

FOR SALE, REDEVELOPMENT OR LEASE | OFFICE COMPLEX
930, 940, 950 N. Finance Center Drive
SE of Speedway Blvd & Kolb Rd, Tucson, Arizona 85710



Lease Rate \$12.50/SF, NNN
129,117 SF Available for Immediate Occupancy



Building 930 - 62,767 SF

Building 940
34,326 SF

Building 950
32,024 SF



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6/7/2021

Property Overview

Foundation Owner actively seeks and encourages non-profit / charitable entities serving the community to present creative joint opportunities. Serious offers considered.

The campus is located in desirable North-East Tucson, and directly on the Loop river-walk trail system which is a popular walking, jogging, & bike path.

The property currently presents itself as a single corporate campus environment, but is suitable for multi-tenant professional office use, with the Landlord willing to lease on a floor-by-floor basis. Current configuration of the space is back-office with a primarily open layout.

This urban campus provides an attractive opportunity for a multi-tenant environment or for a single-user corporate campus.

Property Highlights

Available	Building 930	Building 940	Building 950
1 st Floor	31,610 SF	17,308 SF	16,281 SF
2 nd Floor	31,157 SF	17,018 SF	15,743 SF
Total	62,767 SF	34,326 SF	32,024 SF
Lease Rate	\$12.50/SF NNN		
Site Size	7.54 acres Parcel 133-23-1460 Gateway Center Blk 2 Lot 1		
Parking	±5:1,000 SF (374 uncovered/ 264 covered)		
NNN Estimate	\$5.13/SF		
2020 Real Estate Tax	Site- \$327,766		
Additional Parcel Separately Available	1.8 Acres Parcel 133-23-167A Gateway Center Wly Ptn Lot 4 Block 3		



Demographics 2020 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population Density	10,994	110,276	249,639
Households	6,101	52,494	113,437
Avg. Household Income	\$55,261	\$65,787	\$71,344
Labor Force (16+)	9,697	93,136	207,930
Education (Bachelor Degree)	1,762	15,977	34,925

Distance To:

Tucson International Airport	13 Miles
Interstate 10	10 Miles
University of Arizona	7 Miles
Tucson Medical Center	4 Miles
Park Place Mall	3 Miles

