

**AVAILABLE FOR SALE OR LEASE
PROFESSIONAL OFFICE BUILDING**

**3530 E. CAMPO ABIERTO
TUCSON, AZ**

**PRICE
REDUCTION**



PRICE: \$ 3,250,000 (± \$230/SF)
LEASE RATE: Negotiable (NNN)
BUILDING SF: ± 14,116
LAND SF: ± 66,557 (1.53 acres)
ZONING: TR & CB-1 (Pima County)
YEAR BUILT: 2002
PARCEL NUMBER: 108-12-037F

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



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.

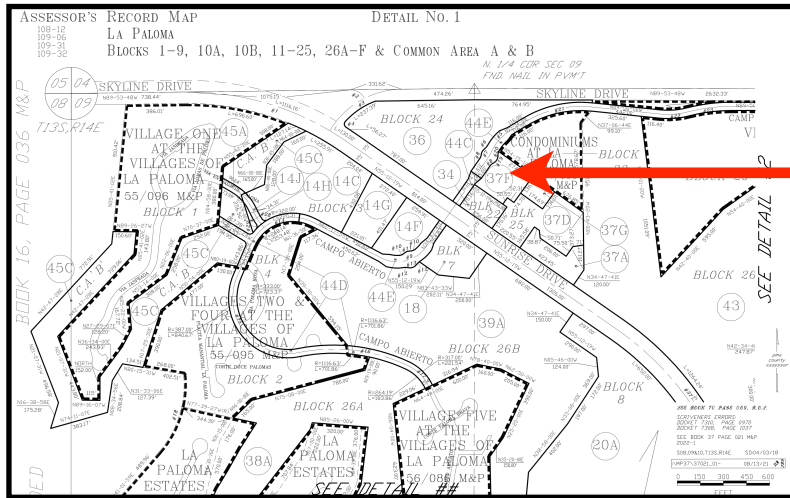
PROPERTY OVERVIEW

This two-story office building is well positioned in Tucson's prestigious "Foothills" sub-market. This is an area with historically low vacancy rates and few, if any for lease opportunities available, much less properties available to purchase. This sub-market area currently has a vacancy rate of approximately 4% and only one other "for lease" option, this size, exists in this sub-market.

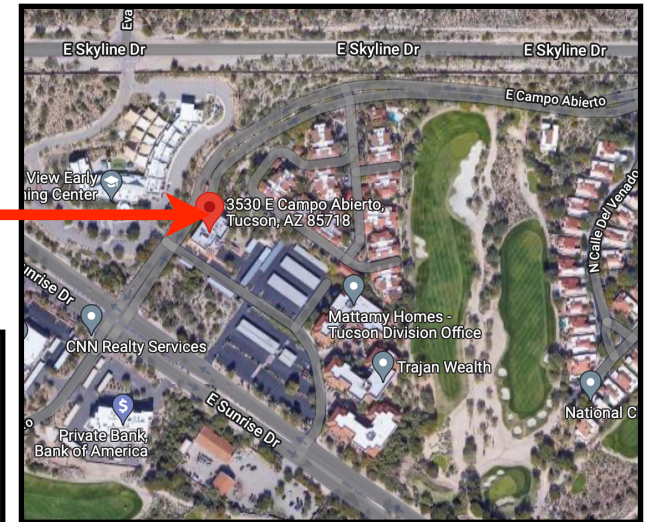
The property was formerly the home to Amadeus North American and has extensive data and communication services available to the property. The former data center, consisting of 2,382 square feet, has been decommissioned, although the raised computer flooring was maintained.

The enclosed and secure "patio area" on the north end of the building consists of approximately 1,329 square feet and is in addition to the ± 14,116 building square footage. An additional patio area is on the 2nd floor as well.

The property provides an image conscious company with a rare opportunity in a highly sought after part of Tucson. It has 76 parking spaces of which 47 are covered, 27 are open, and 2 are handicapped. The property is fully sprinklered.



