



**FOR LEASE**

**800-3,200 SF**  
**\$1.30/SF, MG**

**Key Features**

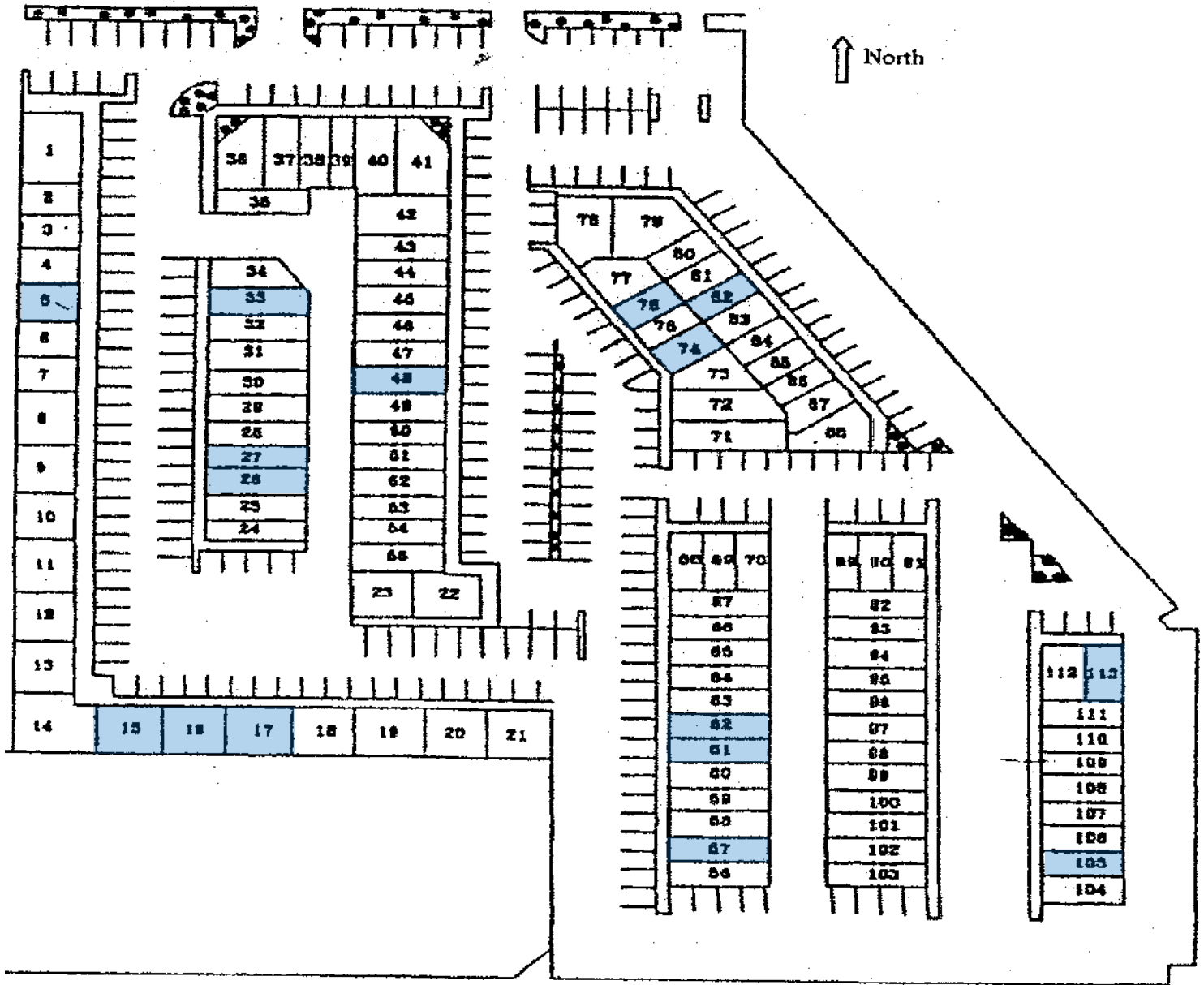
- Well-configured industrial, office, and retail spaces
- Proximity to Tucson business hub
- Convenient central location
- C-2 zoning (City of Tucson)

Suite	Size (SF)	Rate/SF/Mo.	Monthly Rent	Buildout
5	1,067	\$1.30 MG	\$1,387 MG	100% A/C office Available Feb 2026
15	1,600	\$1.30 MG	\$2,080 MG	100% A/C office and open space
16-17	3,200	\$1.30 MG	\$4,160 MG	100% A/C office and open space
26-27	2,400	\$1.30 MG	\$3,120 MG	45% A/C / 55% evaporative cooled
33	1,200	\$1.30 MG	\$1,560 MG	TBD
48	1,200	\$1.30 MG	\$1,560 MG	70% A/C / 30% evaporative cooled
57	1,200	\$1.30 MG	\$1,560 MG	20% A/C / 80% evaporative cooled
61-62	2,400	\$1.30 MG	\$3,120 MG	65% A/C / 45% evaporative cooled
74	800	\$1.30 MG	\$1,040 MG	100% A/C (former hair salon)
76	800	\$1.30 MG	\$1,040 MG	100% A/C office
82	800	\$1.30 MG	\$1,040 MG	100% A/C office/retail
105	1,053	\$1.30 MG	\$1,369 MG	60% A/C / 40% evaporative cooled
113	1,272	\$1.30 MG	\$1,654 MG	80% A/C office / 20% warehouse

