

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



AVAILABLE: South Building

Suite 170 ± 885 SF

Suite 190 ± 1,178 SF

North Building

Suite 103 ± 3,304 SF

RENTAL RATE:

\$21.00/SF/YR

LEASE TYPE:

Modified Gross*

ZONING:

O-3 (City of Tucson)

YEAR BUILT:

1983

TENANT IMPROVEMENTS:

Negotiable

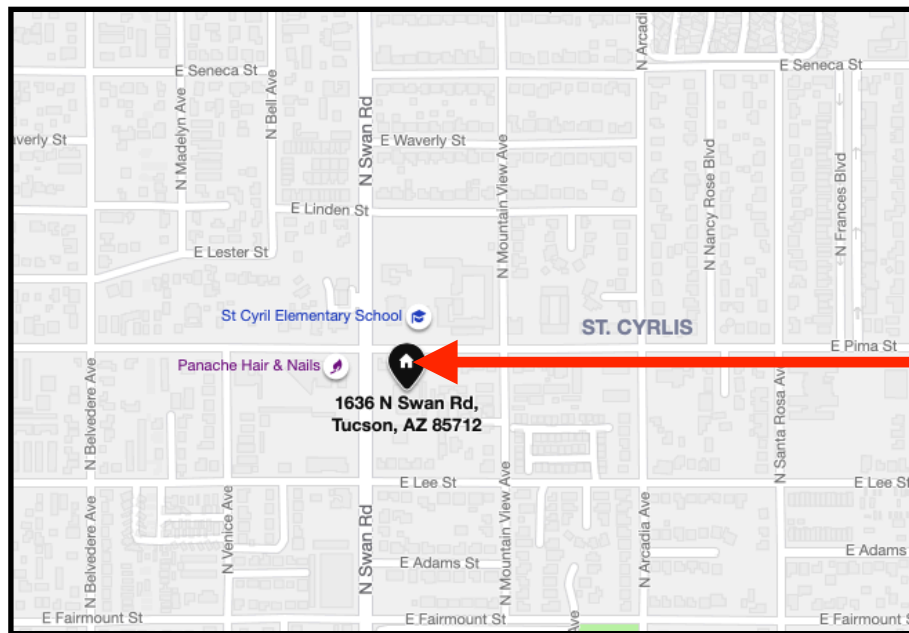
Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct 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**

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.



SUBJECT



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SITE PLAN



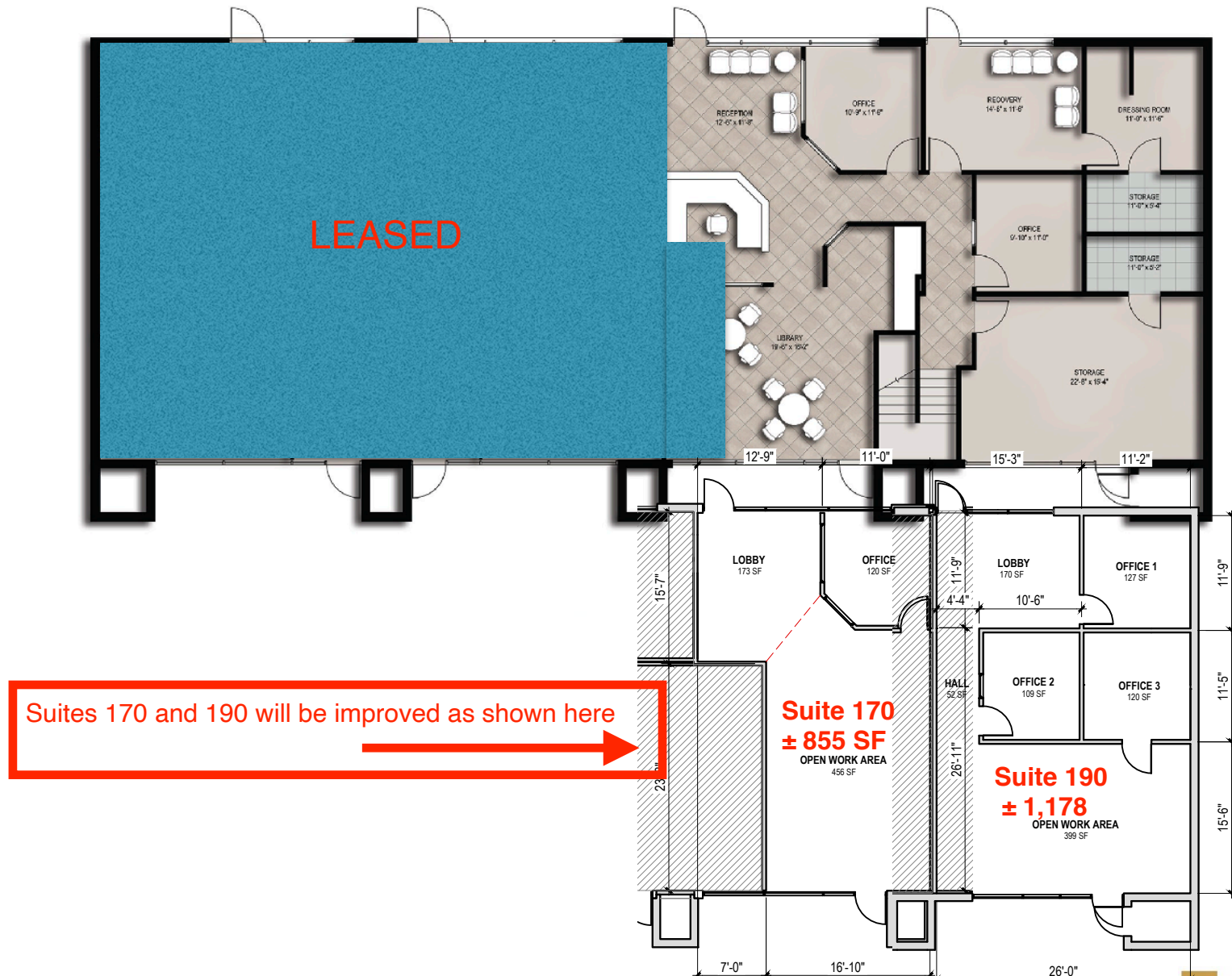
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FLOOR PLANS