AERIAL - 129,117 SF - 930, 940, 950 N. Finance Center Drive



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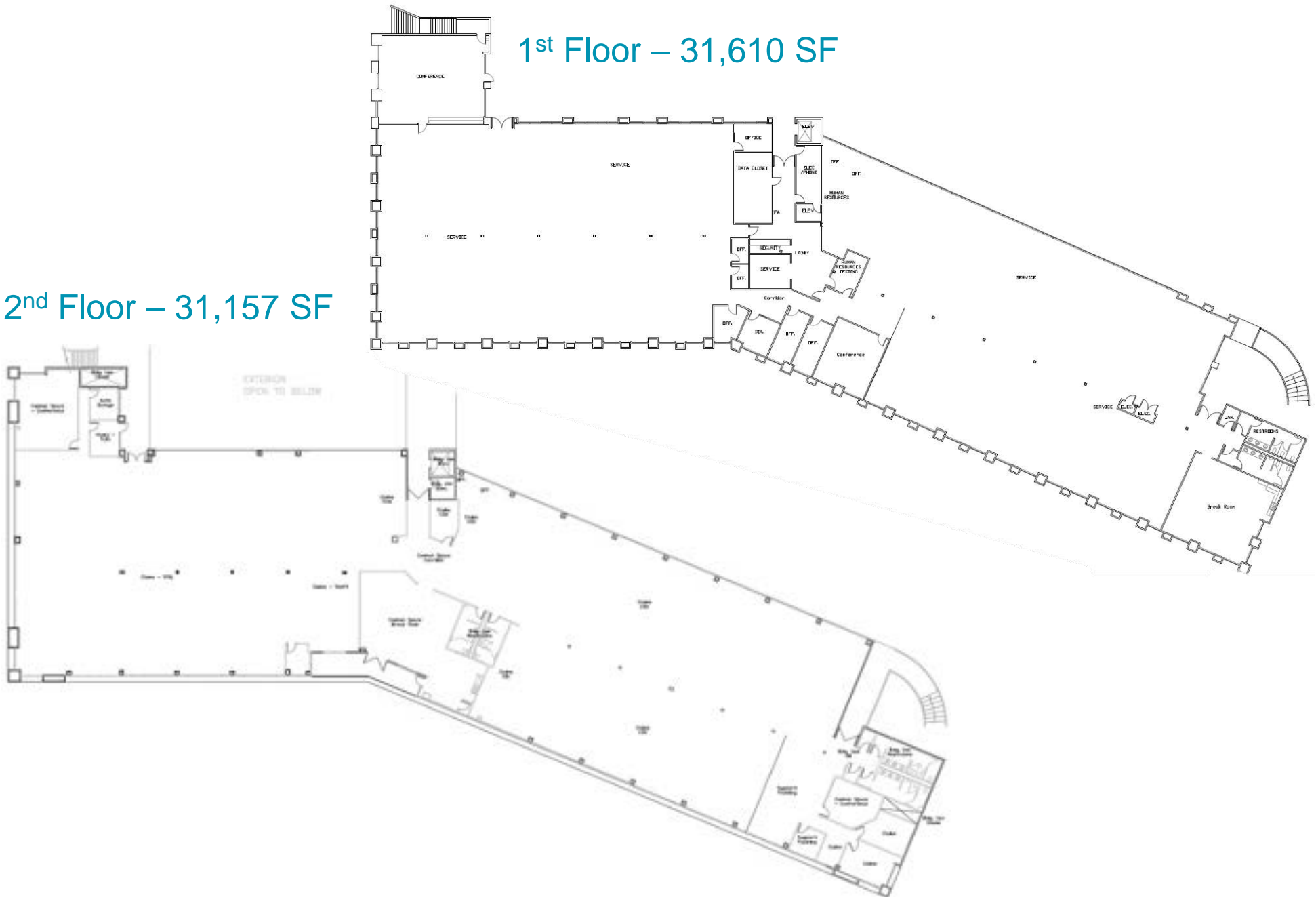
PROPERTY PHOTOS



