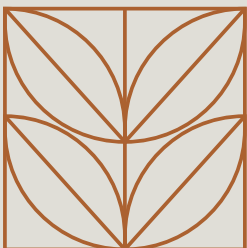


# 1890 E RIVER RD

TUCSON, AZ 85718



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OFFICE  
FOR LEASE  
BUILD TO SUIT

# PROPERTY HIGHLIGHTS

- + Located at the iconic SW corner of River Rd & Campbell Ave.
- + Stand alone office building with direct exposure to the intersection of River Rd & Campbell Ave.
- + First & second floor suites currently available and in shell condition.
- + Excellent amenities within the vicinity to restaurants, retail, fitness and offices.
- + Within walking/cycling distance to The Loop along the Rillito River.
- + Landlord offering a custom build-to-suit.

± 1,829 SF - ± 8,042 SF

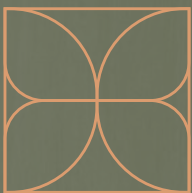
AVAILABLE SIZE

Contact Agent

LEASE RATE

C-1

ZONING



1890 E River Rd | Office For Lease

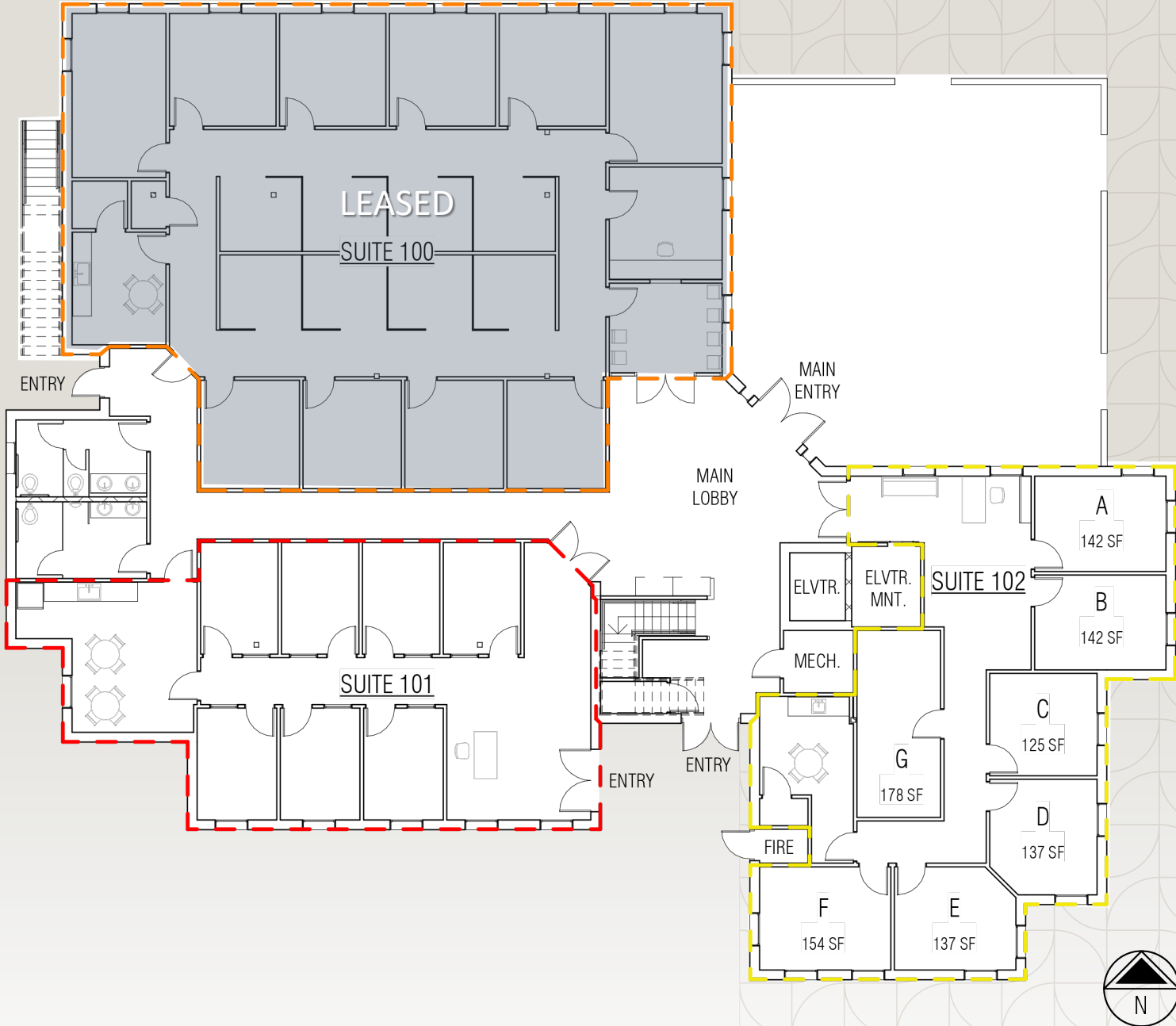


# PROPOSED FLOOR PLAN

## 1<sup>ST</sup> FLOOR




- SUITE 101 ±1,829 RSF
- SUITE 102 ±2,087 RSF
- SUITE 100 LEASED

All of the layouts are proposed and not final. Suites can be combined.

