

**OFFICE/ MEDICAL/ CALL CENTER**

**Property Features**

- 35,000 SF Class "A" Office Building.
- For Lease - Occupancy January 1, 2018.
- Located in high-growth Marana with upper income demographics.
- Close to Interstate 10 offering convenient access to Metro Tucson's major employment centers and short drive time to Phoenix.
- Campus Environment with contiguous shovel ready pads separately available.
- Existing Medical Improvements includes Exams, Labs, Business Offices, Reception, Restrooms.
- Convert to "Plug and Play" Call Center to include 271 Workstations, Classrooms, Locker Rooms, IT, Breakrooms, Restrooms.
- Convert to Corporate Headquarters.

**Property Highlights**

Availability	For Lease
Occupancy	January 1, 2018
Building SF	35,000 SF
Improvements	Existing Medical; can be modified per requirement
Year Built & Lot	Built in 2005 on 3.17 Acres
Parking Spaces	232 total spaces (38 covered) 6.66 / 1,000 SF

**Shovel Ready Pads 1-7**

Contiguous improved vacant pads separately available for development of +/- 41,400 SF office & medical. See Aerial Site Plan.

For more information, please contact:

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**Aerial Site Plan**

**OFFICE/ MEDICAL/ CALL CENTER**



**35,000 SF Class "A" Office Building  
with 232 Parking Spaces @ 6.66 / 1,000 SF**

**Shovel Ready Pads 1-7 available for development  
of +/- 41,400 SF office & medical.**





## Existing Interior Plan

### Medical Improvements

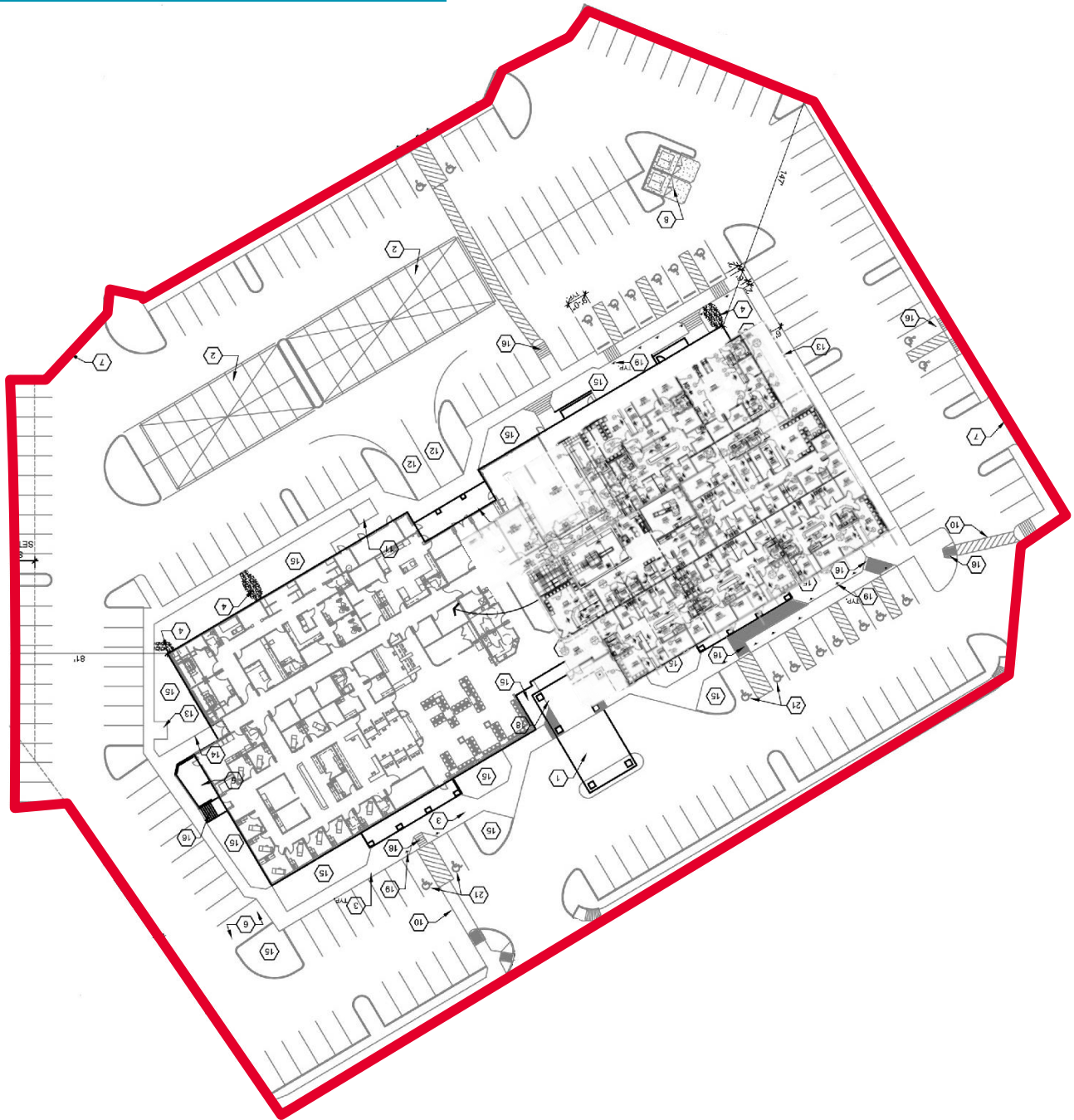
35,000 SF Class "A" Medical Office  
including Exams, Labs, Business Offices,  
Reception, Restrooms.