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### Site Plan

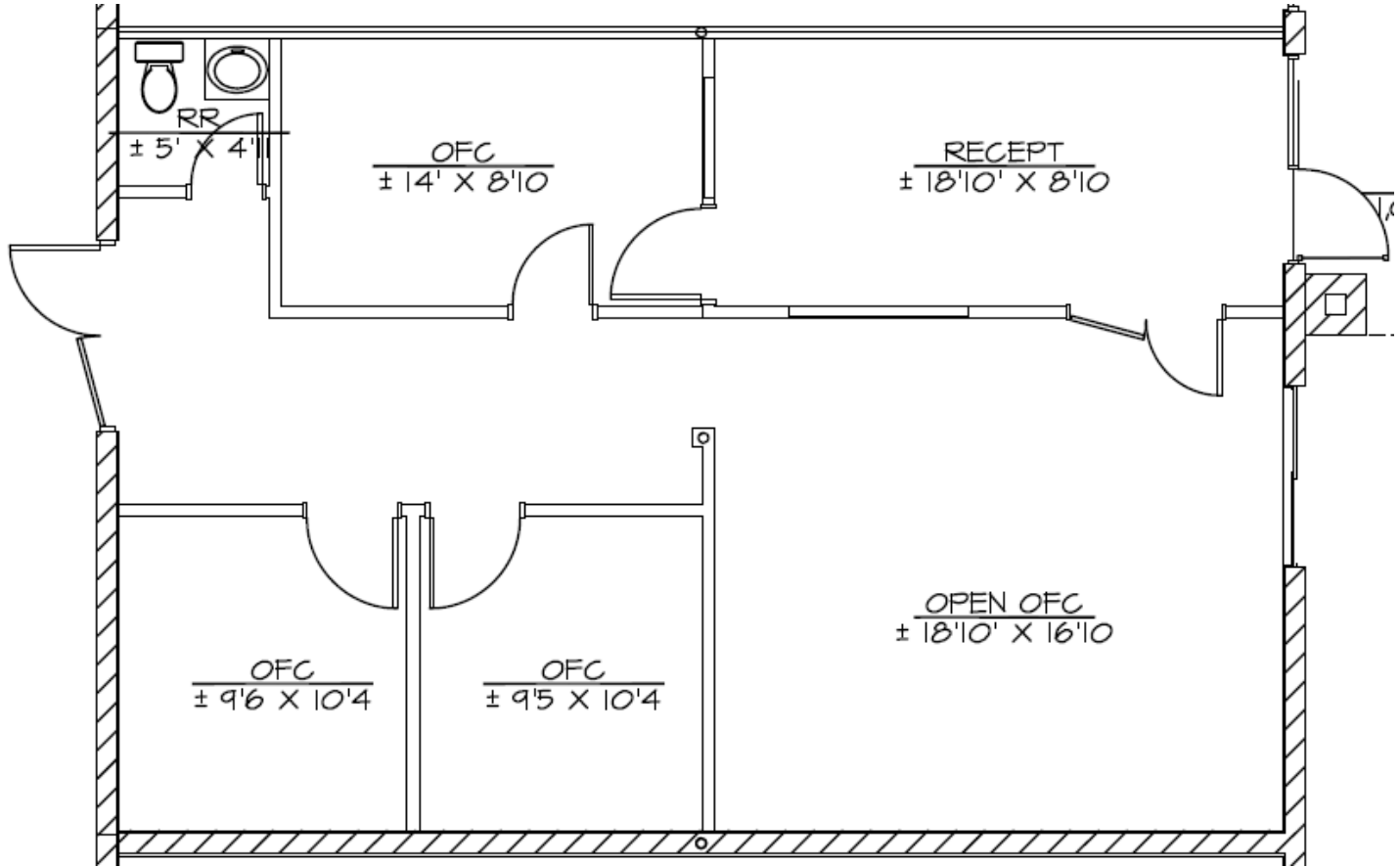


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**Floor Plan – 4500 E Speedway Blvd, Suite 5 – 1,067 SF**

