



FOR LEASE - PROFESSIONAL OFFICE
3501 E. Speedway Boulevard
Tucson, Arizona 85716

2,458 - 10,064 RSF

Cushman & Wakefield | PICOR



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PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
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phone: +1 520 748 7100
picor.com



Suite	Size	Full-Service Rate	Notes
Suite 255	2,458 RSF	\$22.00/SF	Fully Improved
Suite 275*	2,597 RSF	\$22.00/SF	Fully Improved
Suite 300 Space A	5,882 RSF	\$22.00/SF	Fully Improved
Space B	4,182 RSF	\$22.00/SF	Fully Improved

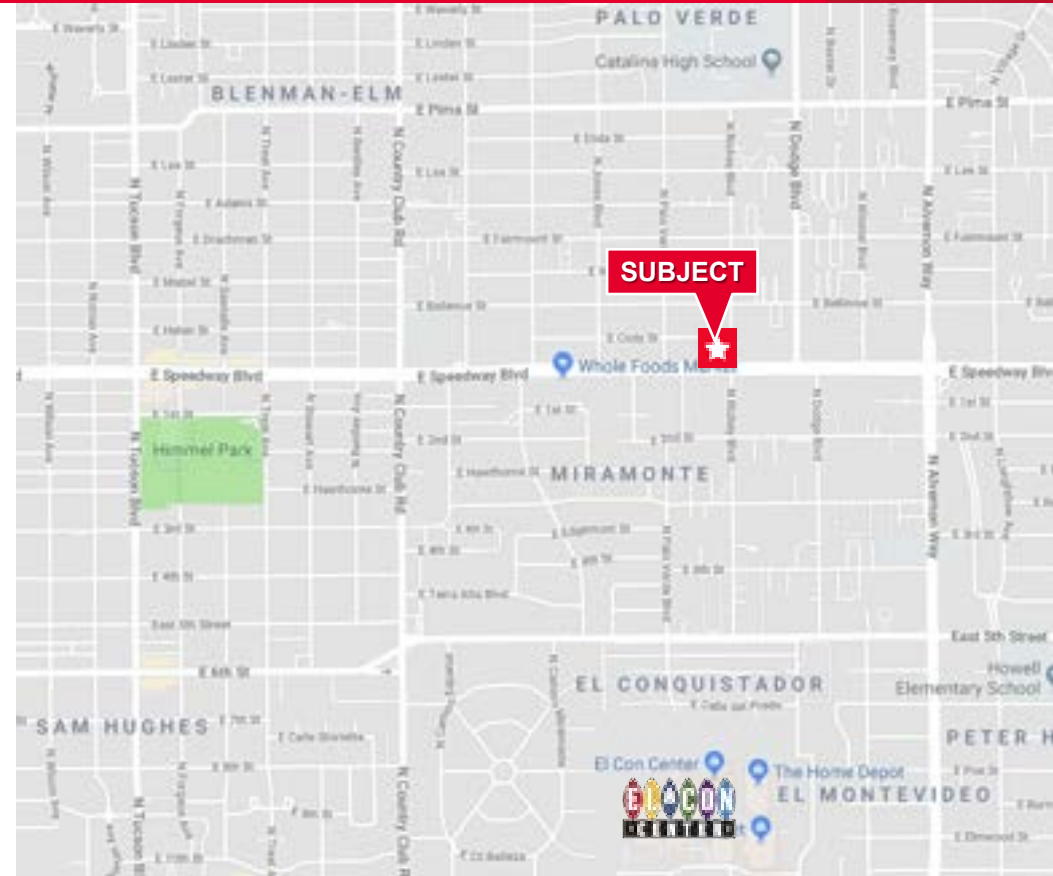
*Available Nov 2024

Suite 255 & Suite 275 can be combined for 5,055 RSF

Suite 300 Space A and Space B can be combined for 10,064 RSF

Property Highlights

- Building top signage for full floor tenant
- 3 story Class A office with ample parking
- Outstanding design with abundant windows
- Building signage & covered parking
- Negotiable tenant improvement allowance
- Convenient midtown location near the University of Arizona and downtown