**SUBJECT PARCEL #
108-12-037F**



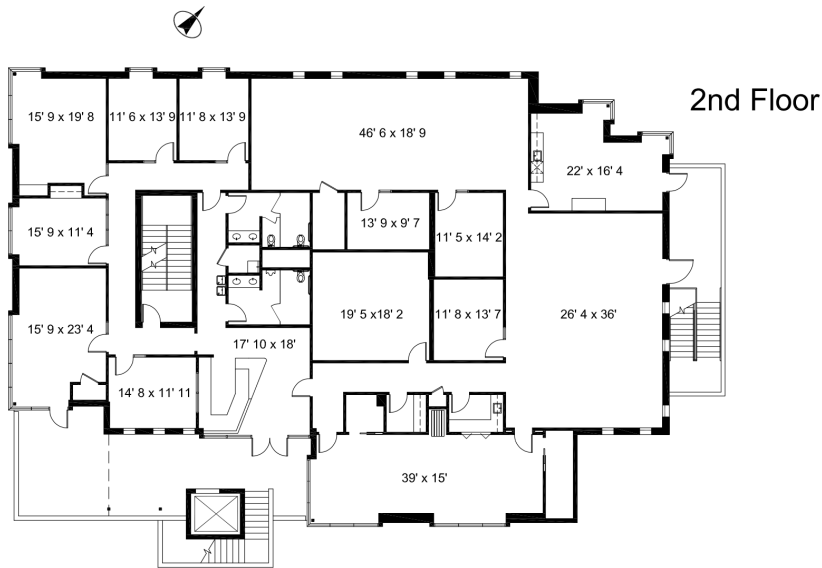
2023 Building Expenses	
Real Estate Taxes	\$ 40,872
Building Insurance	5,050
Association Fees	8,770
Landscaping/Roads	<u>4,550</u>
TOTAL COST	\$ 59,242
COST PER SQ FT	\$ 4.20

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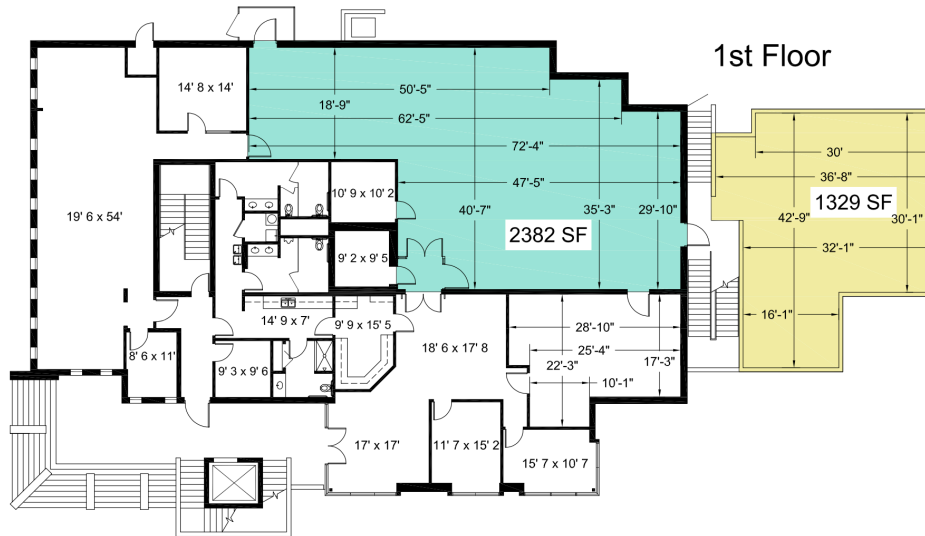
FLOOR PLANS (not to scale)



2nd Floor

1st Floor	7,150 SF *
2nd Floor	<u>6,966 SF</u>
Total Building	14,116 SF

*Square footage calculations shown include the 2,382 SF in the decommissioned data center but excludes the 1,329 SF in enclosed courtyard area.



