



**FOR LEASE**

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

**Key Features**

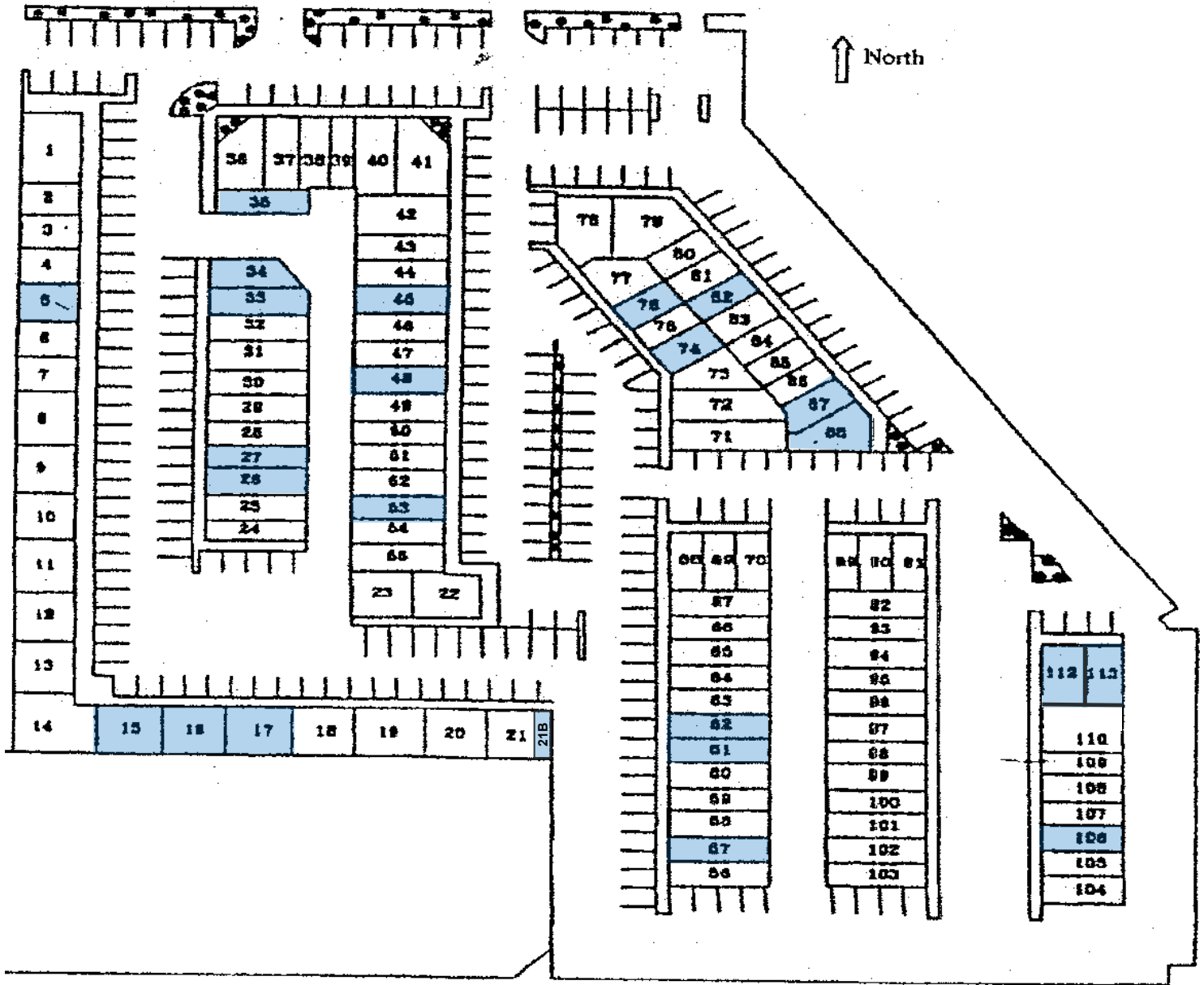
- Well-configured industrial, office, and retail spaces
- Convenient central location
- C-2 zoning (City of Tucson)
- Proximity to Tucson business hub

Suite	Size (SF)	Rate/SF/Mo.	Monthly Rent	Buildout
5	1,067	\$1.30 MG	\$1,387 MG	100% A/C office
11	1,600	\$1.30 MG	\$2,080 MG	20% A/C / 80% evaporative cooled
15	1,600	\$1.30 MG	\$2,080 MG	100% A/C office and open space
16-17	3,200	\$1.22 MG	\$3,904 MG	100% A/C office and open space
21B	705	\$1.30 MG	\$917 MG	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	100% A/C office and open space
34	1,000	\$1.30 MG	\$1,300 MG	office and open space
35	1,200	\$1.30 MG	\$1,560 MG	25% office / 75% warehouse (100% A/C)
45	1,200	\$1.30 MG	\$1,560 MG	100% A/C office and open space
48	1,200	\$1.30 MG	\$1,560 MG	70% A/C / 30% evaporative cooled
53	1,200	\$1.30 MG	\$1,560 MG	55% office / 45% warehouse
57	1,200	\$1.22 MG	\$1,464 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 office/retail
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
87-88	1,620	\$1.30 MG	\$2,106 MG	100% A/C office and open space
111-112	1,274	\$1.30 MG	\$1,656 MG	100% A/C office and open space
113	1,272	\$1.30 MG	\$1,654 MG	80% A/C office / 20% warehouse

