

AVAILABLE FOR LEASE

OFFICE BUILDING

1636 N. Swan Rd, Tucson, AZ



WWW.MARKIRVIN.COM

For more information please contact:

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



			<u>RATE</u>
AVAILABLE:	<u>South Building</u>	Suite 151 (shell) ± 2,063 SF*	\$19.50/SF/YR
	<u>North Building</u>	Suite 103 ± 3,304 SF	\$21.00/SF/YR

LEASE TYPE: Modified Gross*

ZONING: O-3 (City of Tucson)

YEAR BUILT: 1983

TENANT IMPROVEMENTS: Negotiable

* Can be divided into 2 suites: 170 - ± 885 SF and 190 - ± 1,178 SF

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.

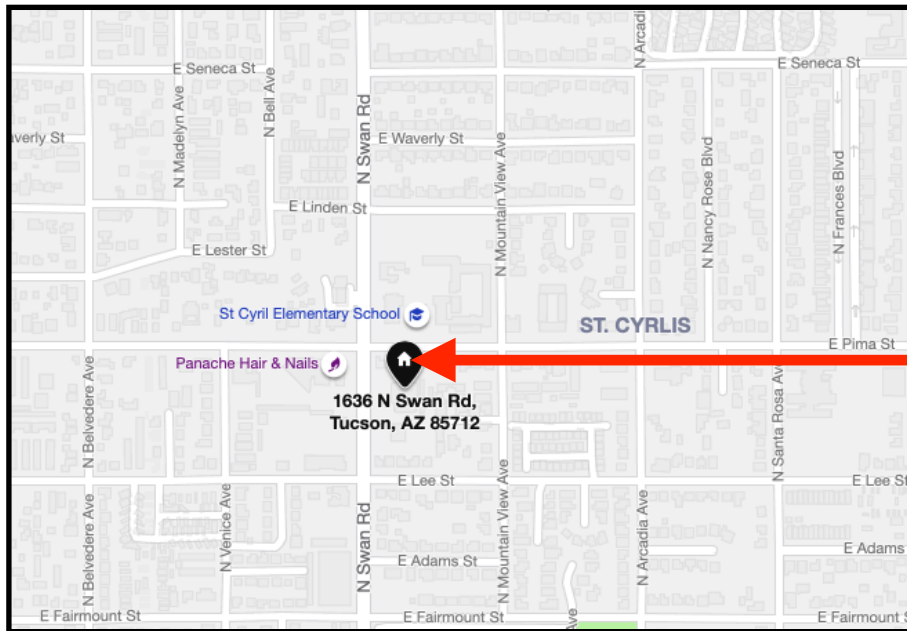
* Tenant is responsible for janitorial and utilities

PROPERTY OVERVIEW

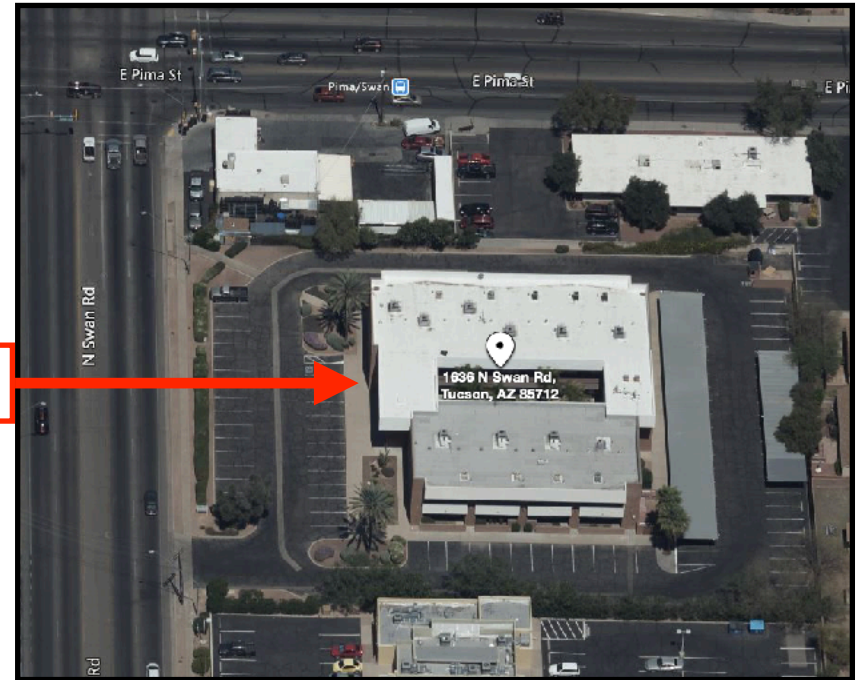
This two-story office building is situated on the highly visible Swan Road, a major north-south corridor.