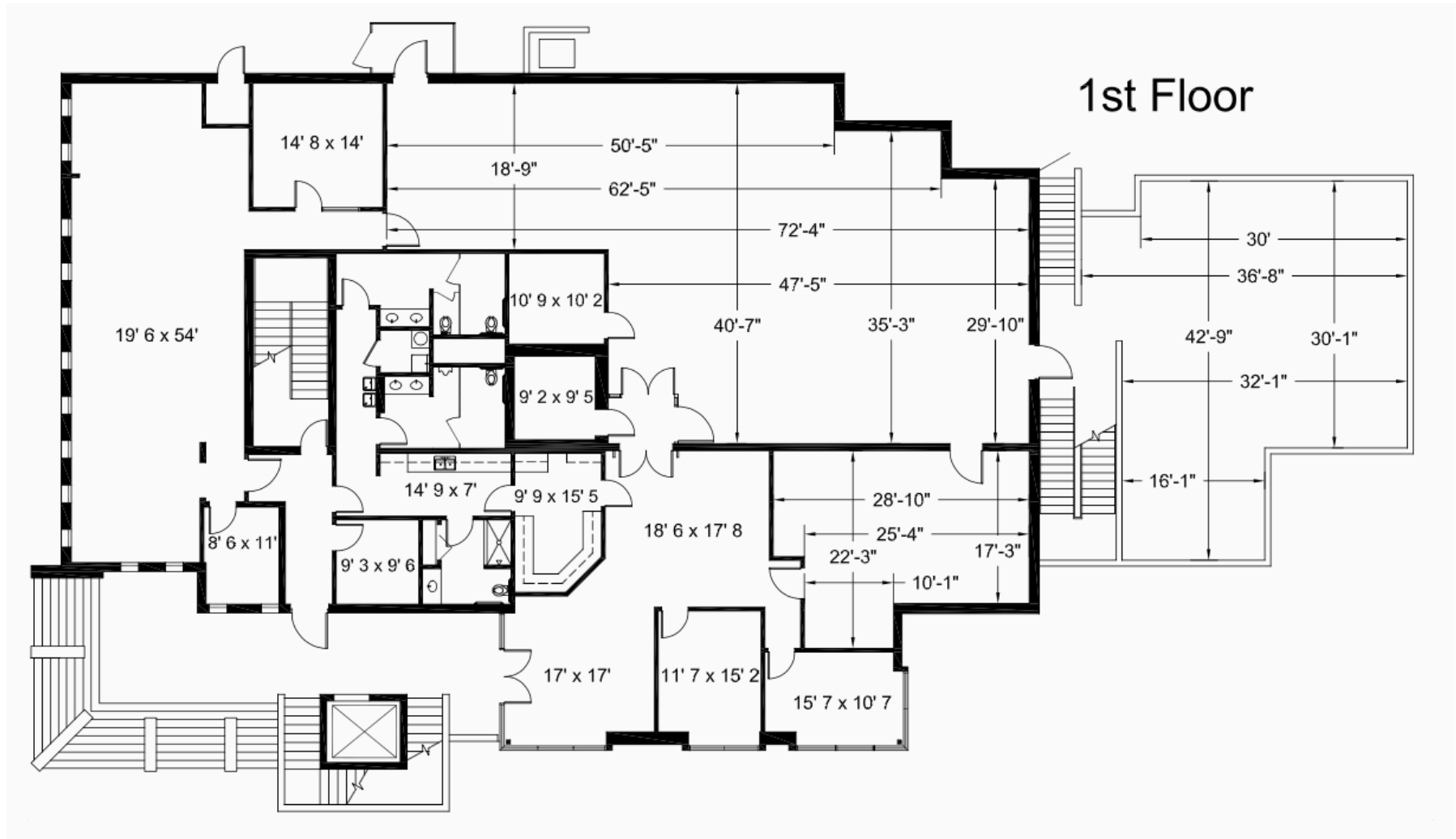
1st Floor

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1st FLOOR PLAN ~ 7,150 SQUARE FEET



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2nd FLOOR PLAN ~ 6,966 SF



2nd Floor

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