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



AVAILABLE FOR LEASE OFFICE BUILDING 811 S. 6th Avenue, Tucson, AZ



BUILDING SIZE: ± 3,296 SF LEASE RATE: \$ 3,500 per month LEASE TYPE: Modified Gross, utilities and janitorial excluded ZONING: C-3 (City of Tucson)

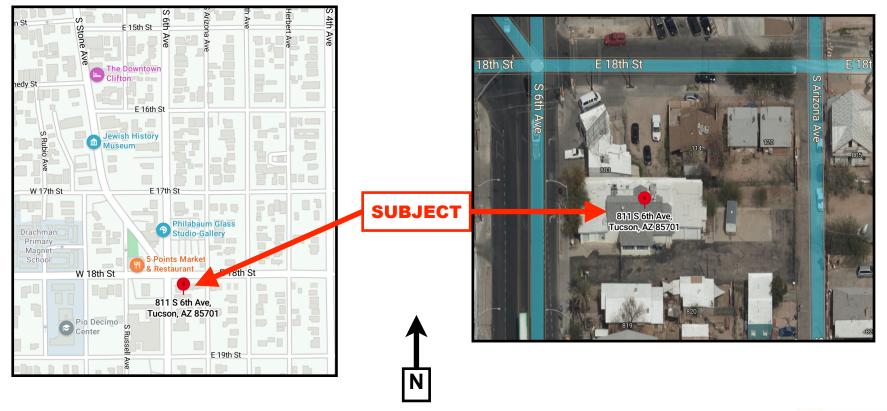
Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct 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 historic one-story office building was built in 1919 and has been remodeled an added on to over the years. Situated just off the corner of the iconic "Five Points" neighborhood it provides easy access to downtown.

It has highly sought after C-3 zoning, and sits on the Sun Tran Bus Line. Current vehicle counts are over 15,000 daily. An existing monument signage is situated at the entrance. The property is fully paved with fenced in parking and storage area. It has zoned HVAC system.

The covered garage area is not a part of this lease but could be arranged if needed.

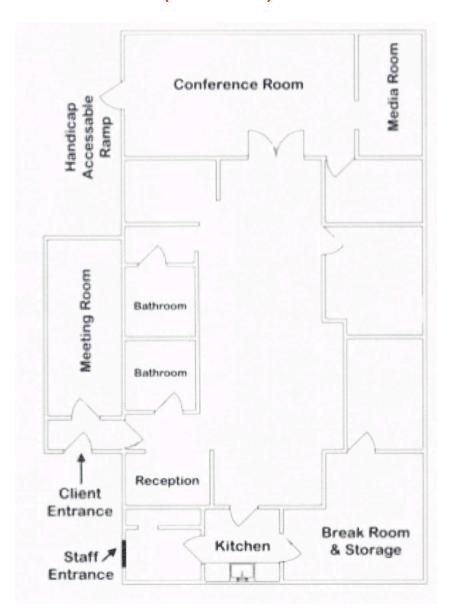


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FLOOR PLAN (Not to scale)



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