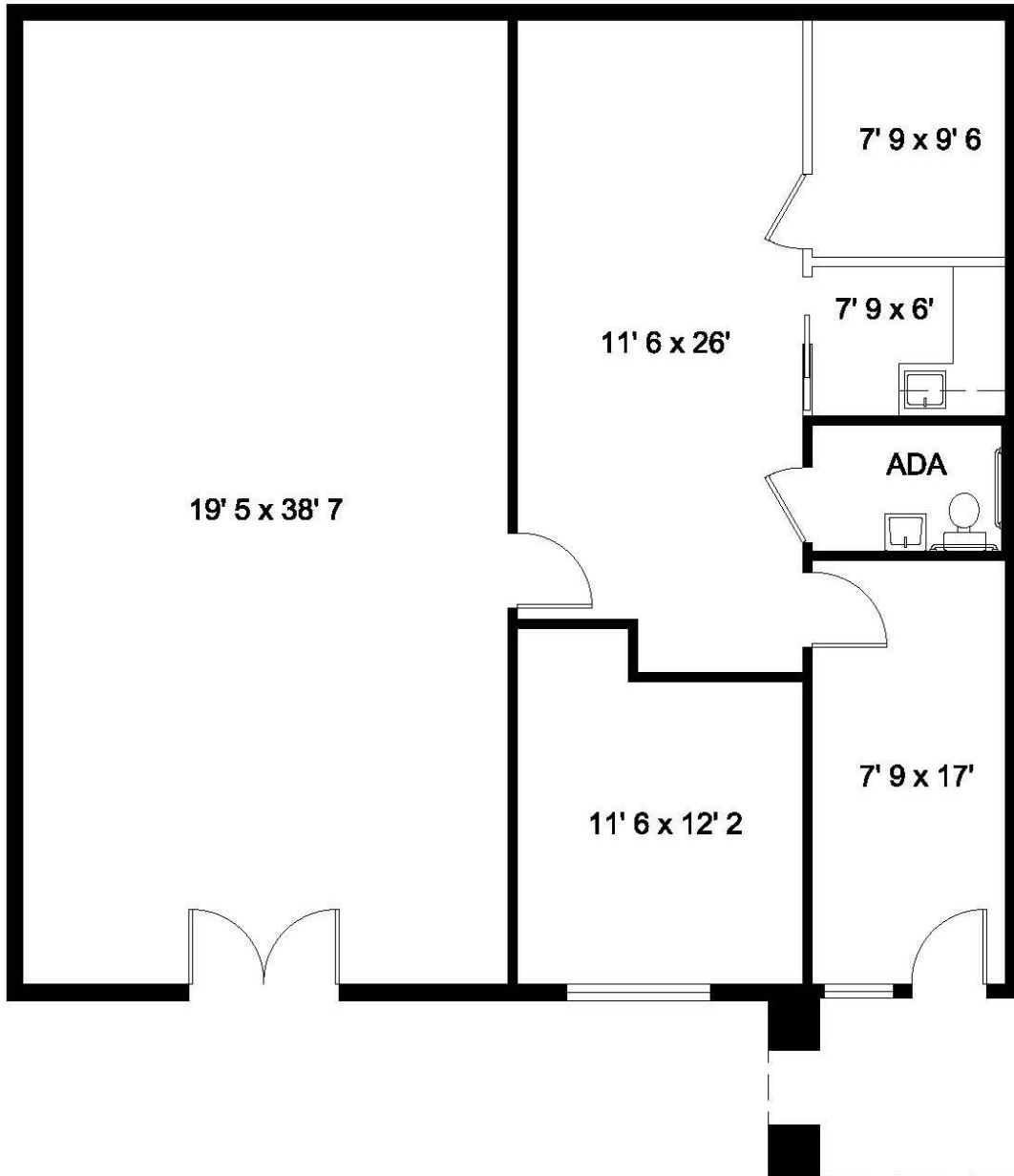


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**Floor Plan – 4500 E Speedway Blvd, Suite 15 – 1,600 SF**