FLOOR PLAN | 62,767 SF - 930 N. Finance Center Drive

1st Floor – 31,610 SF

2nd Floor – 31,157 SF

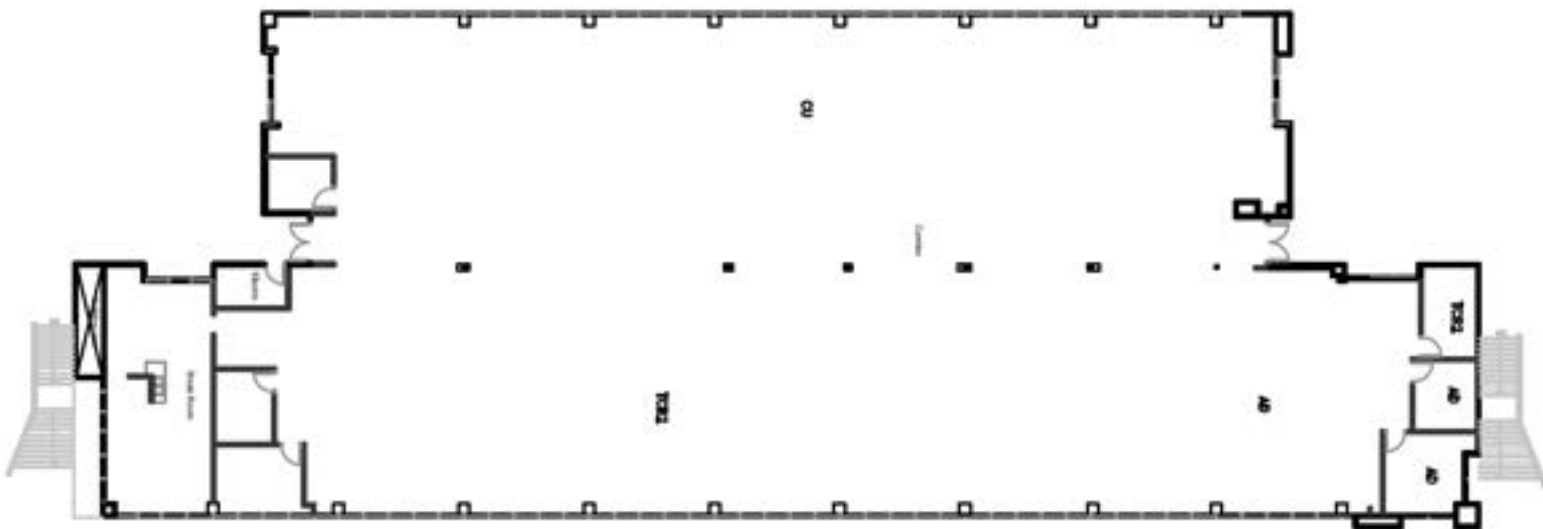


FLOOR PLAN | 34,326 SF - 940 N. Finance Center Drive