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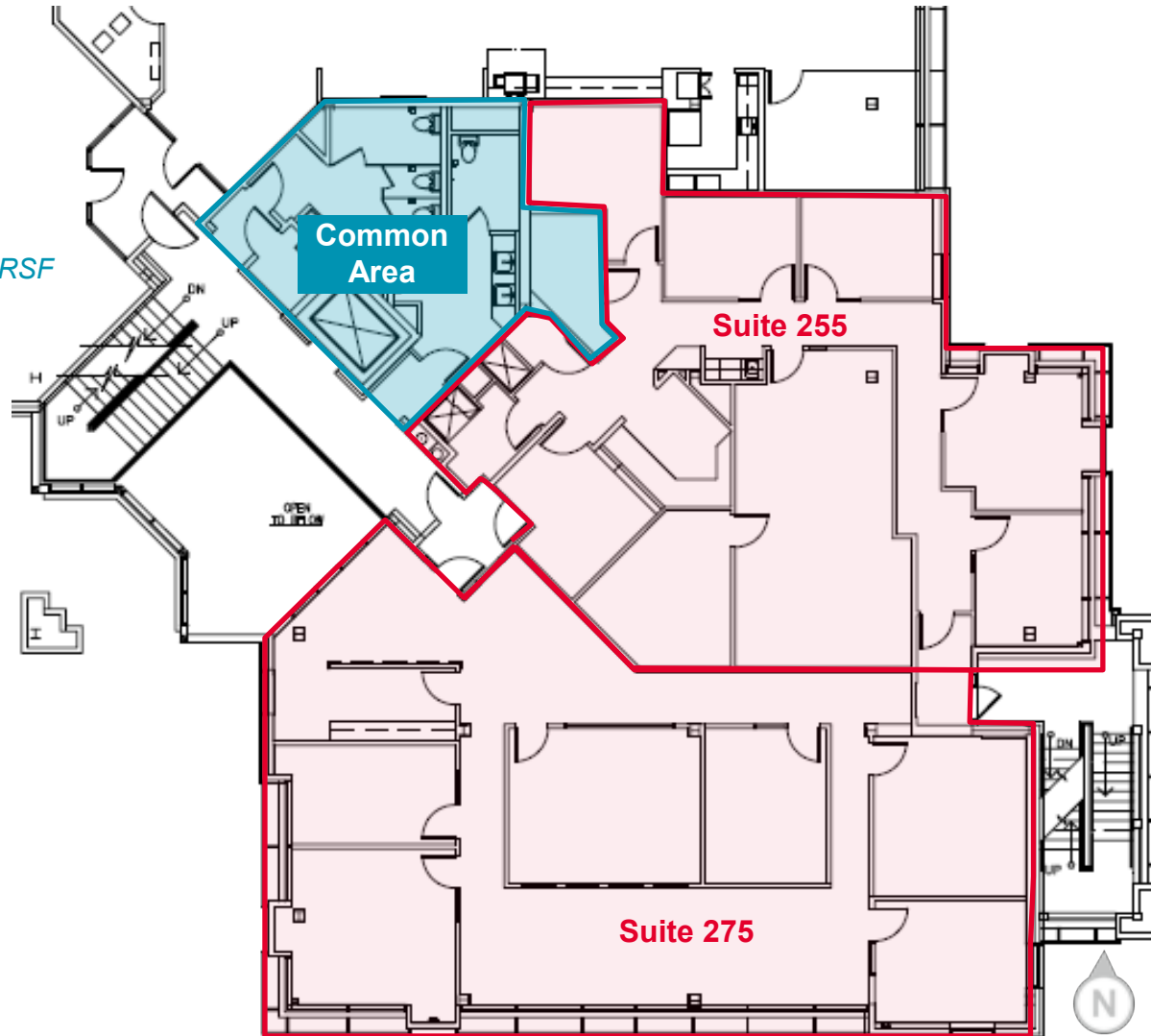
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FOR LEASE
Floor Plan

Suite 255: 2,458 RSF
Suite 275: 2,597 RSF*
*Available Nov 2024
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FOR LEASE

