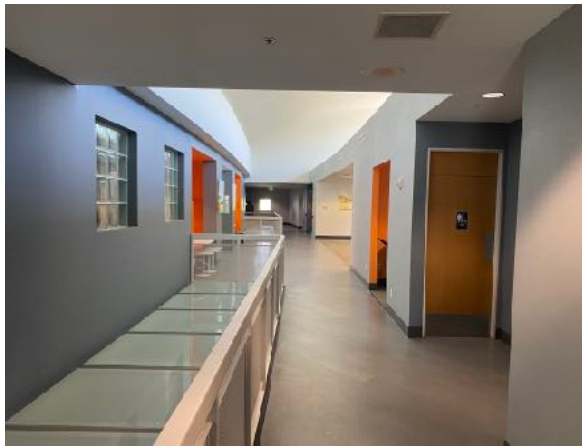
SUBJECT



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2nd FLOOR PLAN (Not to scale)



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