1st Floor – 17,308 SF



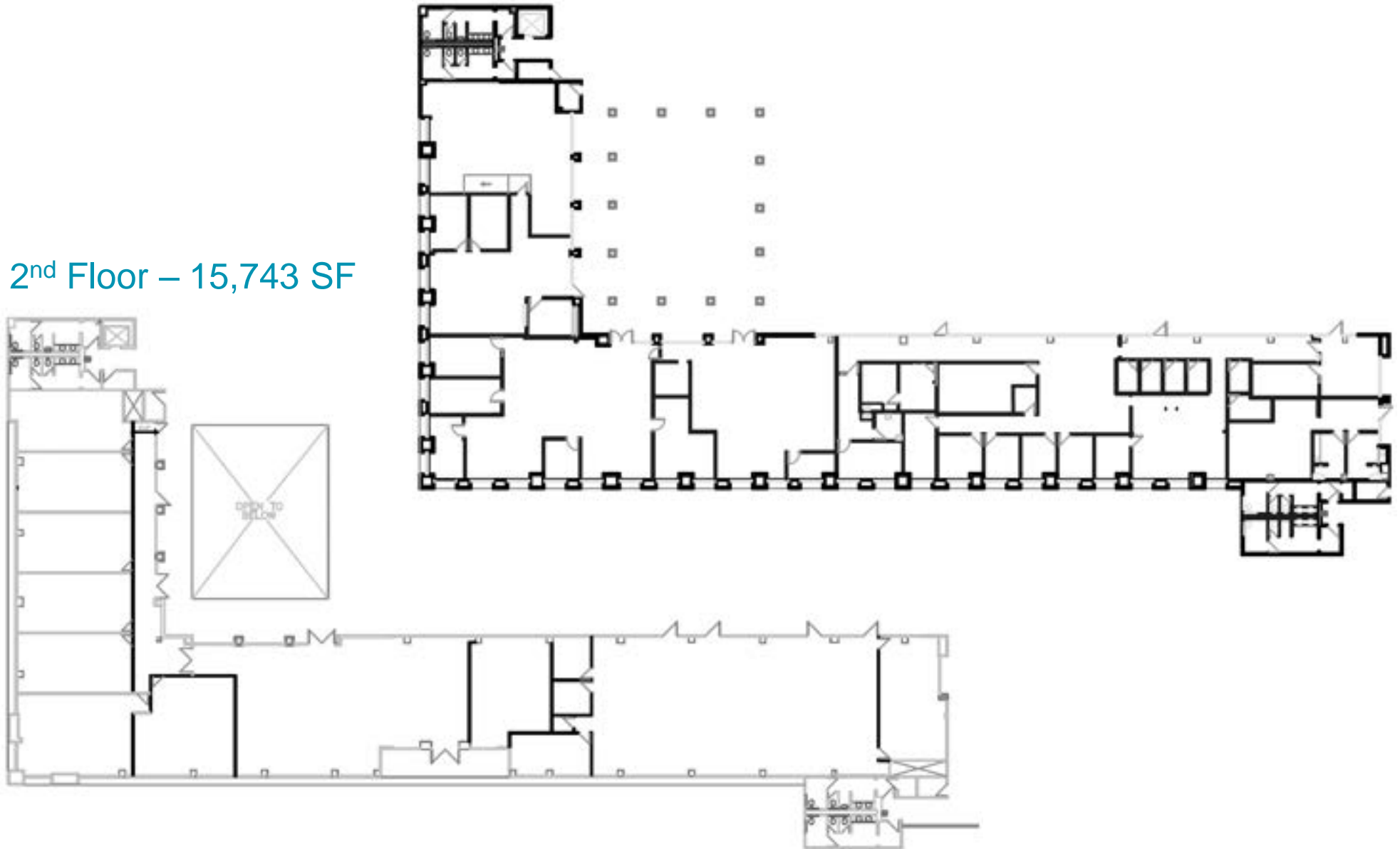
2nd Floor – 17,018 SF



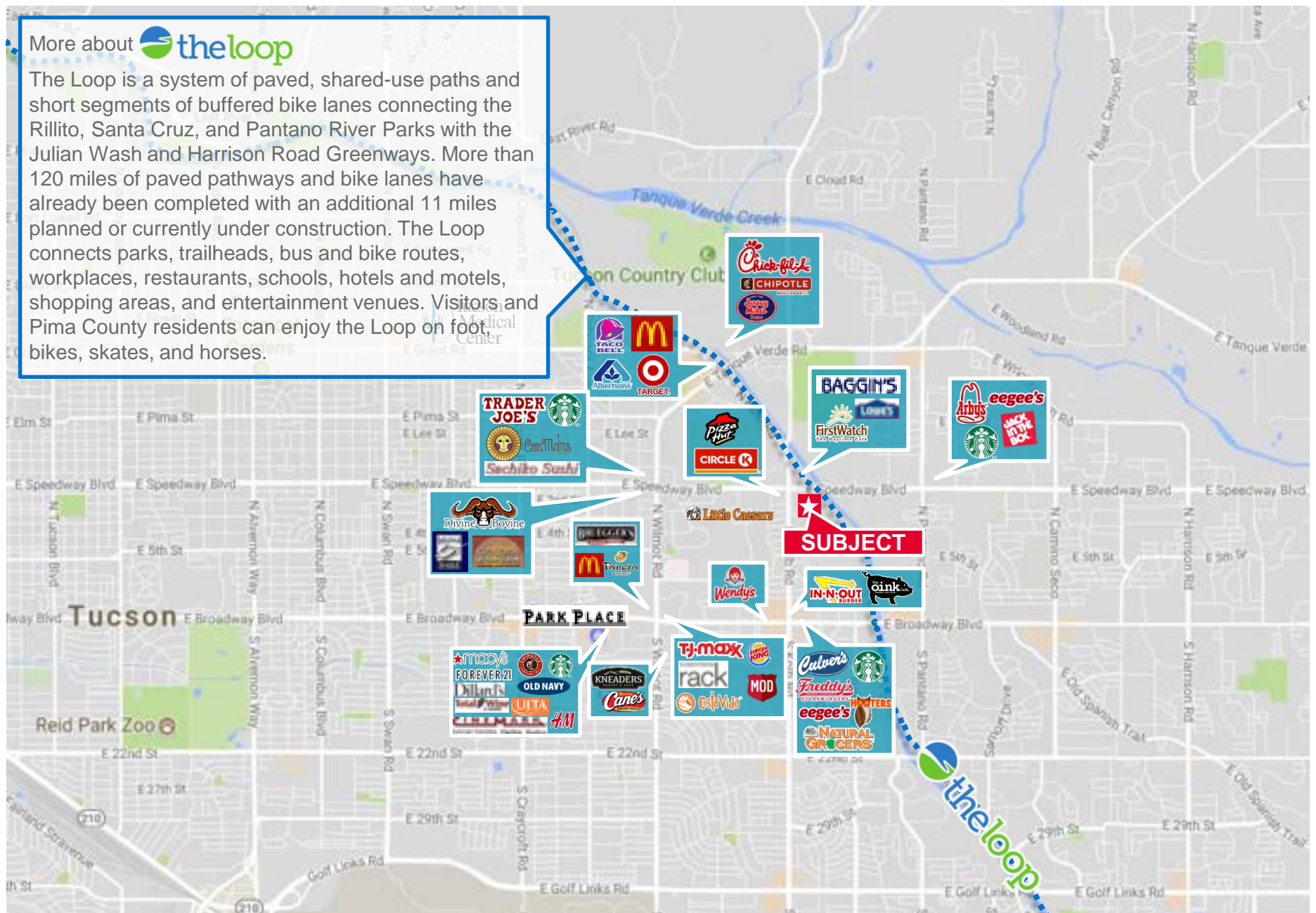
FLOOR PLAN | 32,024 SF - 950 N. Finance Center Drive

