

# AVAILABLE FOR LEASE

## Class "A" Office Building

### 3777 E. Broadway Blvd.



**LEASE RATE: \$24.50/SF/YR**  
**LEASE TYPE: Modified Gross\***



**WWW.MARKIRVIN.COM**

For more information please contact:

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

**AVAILABLE: SUITES 110/120:**

**± 1,757 SF** (Could be subdivided)

**SUITE 220:**

**± 2,388 SF**

**ZONING:**

**C-1 (City of Tucson)**

**TENANT IMPROVEMENTS:**

**Negotiable**



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.

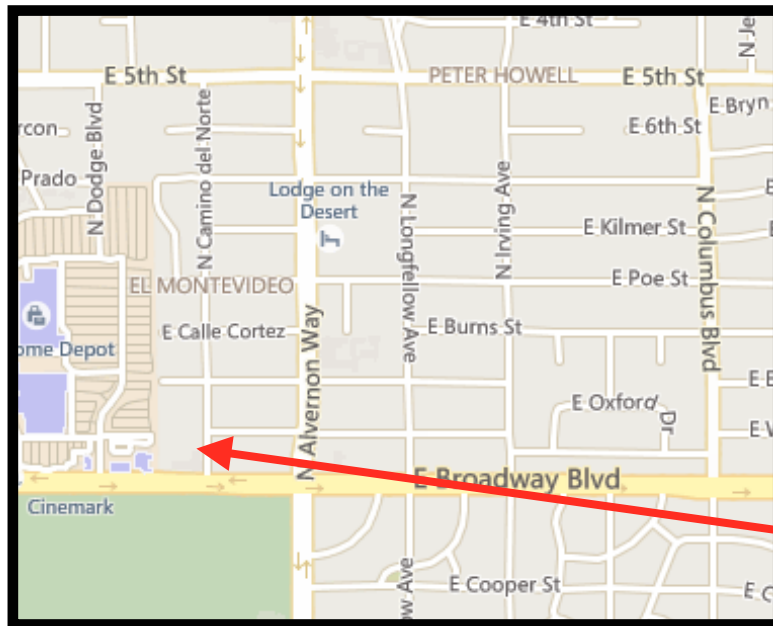
\* Tenant is responsible for janitorial and utilities

# OVERVIEW

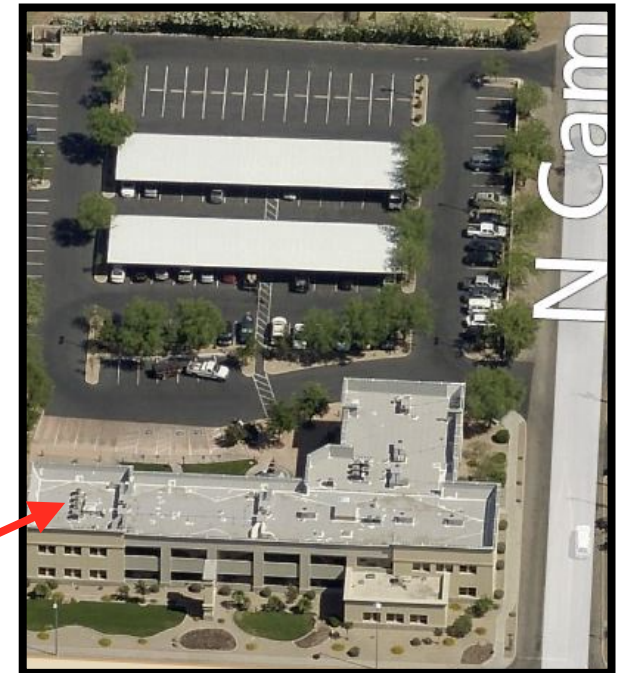
Conveniently located in the “Midtown” sub-market area, the property is situated on Broadway Boulevard, one of Tucson’s major corridors, just west of Alvernon. It is conveniently located near the University of Arizona, Downtown Tucson, shopping and restaurants.

The RIG building is a multi-tenant Class “A” building containing  $\pm$  23,358 SF and is situated on a  $\pm$  97,875 SF lot. There are  $\pm$  149 parking spaces, of which, 52 are covered.

This property offers many features, including a large monument sign on Broadway Boulevard for maximum visibility, ample parking, substantially in excess of city requirements, beautiful award winning landscaping, and an elegant lobby, restrooms and common areas. The Property has won many design awards.



**SUBJECT**

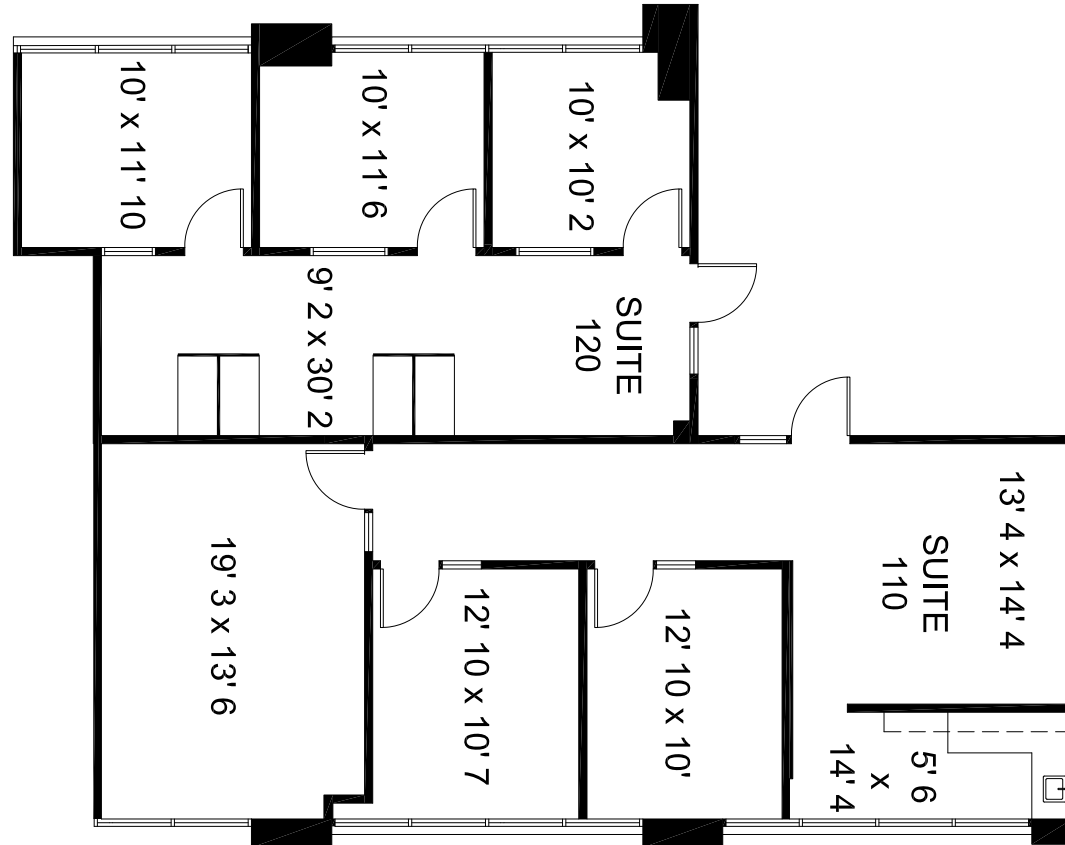


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**3777 E. Broadway, Suite 110/120**  
**Floor Plan**  
**± 1,757 SF**



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**3777 E. Broadway, Suite 220**

**Floor Plan**

**± 2,388 SF**



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