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Site Plan

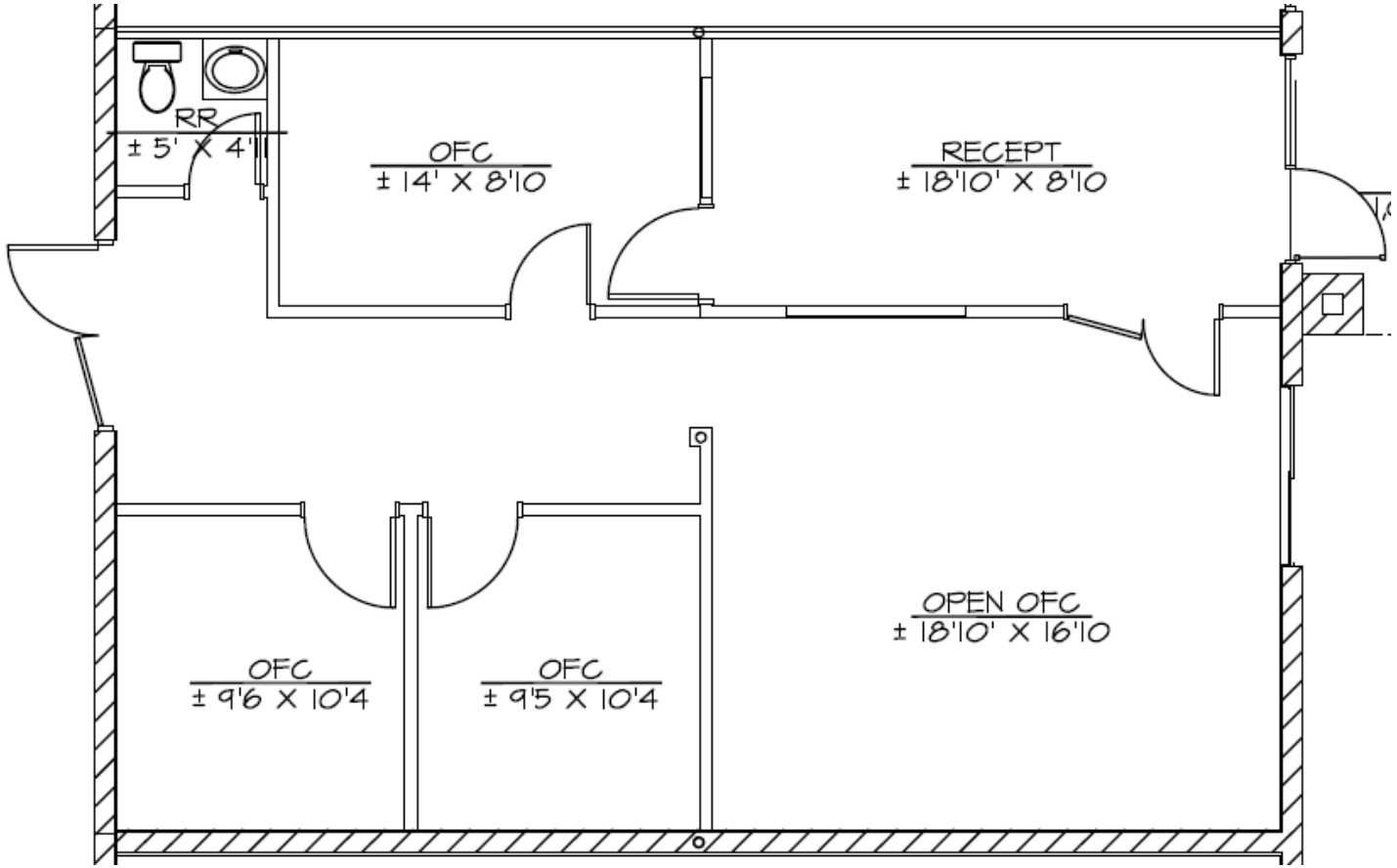


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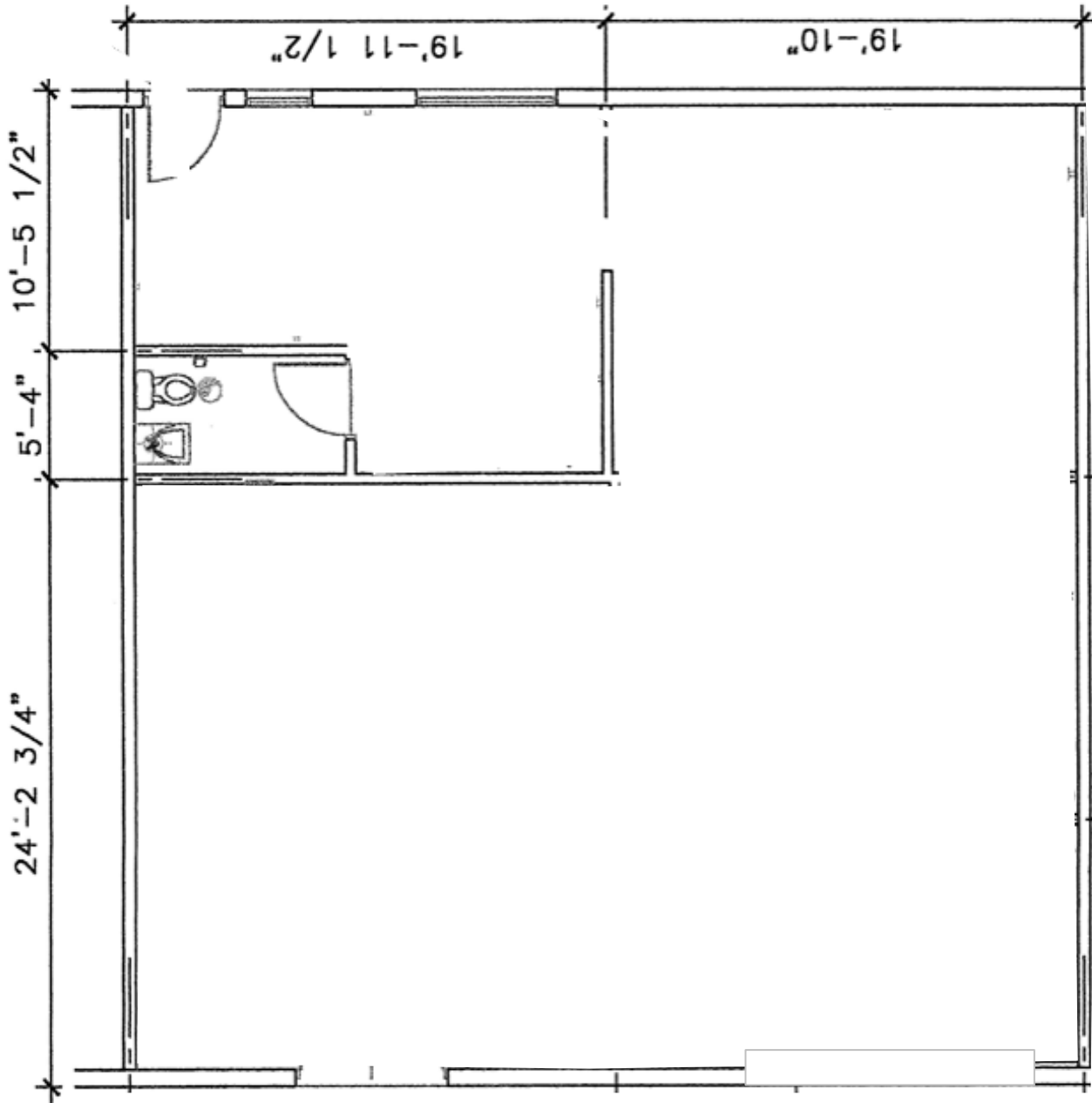
**Floor Plan – 4500 E Speedway Blvd, Suite 5 – 1,067 SF**