Floor Plan Suite 300

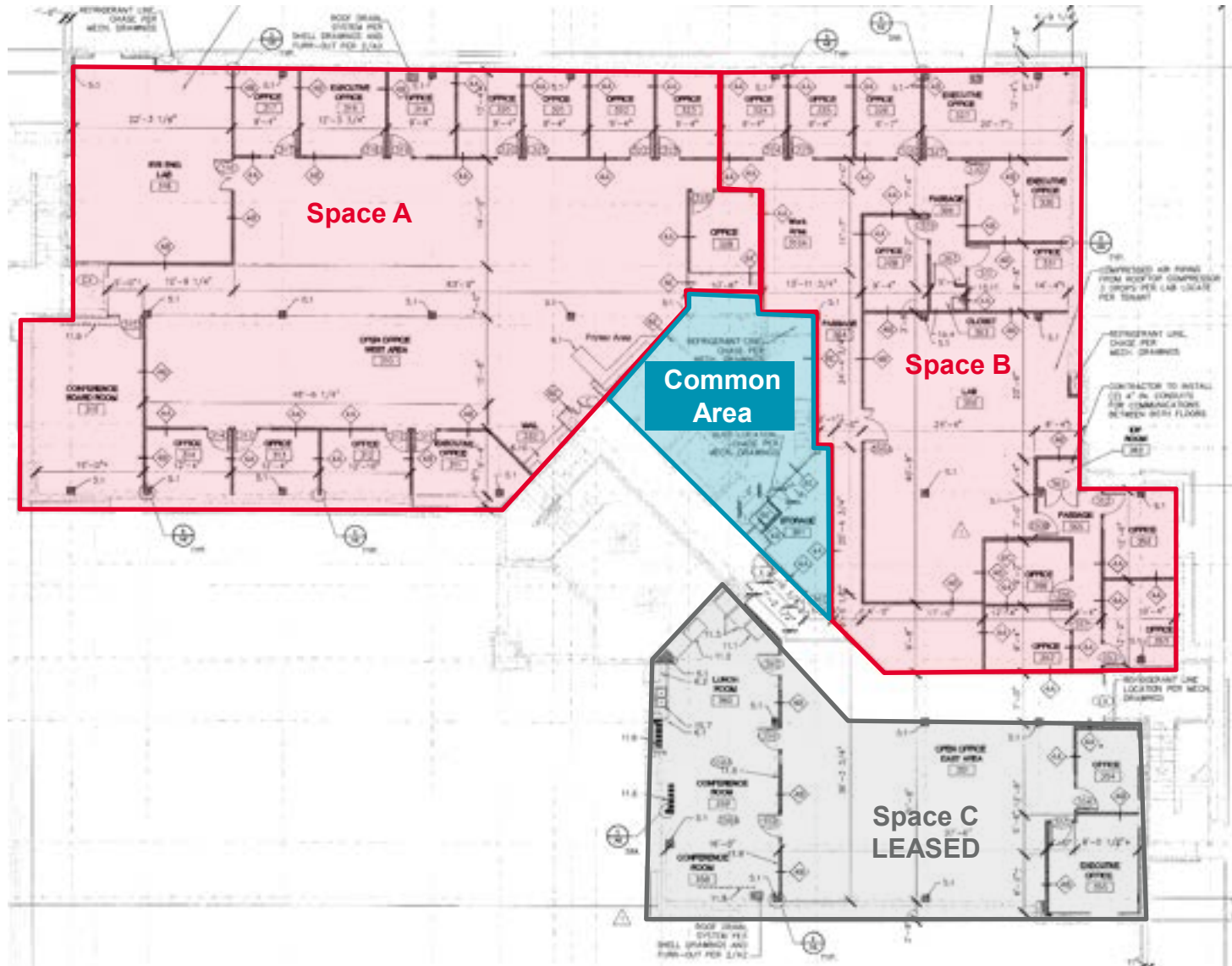
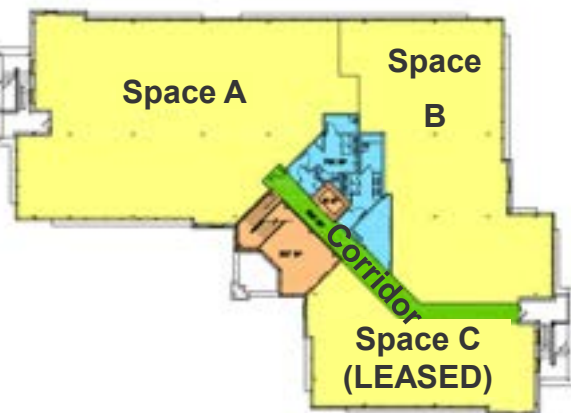
Space A: 5,882 RSF

Space B: 4,182 RSF

Can be combined for 10,064 RSF

Can be demised to Tenant's Requirement

- *Corridor between Space B and Space C to be constructed as pictured:





