

**OFFICE SPACE**



**1,290-5,067 SF Class A Office Space**  
**Lease Rate: \$26.00/Full Service**

**Property Highlights**

- Located at the intersection of La Cholla and River Roads, less than 1 mile from I-10
- Certified LEED “Gold” Building
- Common area improvements coming soon: kitchen & break room
- Security cameras and keyless access system for entire building
- Located on bus routes along River Rd. & La Cholla Blvd and The Chuck Huckelberry Loop

**Property Details**

Available	Partial First Floor, Suite 141 – 1,290 SF Suite 151 – 5,067 SF (Available 5/1/2025)
Year Built	2011
Parking	<ul style="list-style-type: none"> <li>• 12 reserved and covered spaces dedicated to suite 151</li> <li>• Low emission vehicles – 8 spaces uncovered</li> <li>• Carpool parking – 4 spaces covered</li> <li>• 3:1000 SF ratio</li> </ul>
Zoning	Pima County, SP (Specific Plan)

For more information, please contact:

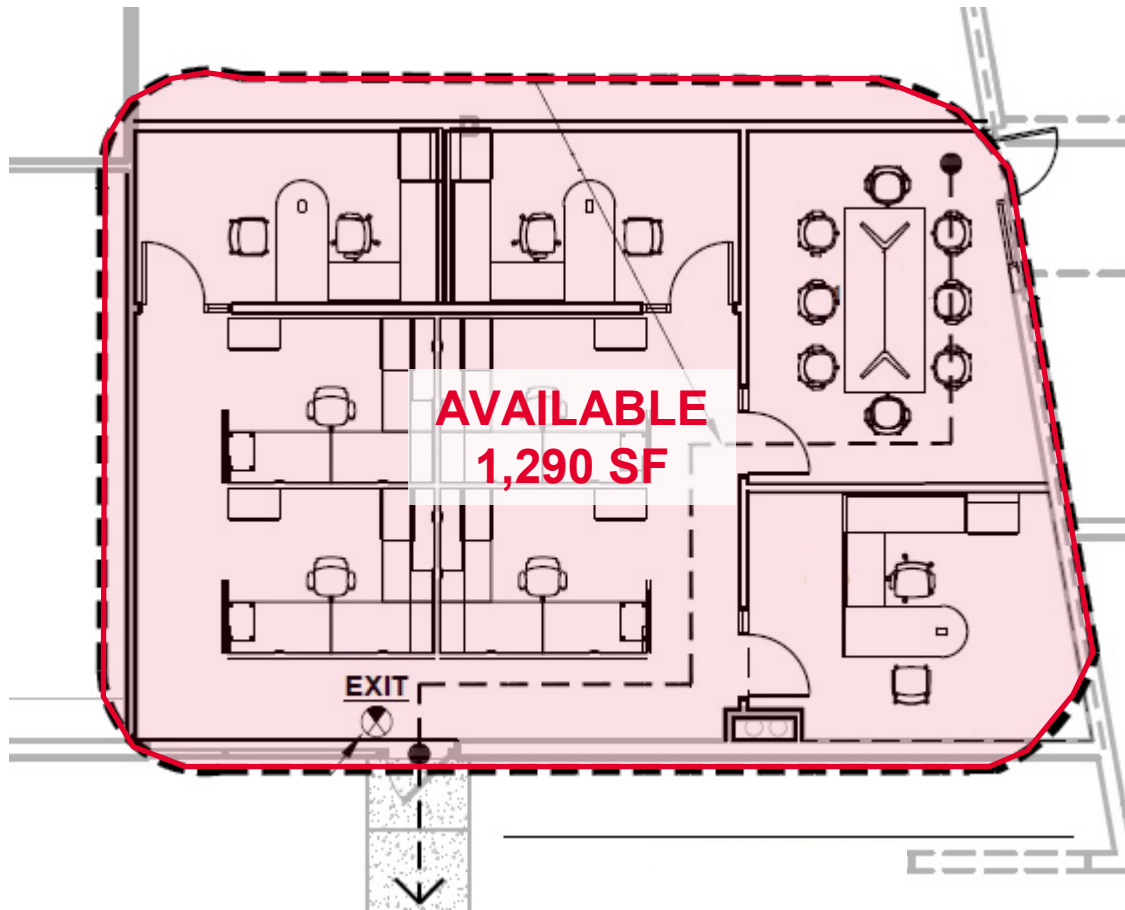
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Floor Plan – Suite 141