232 Parking Spaces @ 6.66 / 1,000 SF

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### Shovel Ready Pads 1-7

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available for development of +/- 41,400 SF office  
& medical. See Aerial Site Plan.



## Conceptual Interior Plan

### Call Center Improvements

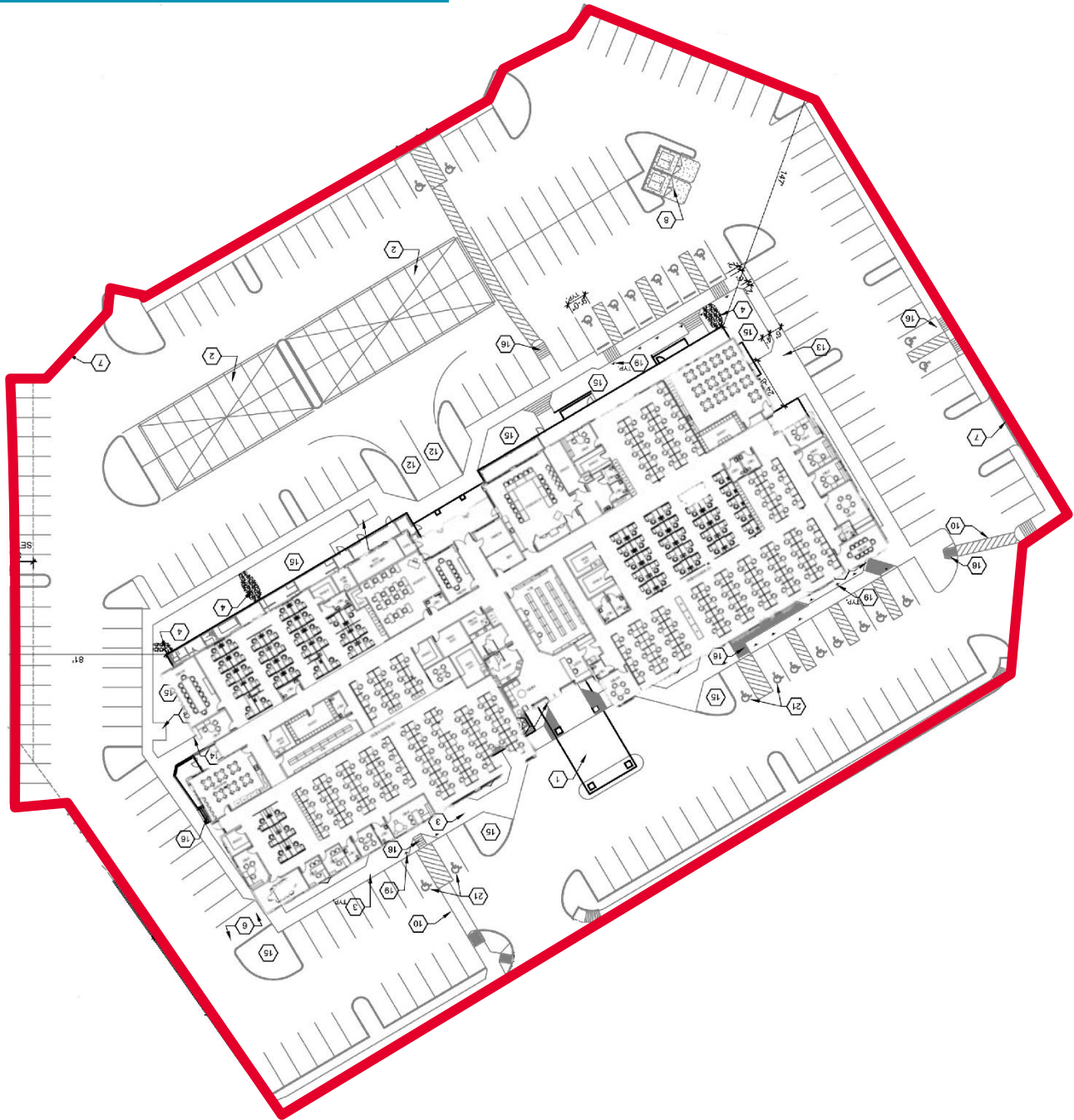
35,000 SF "Plug and Play" Call Center to include 271 Workstations, IT, Classrooms, Locker Rooms, Restrooms

232 Parking Spaces @ 6.66 / 1,000 SF

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#### Shovel Ready Pads 1-7

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**Aerial**

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