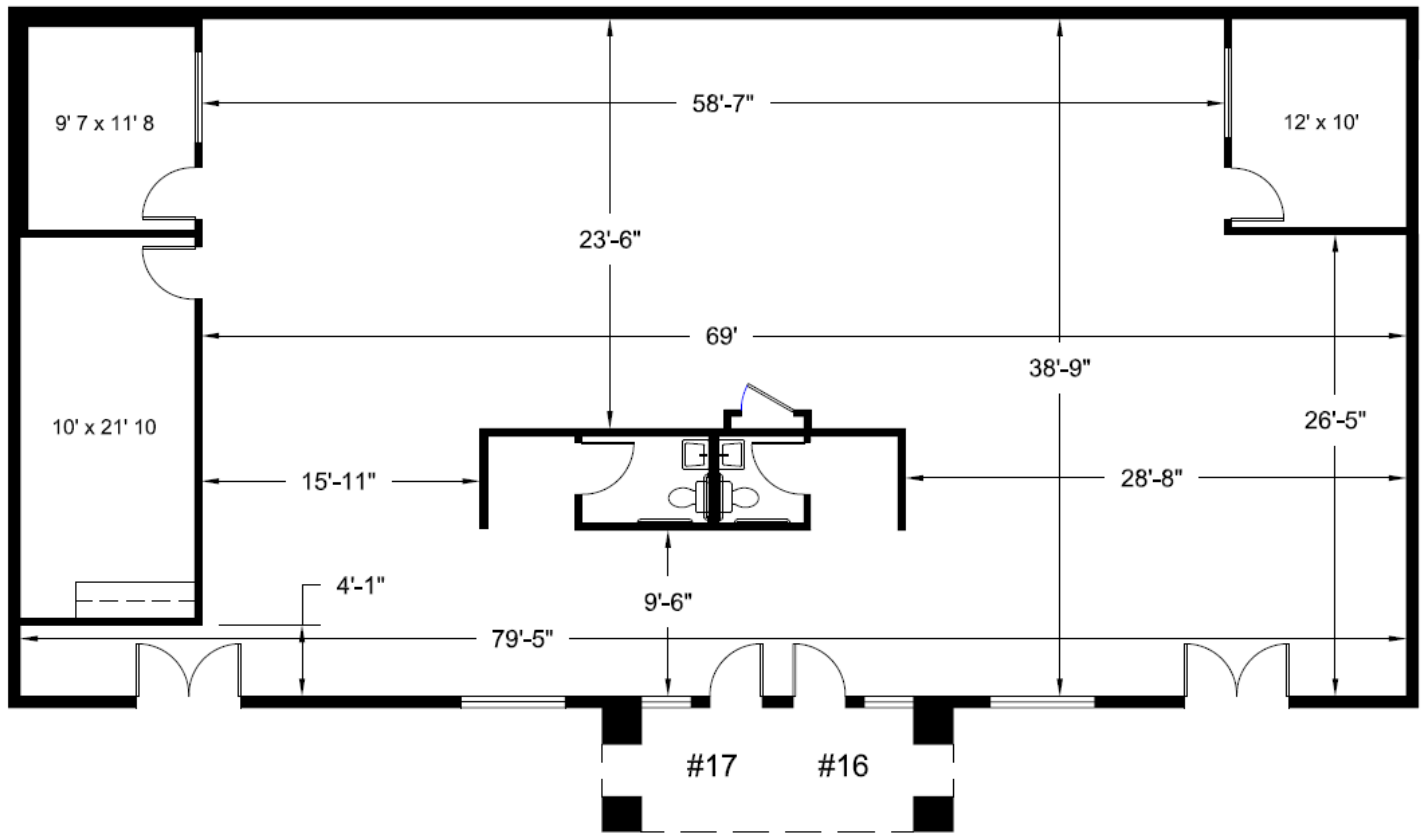


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**Floor Plan – 4500 E Speedway Blvd, Suite 16-17 – 3,200 SF**