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**Floor Plan – 4500 E Speedway Blvd, Suite 11 – 1,600 SF**



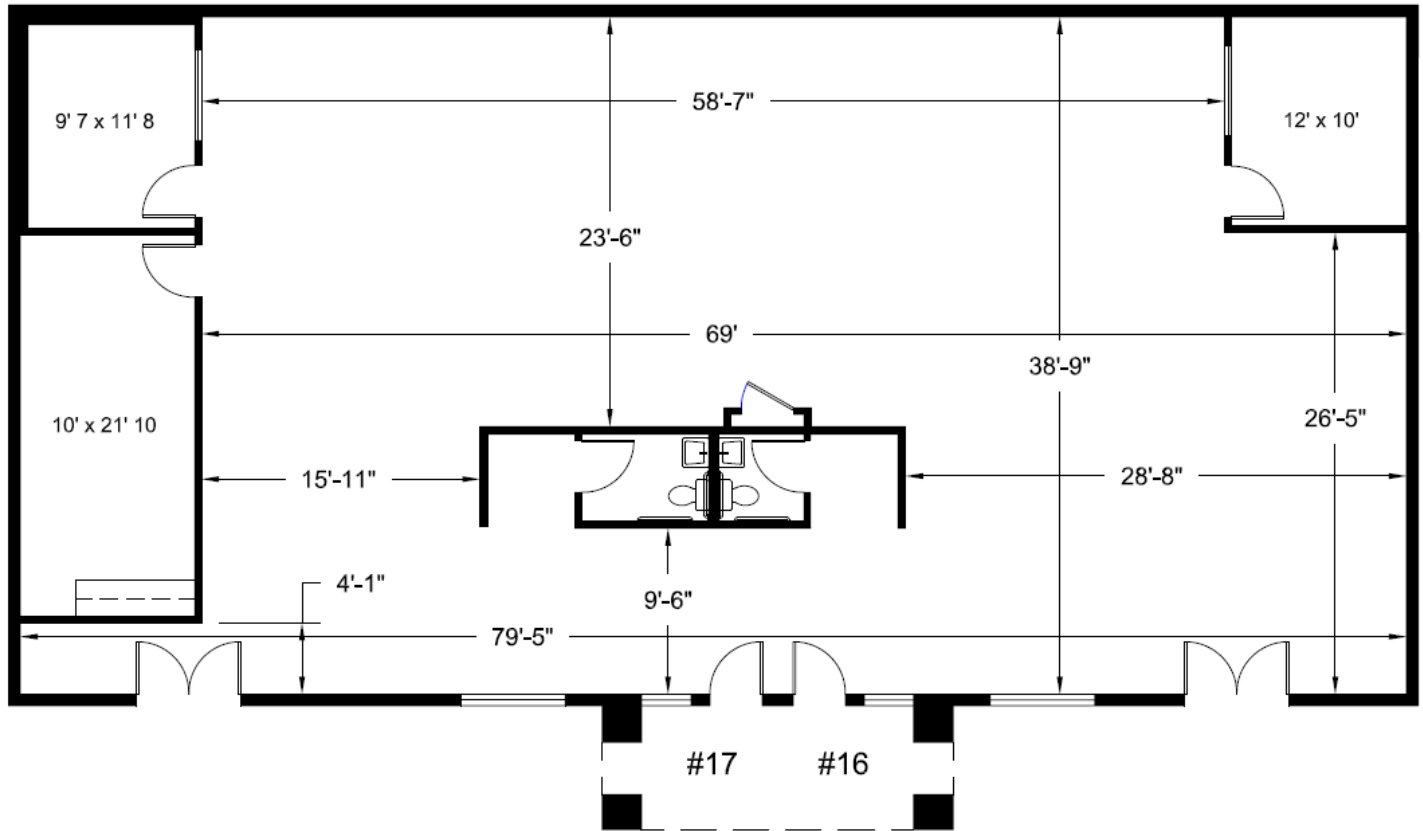
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### Floor Plan – 4500 E Speedway Blvd, Suite 16-17 – 3,200 SF