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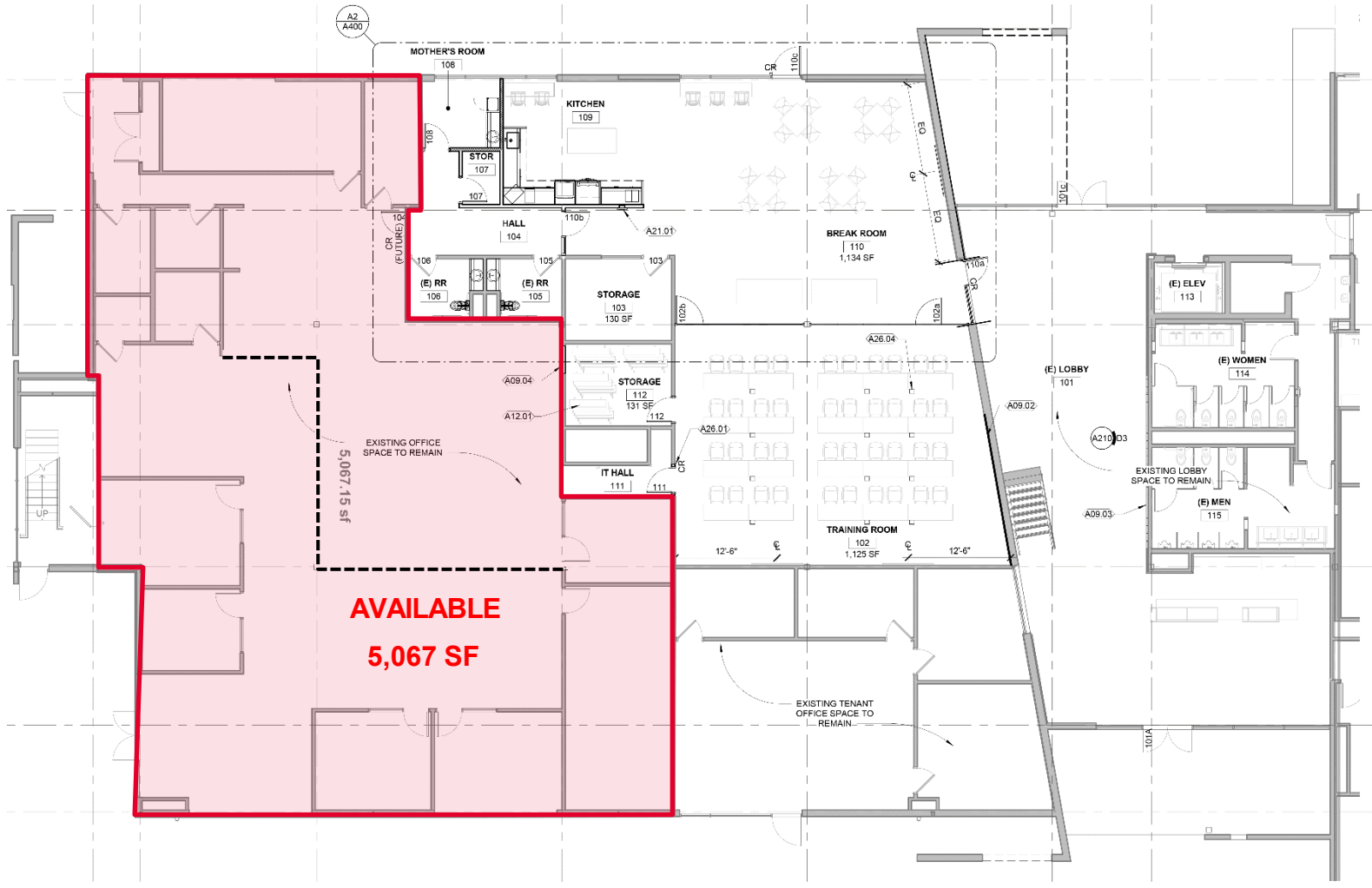


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Floor Plan – Suite 151  
Available 5/1/2025

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FOR LEASE  
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 Tucson, Arizona 85704

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4/26/2024