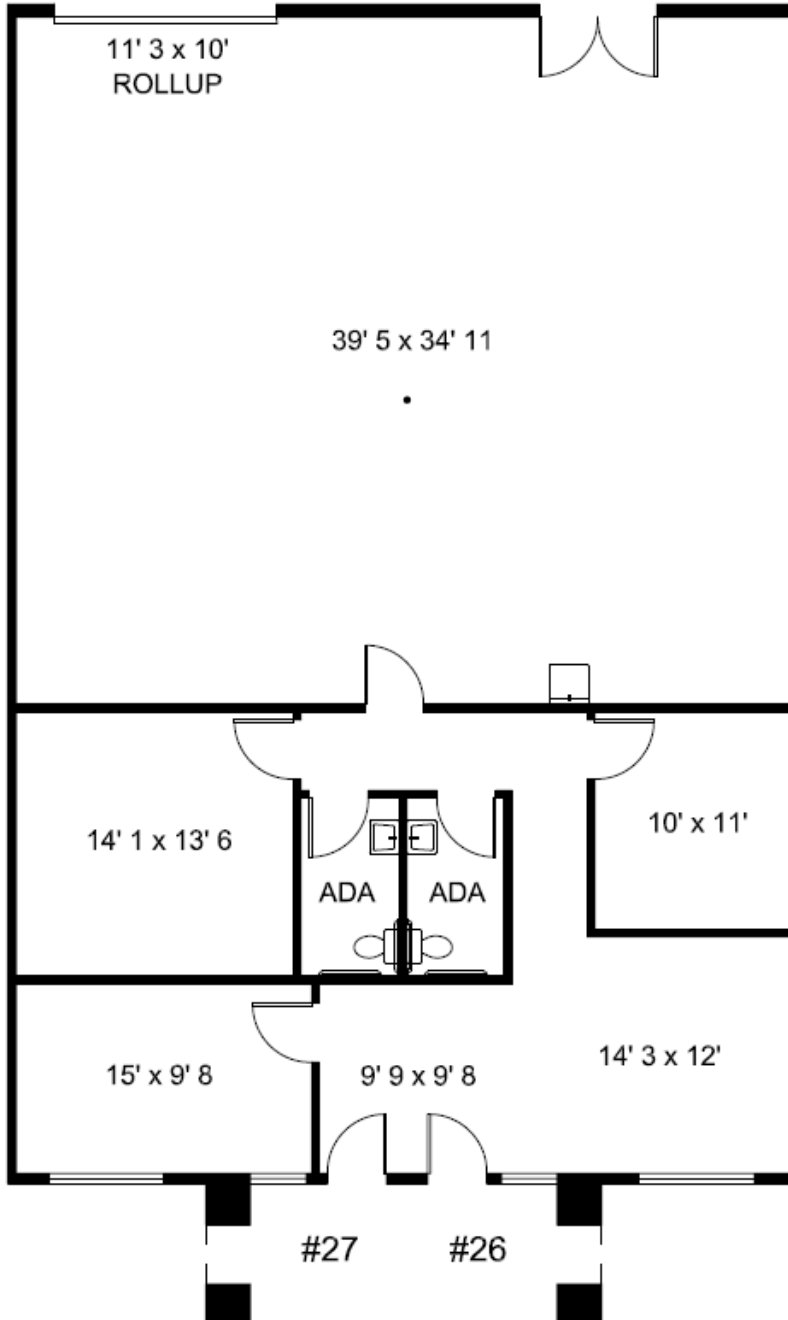


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**Floor Plan – 4500 E Speedway Blvd, Suite 26-27 – 2,400 SF**

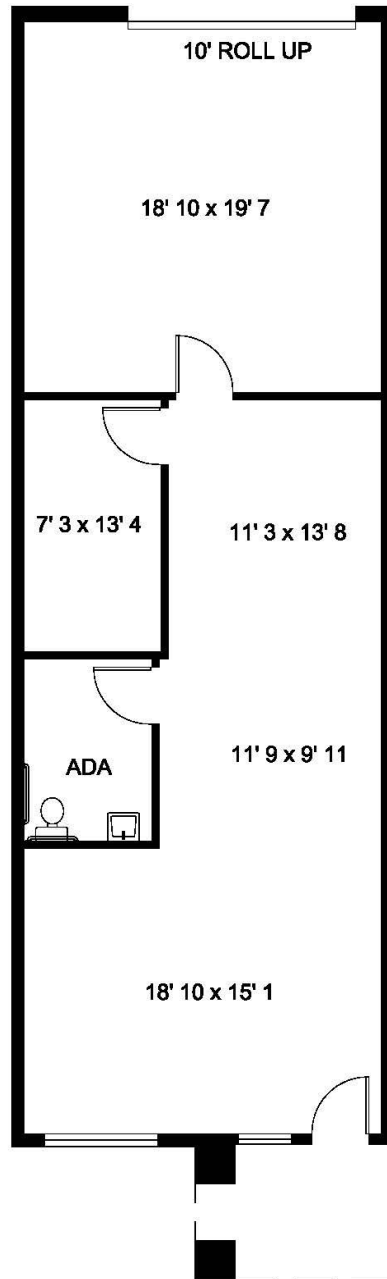


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**Floor Plan – 4500 E Speedway Blvd, Suite 48 – 1,200 SF**

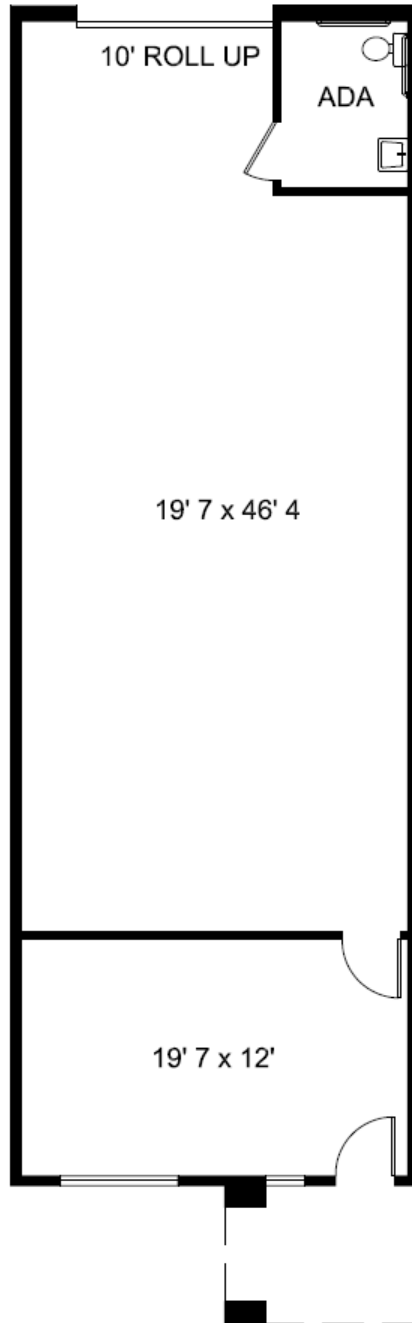


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**Floor Plan – 4500 E Speedway Blvd, Suite 57 – 1,200 SF**