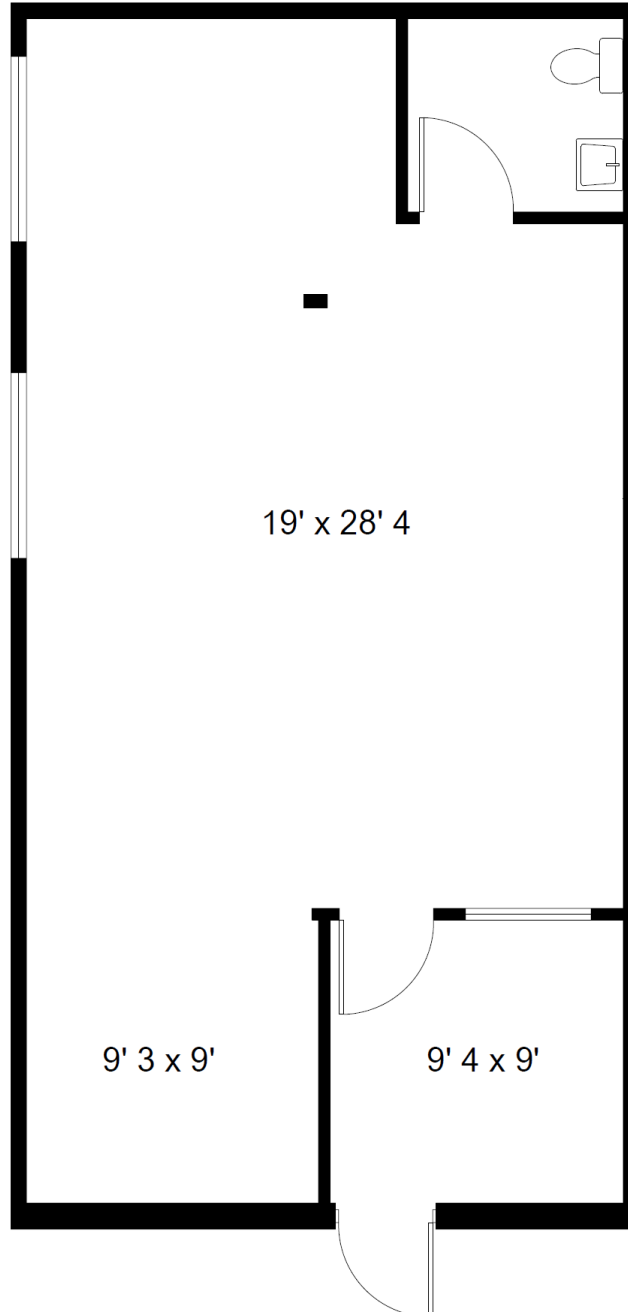


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**Floor Plan – 4500 E Speedway Blvd, Suite 21B – 705 SF**

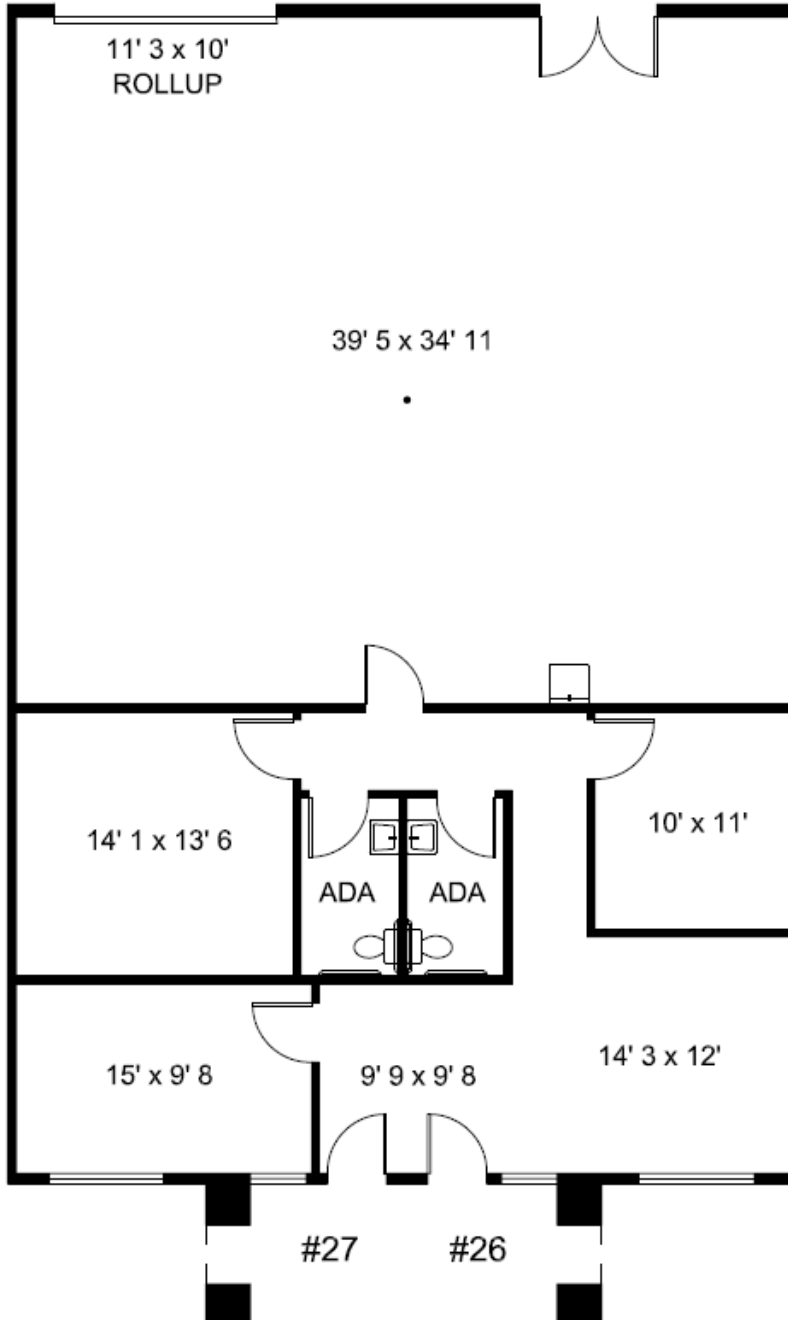


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**Floor Plan – 4500 E Speedway Blvd, Suite 26-27 – 2,400 SF**



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### Floor Plan – 4500 E Speedway Blvd, Suite 33 – 1,200 SF