Interior Photos



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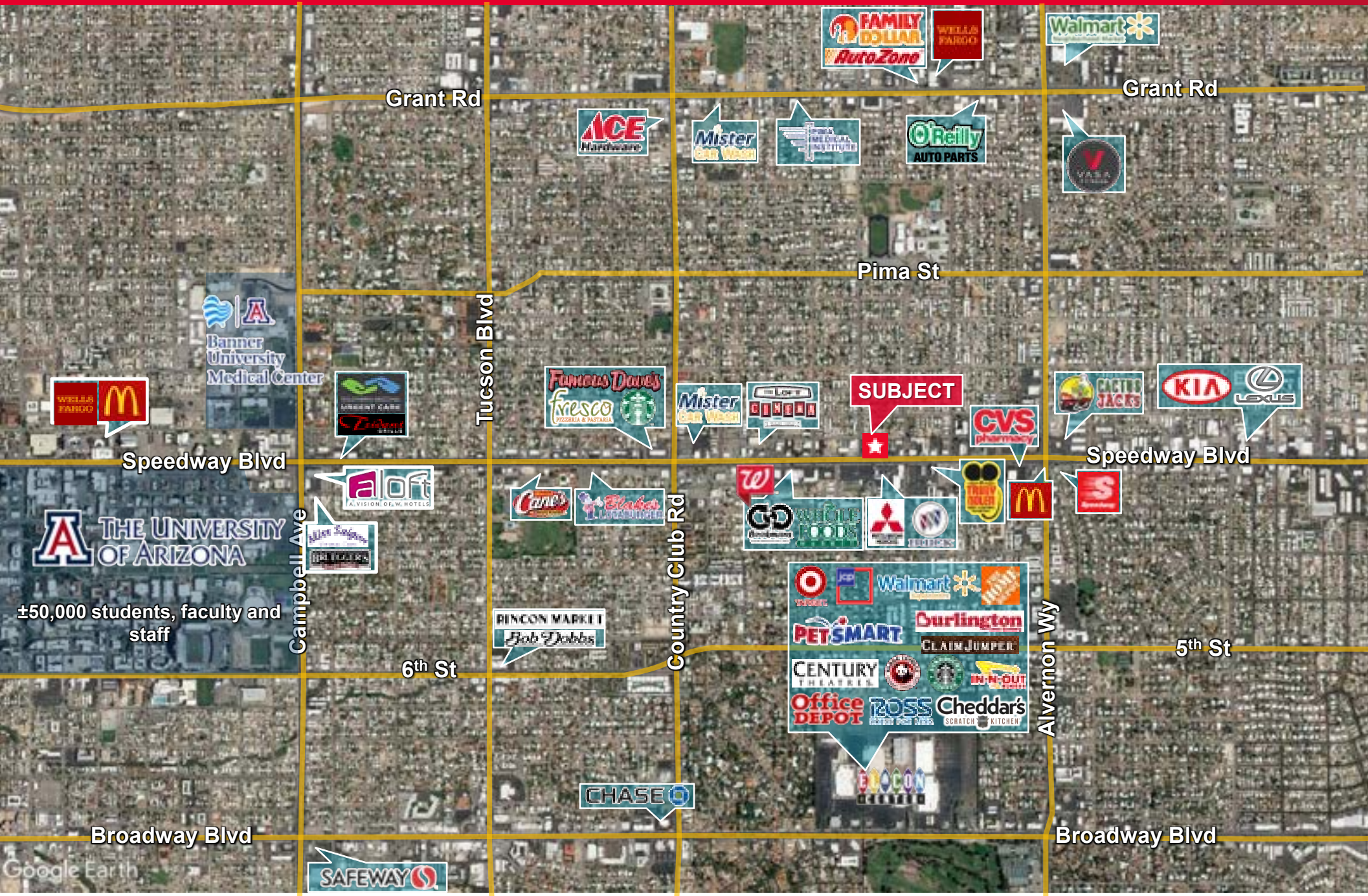
West View from 3501 E Speedway



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Grant Rd

Grant Rd

Pima St

Tucson Blvd

Speedway Blvd

Speedway Blvd

Campbell Ave

Country Club Rd

Alvernon Wy

6th St

5th St

Broadway Blvd

Broadway Blvd

Banner University Medical Center

THE UNIVERSITY OF ARIZONA

±50,000 students, faculty and staff

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Durlington
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ROSS
Cheddar's
CLAIMJUMPER
IN-N-OUT
SCRATCH KITCHEN

CHASE

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FUNGIUS DOWNY
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SUBJECT

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KIA LEXUS

WELLS FARGO
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Blender

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CVS

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CVS

CVS

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Walmart

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WELLS FARGO

Walmart