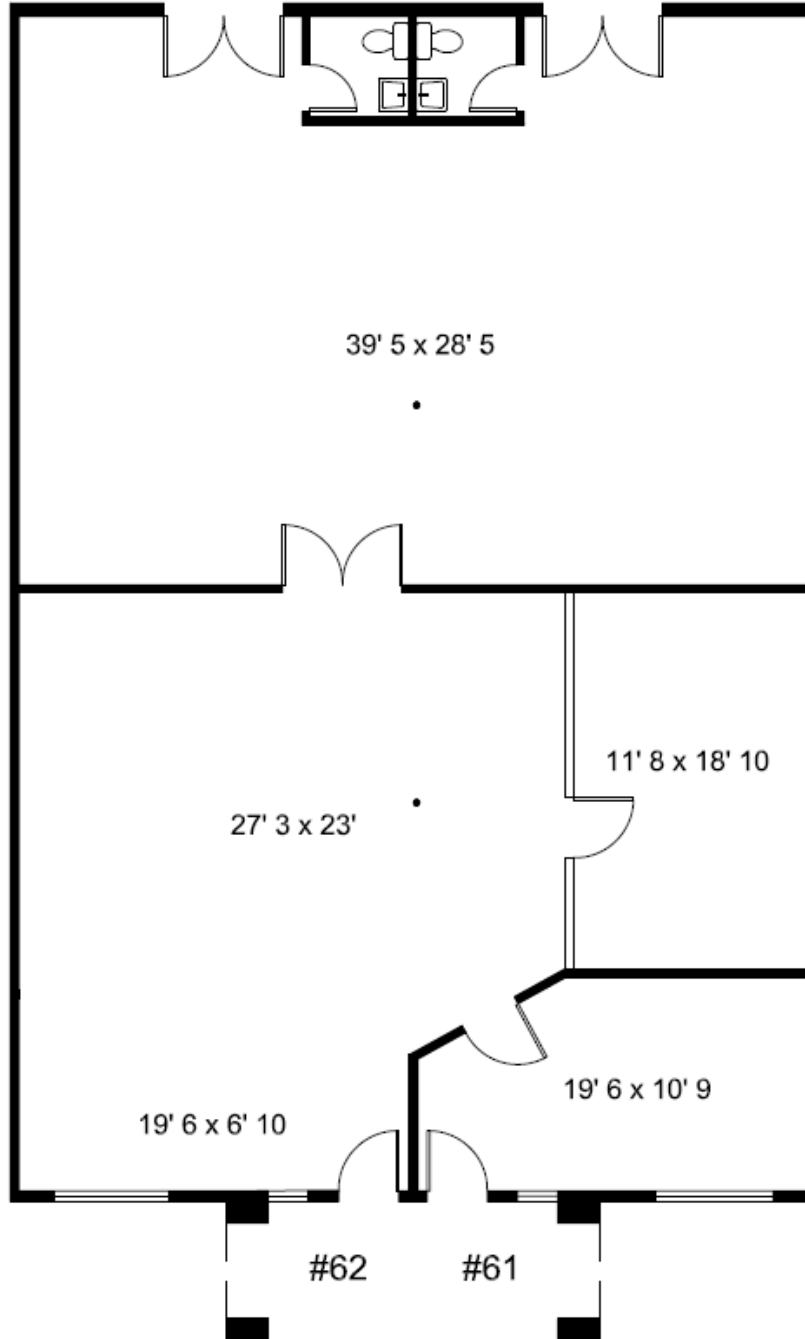


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**Floor Plan – 4500 E Speedway Blvd, Suite 61-62 – 2,400 SF**