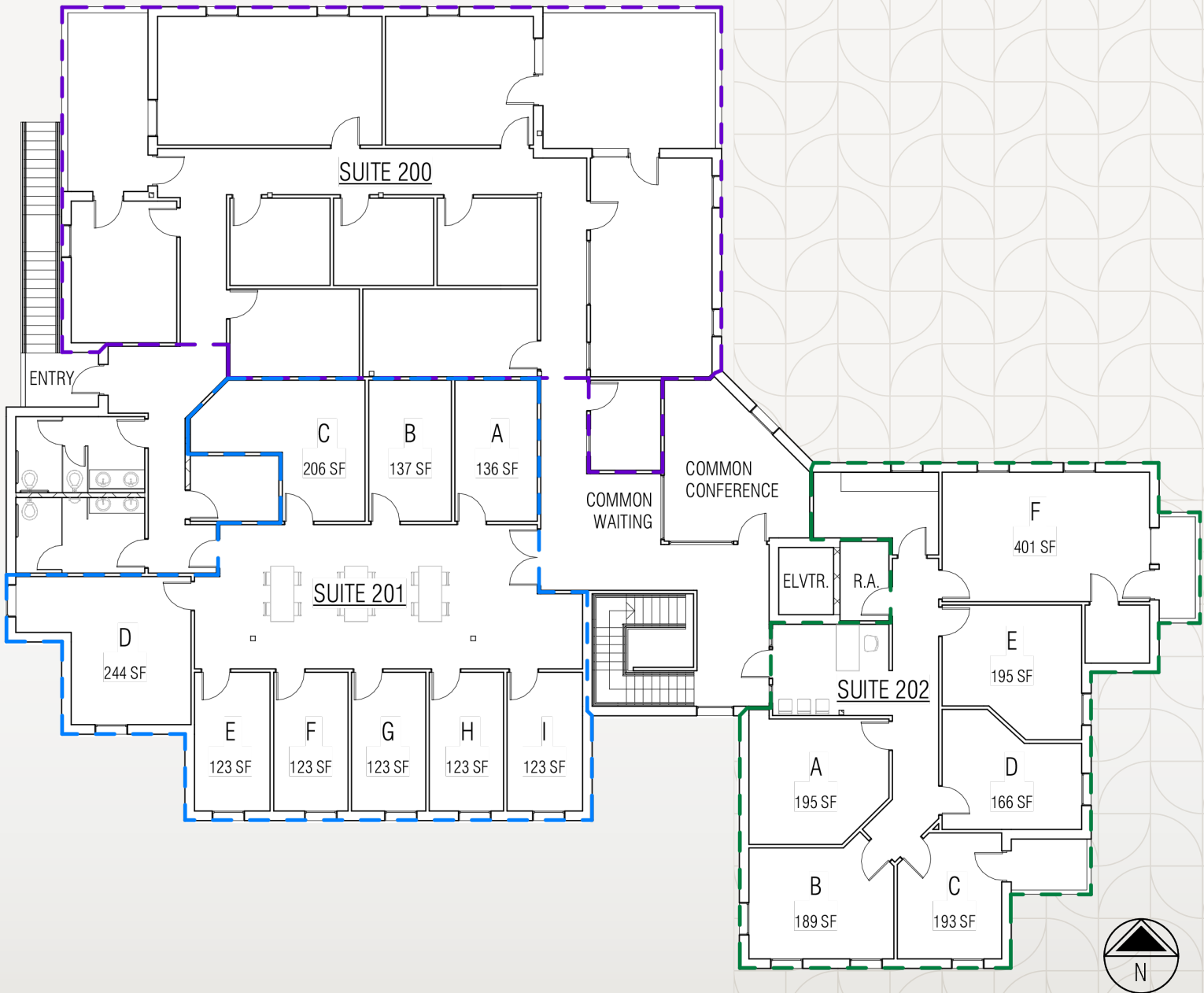


# PROPOSED FLOOR PLAN

## 2<sup>ND</sup> FLOOR

	SUITE 200 ± 3,313 RSF
	SUITE 201 ± 2,447 RSF
	SUITE 202 ± 2,282 RSF

All of the layouts are proposed and not final. Suites can be combined.



# MAP



Traffic Counts

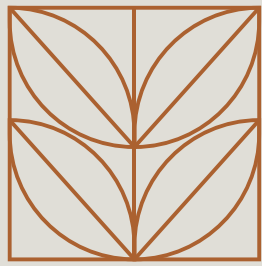
44,107 VPD

29,680 VPD

River Road

Campbell Avenue

1890 E RIVER RD  
TUCSON, AZ 85718



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**CBRE**

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