- 100% air conditioned

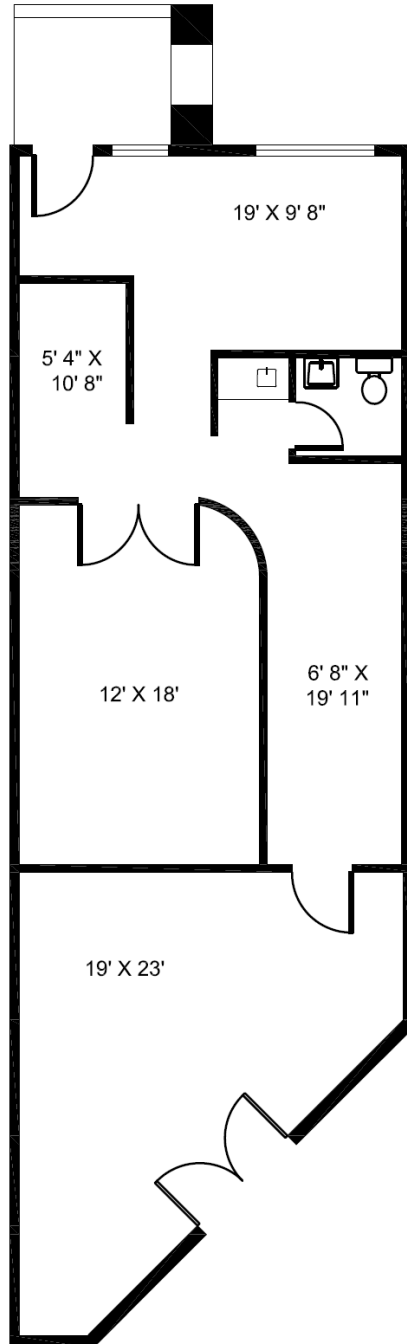


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**Floor Plan – 4500 E Speedway Blvd, Suite 34 – 1,000 SF**

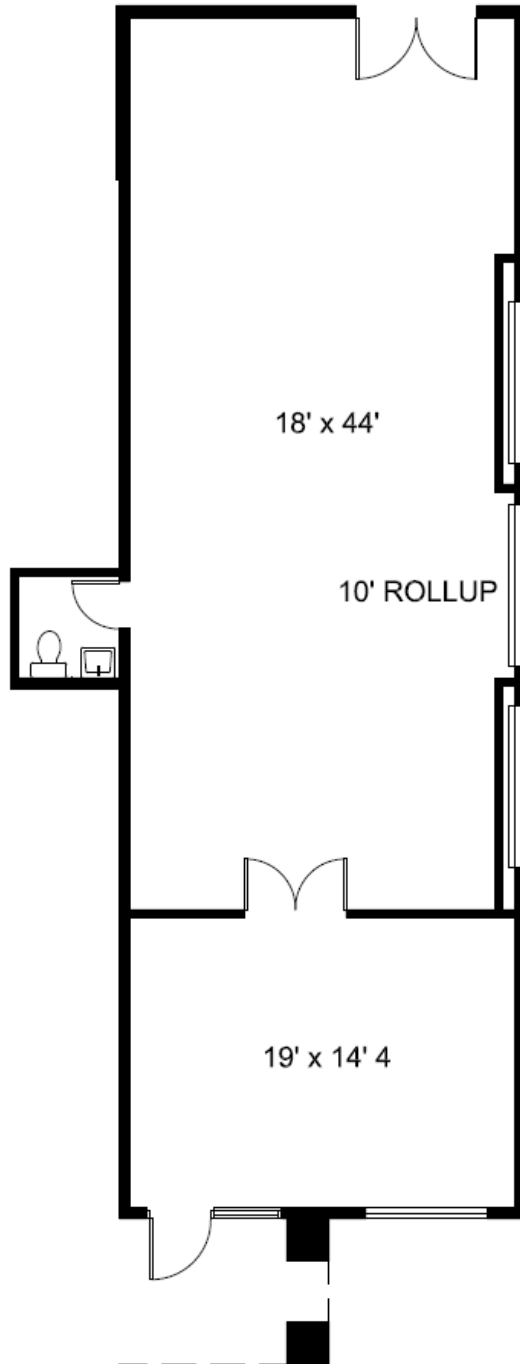


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**Floor Plan – 4500 E Speedway Blvd, Suite 35 – 1,200 SF**