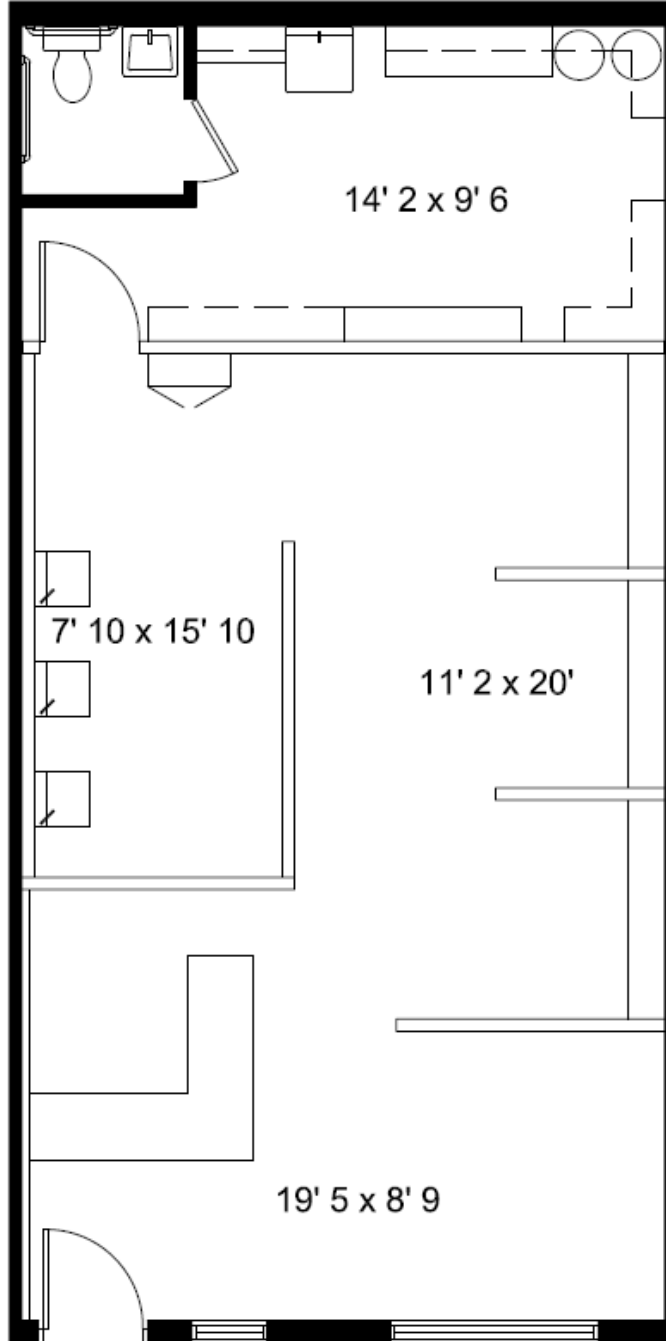
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### Floor Plan – 4500 E Speedway Blvd, Suite 74 – 800 SF

- 100% air conditioned
- Former hair salon



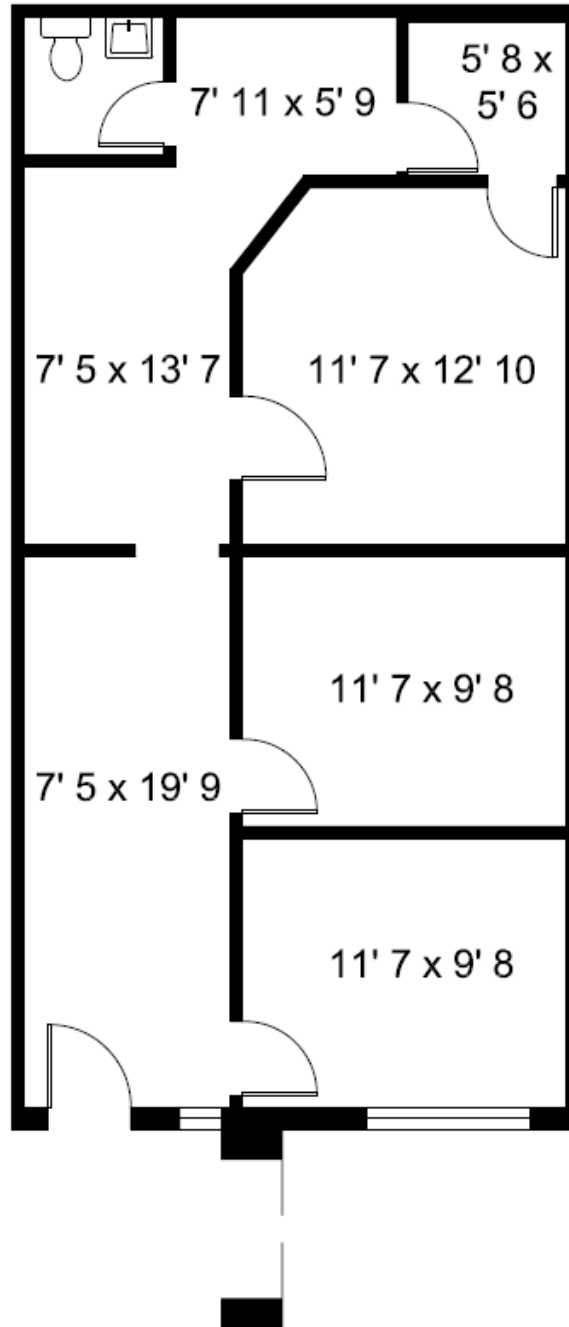
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### Floor Plan – 4500 E Speedway Blvd, Suite 76 – 800 SF