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



SUBJECT



3777 E. Broadway, Suite 210, Tucson, Arizona, 85716 ~ Phone: (520) 620-1833 ~ Facsimile: (520) 620-1830

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SITE PLAN



3777 E. Broadway, Suite 210, Tucson, Arizona, 85716 ~ Phone: (520) 620-1833 ~ Facsimile: (520) 620-1830

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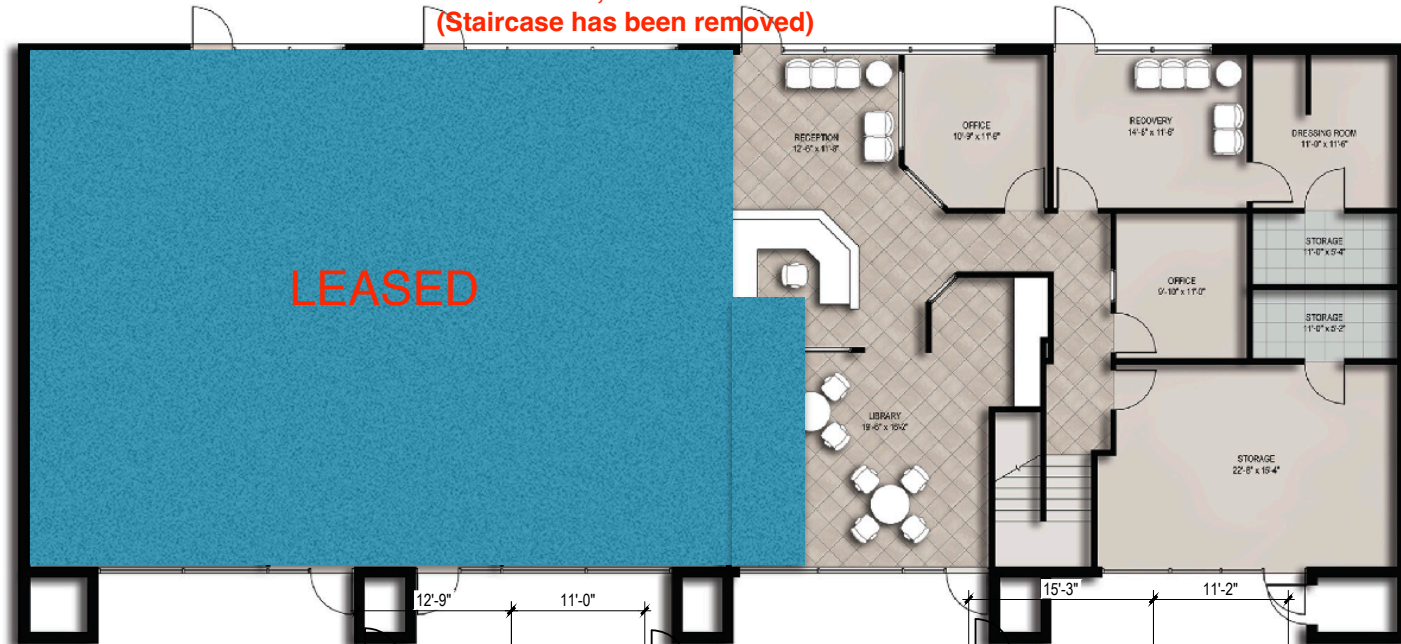
FLOOR PLANS