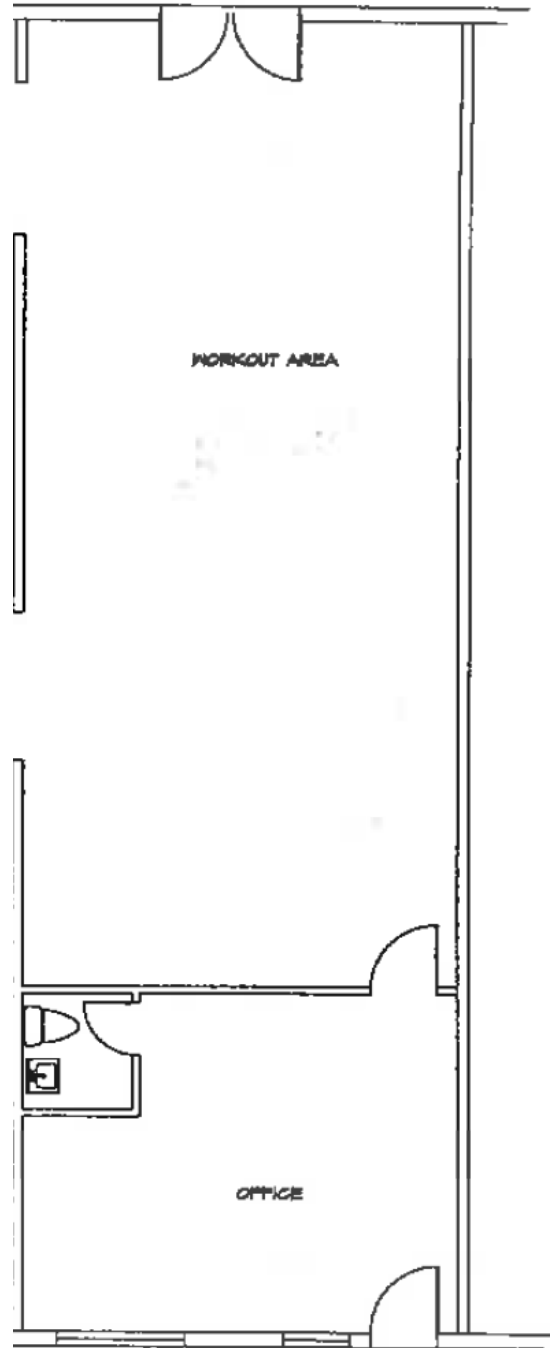


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**Floor Plan – 4500 E Speedway Blvd, Suite 45 – 1,200 SF**

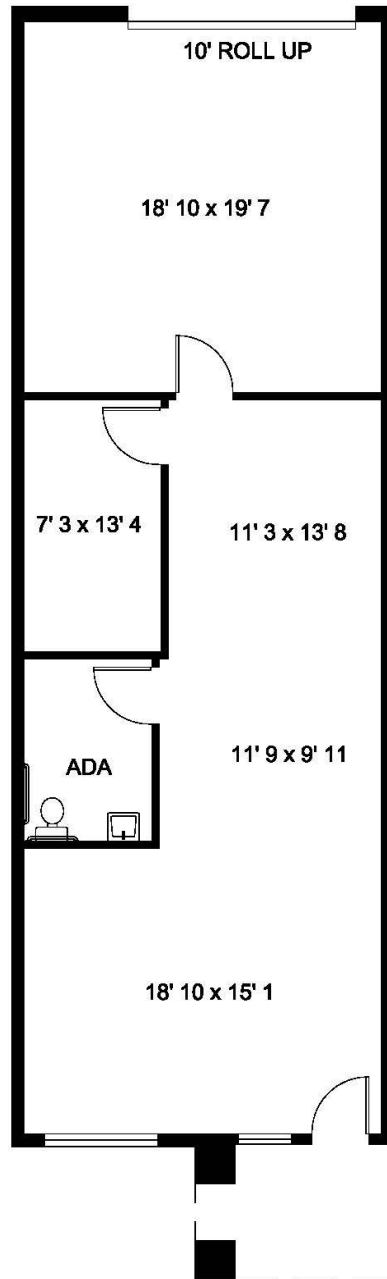


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**Floor Plan – 4500 E Speedway Blvd, Suite 48 – 1,200 SF**

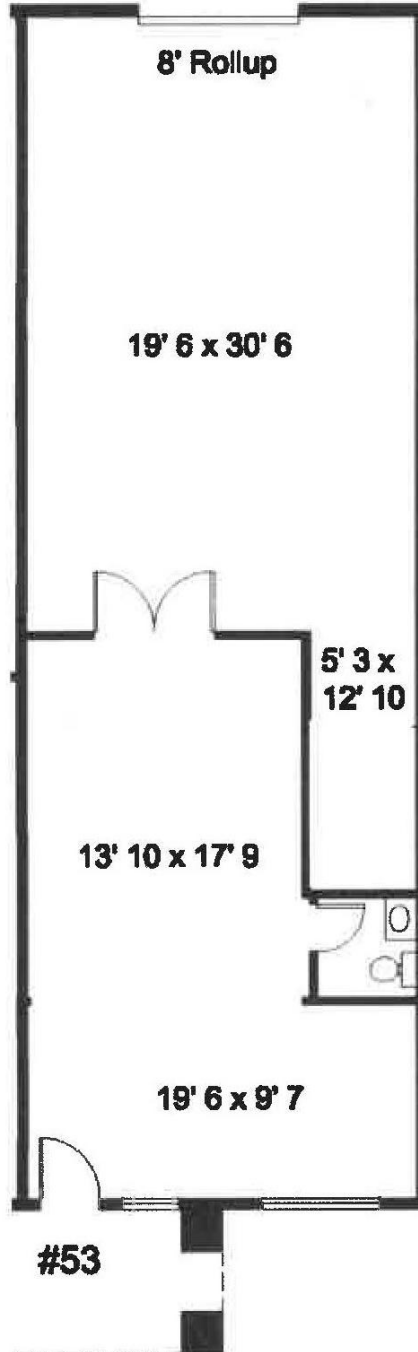


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**Floor Plan – 4500 E Speedway Blvd, Suite 53 – 1,200 SF**

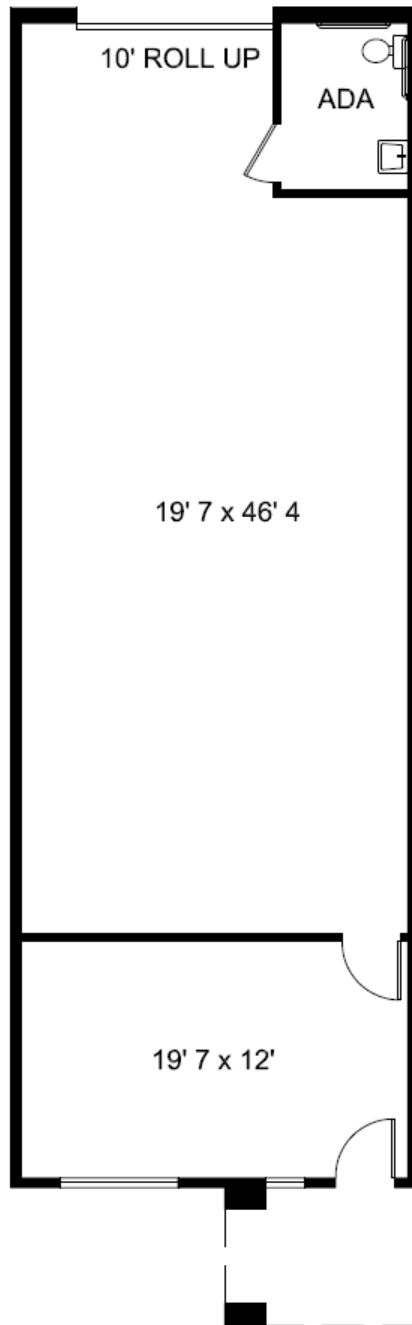


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### Floor Plan – 4500 E Speedway Blvd, Suite 57 – 1,200 SF