- 100% air conditioned office

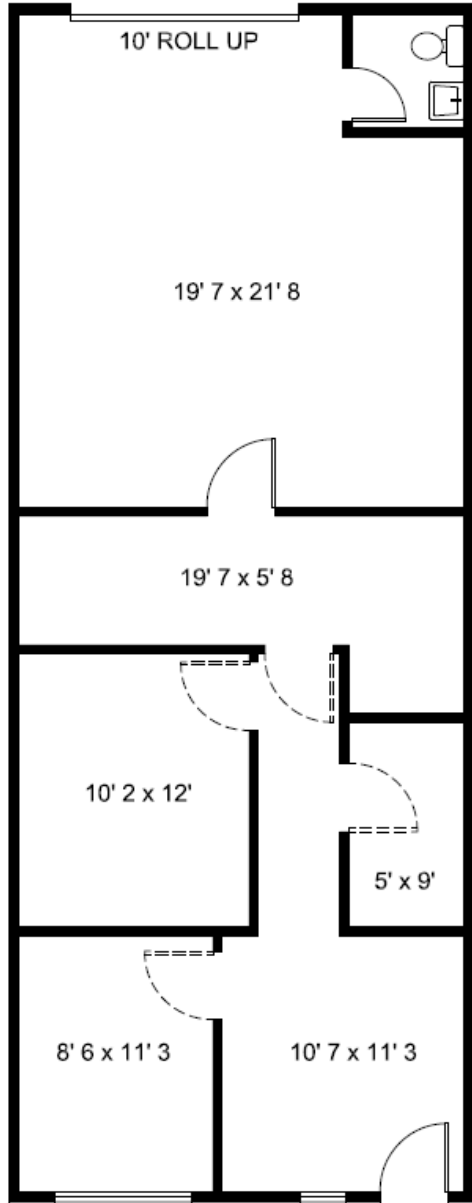


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**Floor Plan – 4500 E Speedway Blvd, Suite 105 – 1,053 SF**

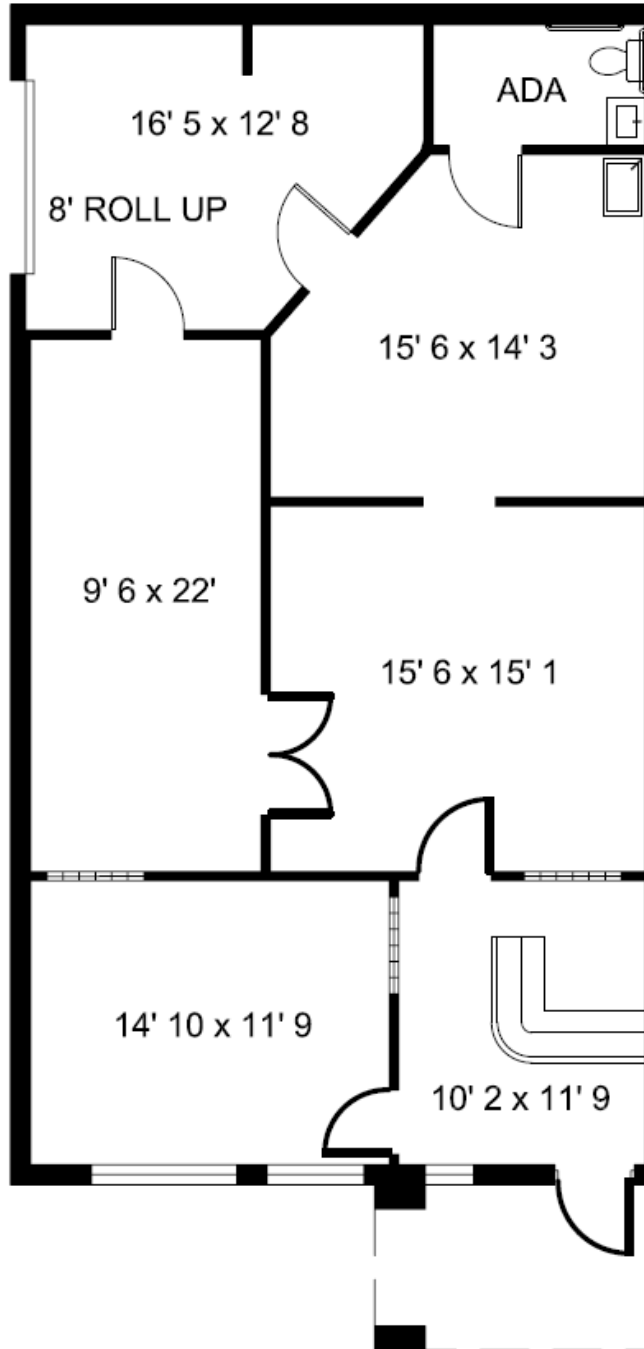


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**Floor Plan – 4500 E Speedway Blvd, Suite 113 – 1,272 SF**



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**Aerial**



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