South Building

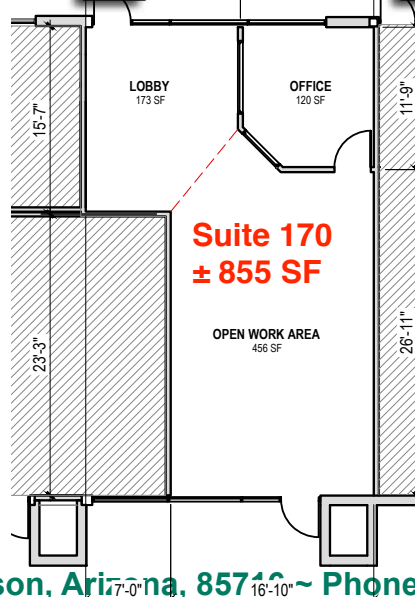
Suite 151

± 2,063 SF

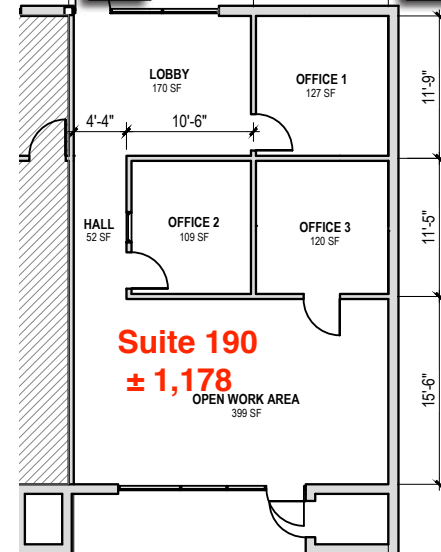
(Staircase has been removed)



Suite 151 can be divided
into 2 suites (#170 & 190)
Spec Floor Plans:



Suite 170
± 855 SF



Suite 190
± 1,178

OPEN WORK AREA
399 SF

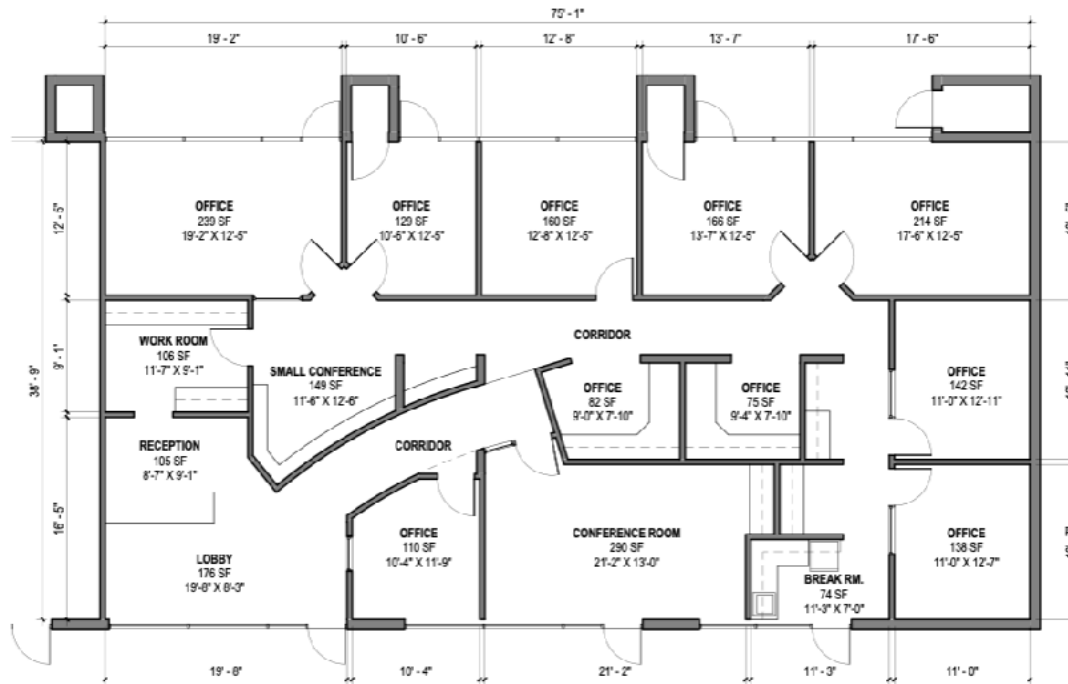
3777 E. Broadway, Suite 210, Tucson, Arizona, 85712 ~ Phone: (520) 620-1833 ~ Facsimile: (520) 620-1830

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FIRST FLOOR KEY PLAN



**North Building
Suite 103
± 3,304 SF**

1ST FLOOR SUITE 103 FLOOR PLAN

1636 N Swan Rd. Tucson AZ 85712

SCALE: 1/8" = 1'-0"



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