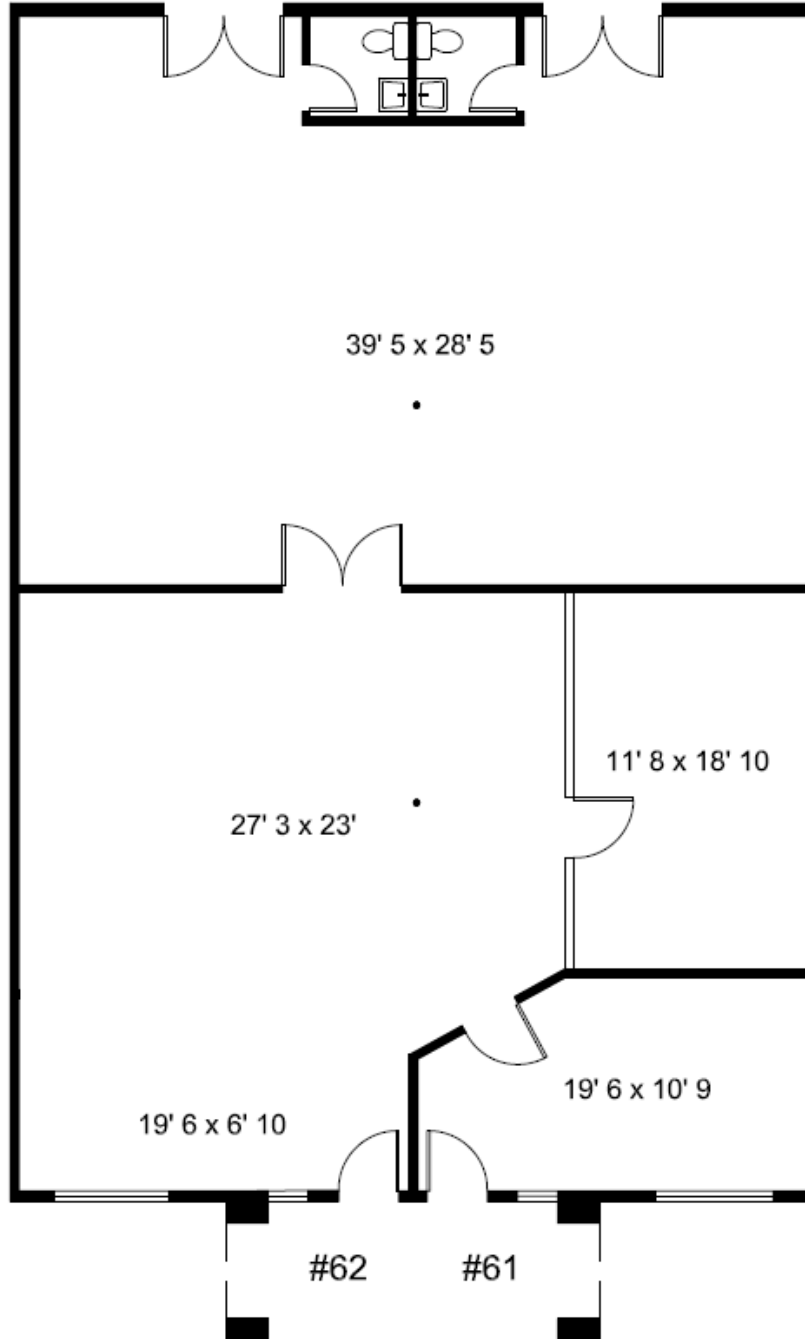


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**Floor Plan – 4500 E Speedway Blvd, Suite 61-62 – 2,400 SF**



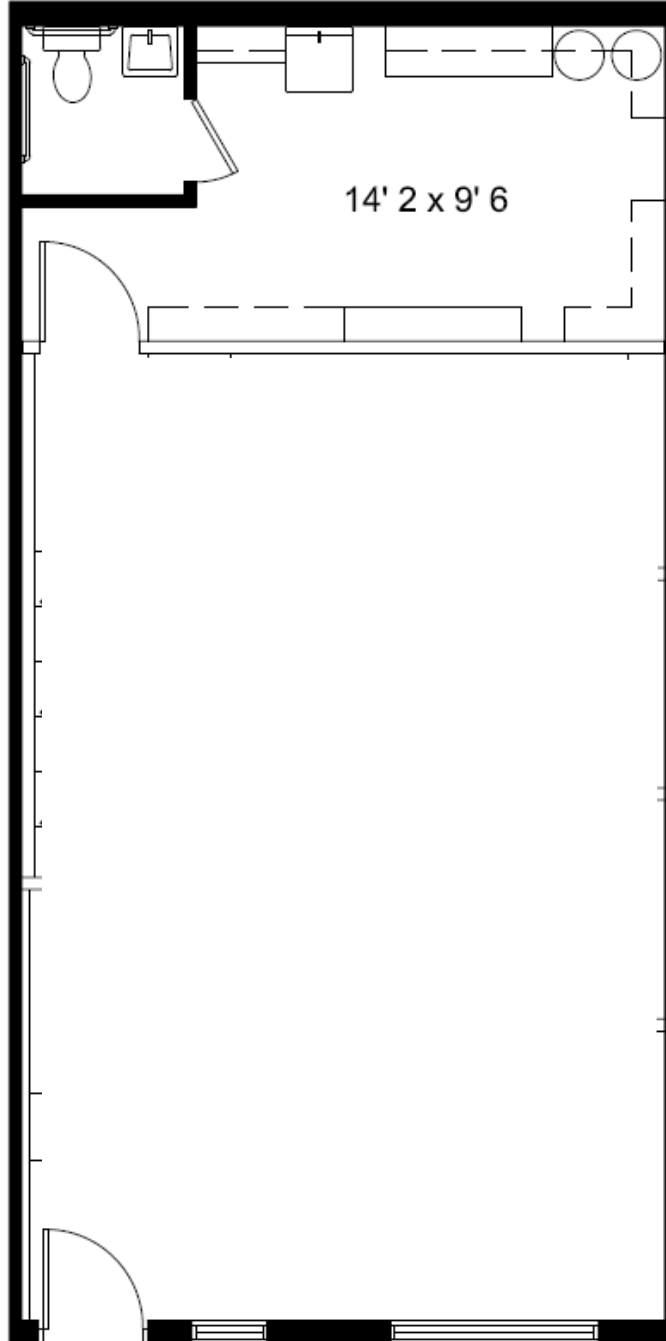
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### Floor Plan – 4500 E Speedway Blvd, Suite 74 – 800 SF