1st Floor – 16,281 SF

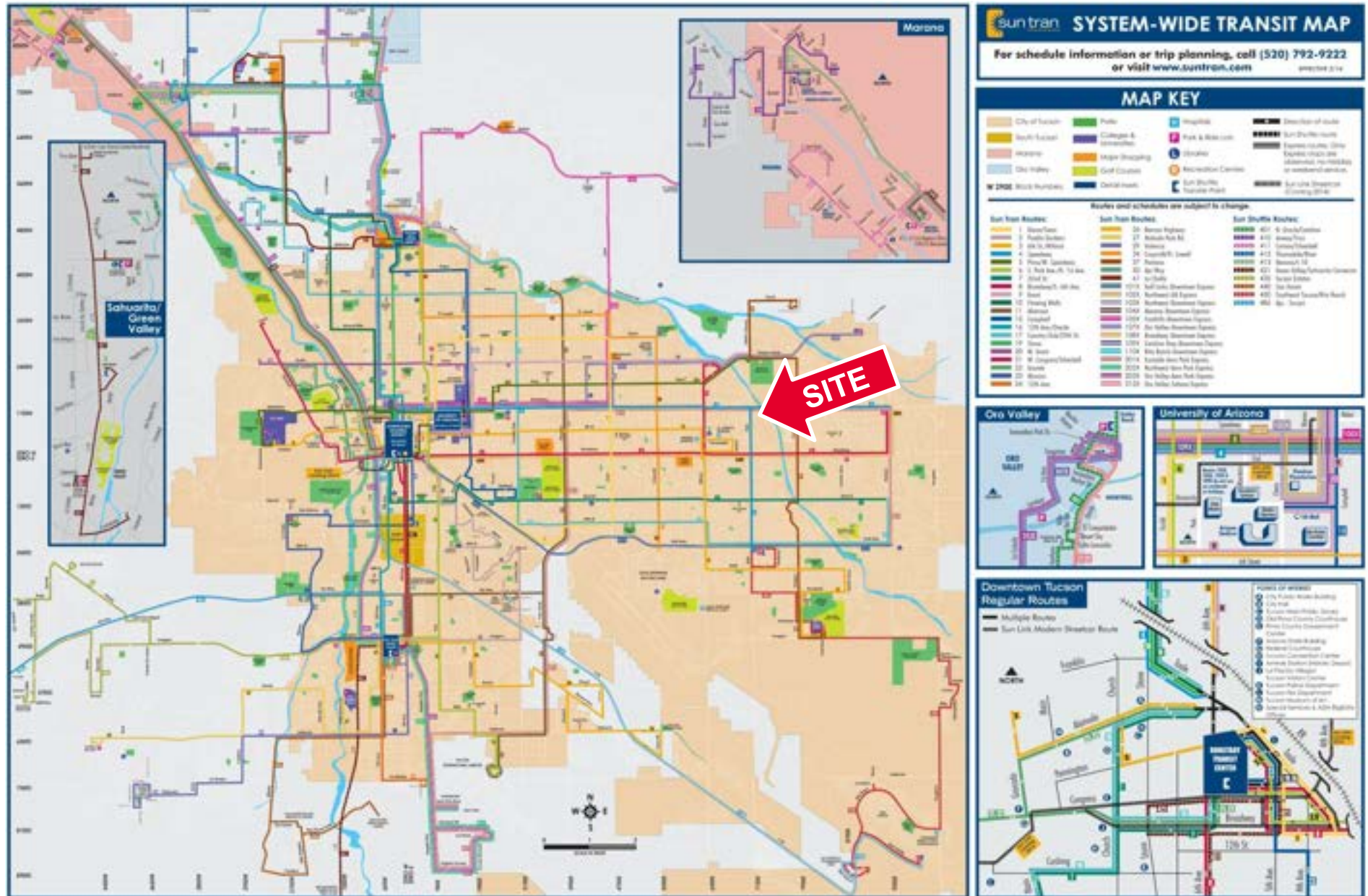
2nd Floor – 15,743 SF



LOCATION AMENITIES MAP