South Building
(Staircase has been removed)



Suites 170 and 190 will be improved as shown here

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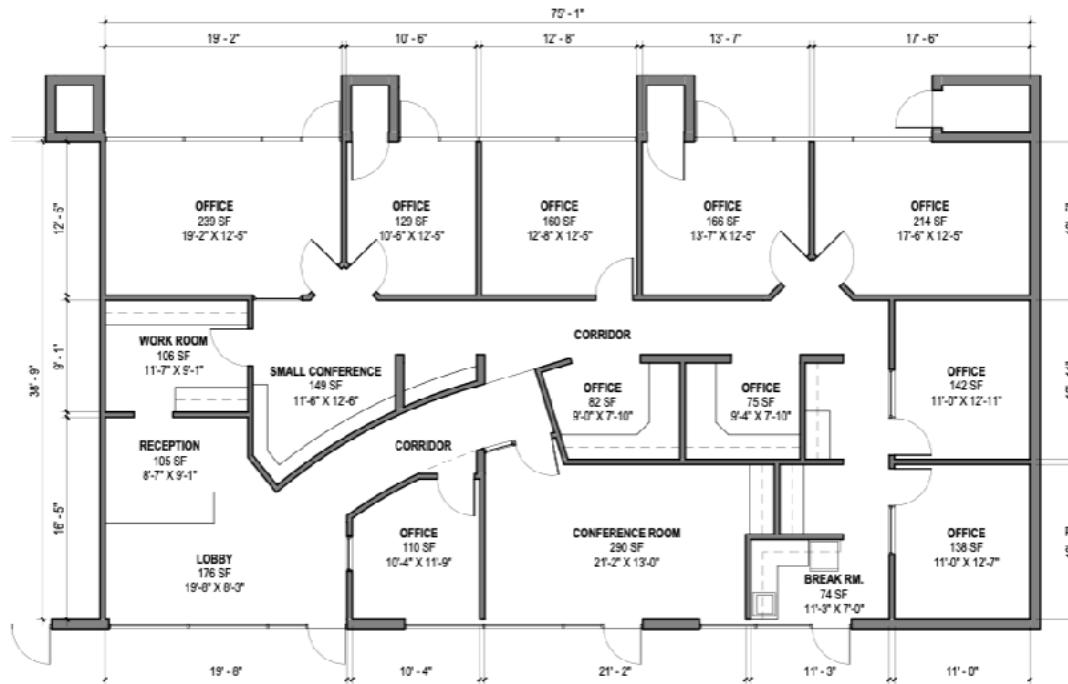
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**North Building
Suite 103
± 3,304 SF**

FIRST FLOOR KEY PLAN



1ST FLOOR SUITE 103 FLOOR PLAN

1636 N Swan Rd. Tucson AZ 85712

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



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