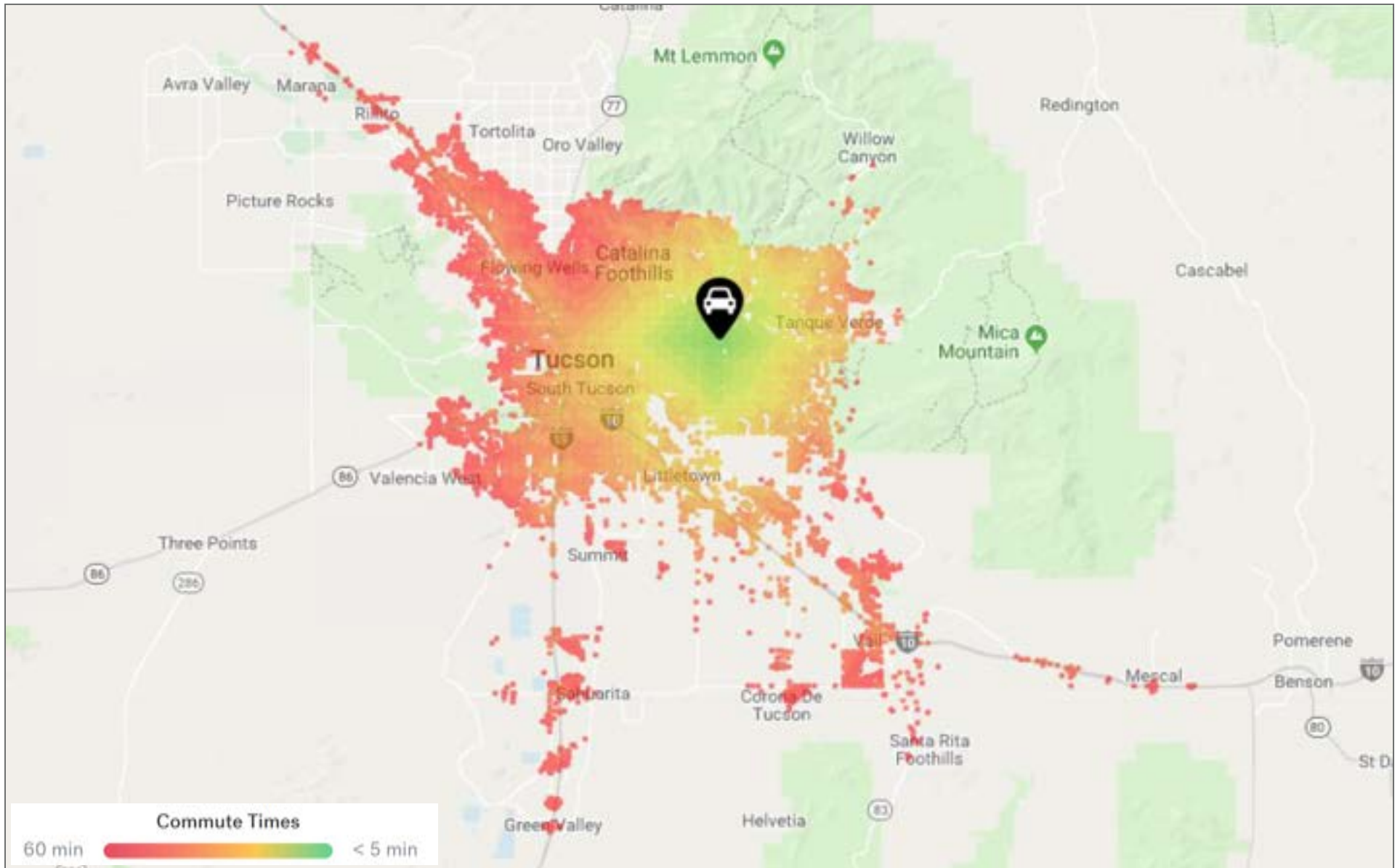


TUCSON BUS LINES



Source: Sun Tran (infoweb.suntran.com)

COMMUTE MAP



Source: Trulia Maps