- 100% air conditioned
- Former hair salon



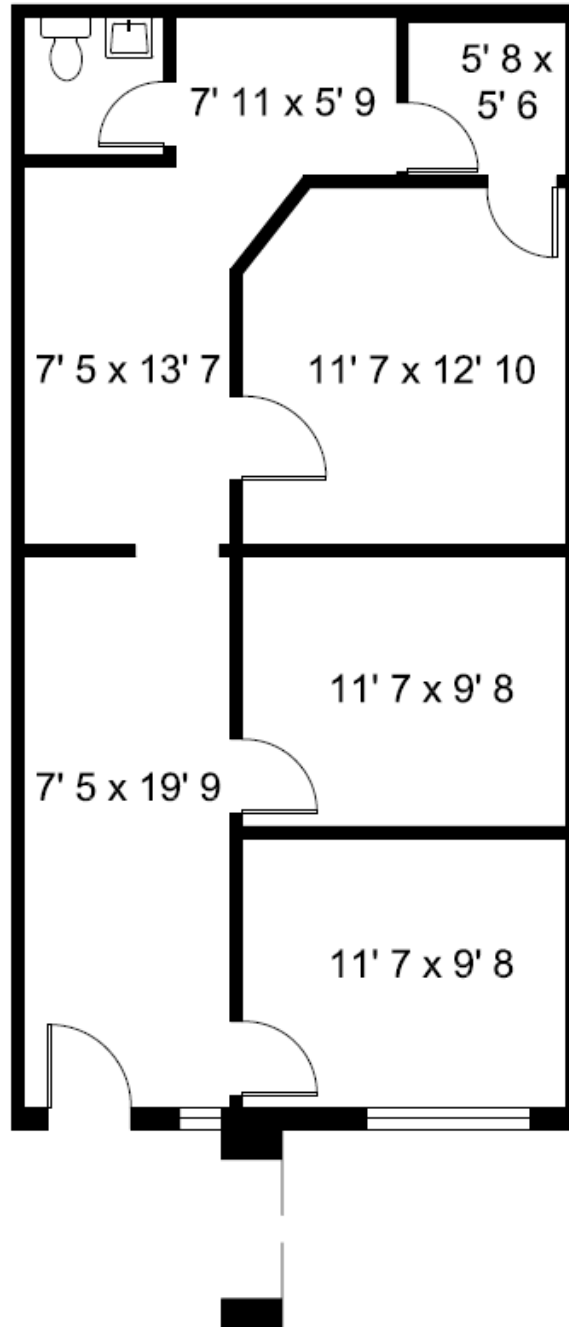
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### Floor Plan – 4500 E Speedway Blvd, Suite 76 – 800 SF

- 100% air conditioned office



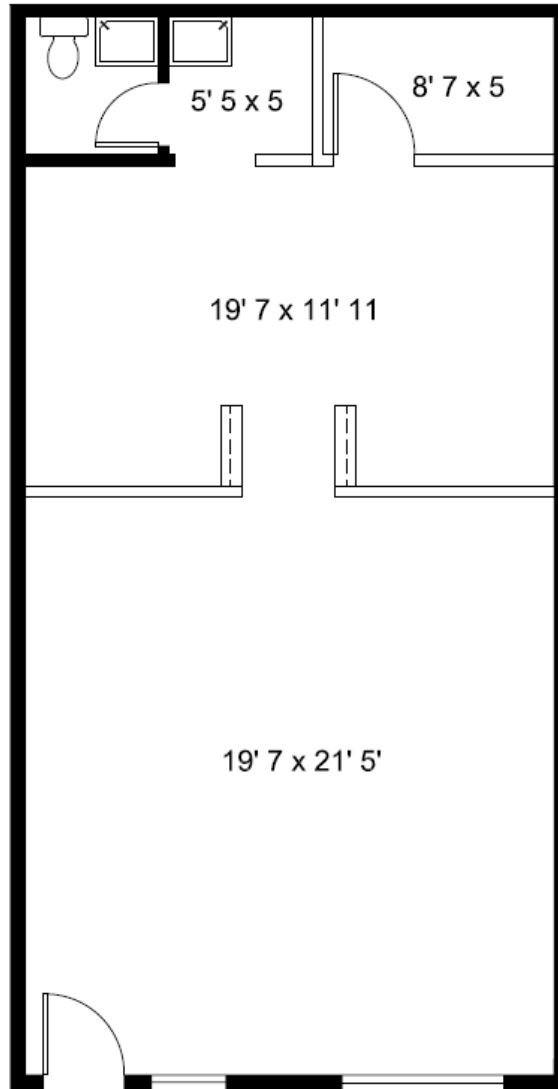
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### Floor Plan – 4500 E Speedway Blvd, Suite 82 – 800 SF

- 100% air conditioned office/retail



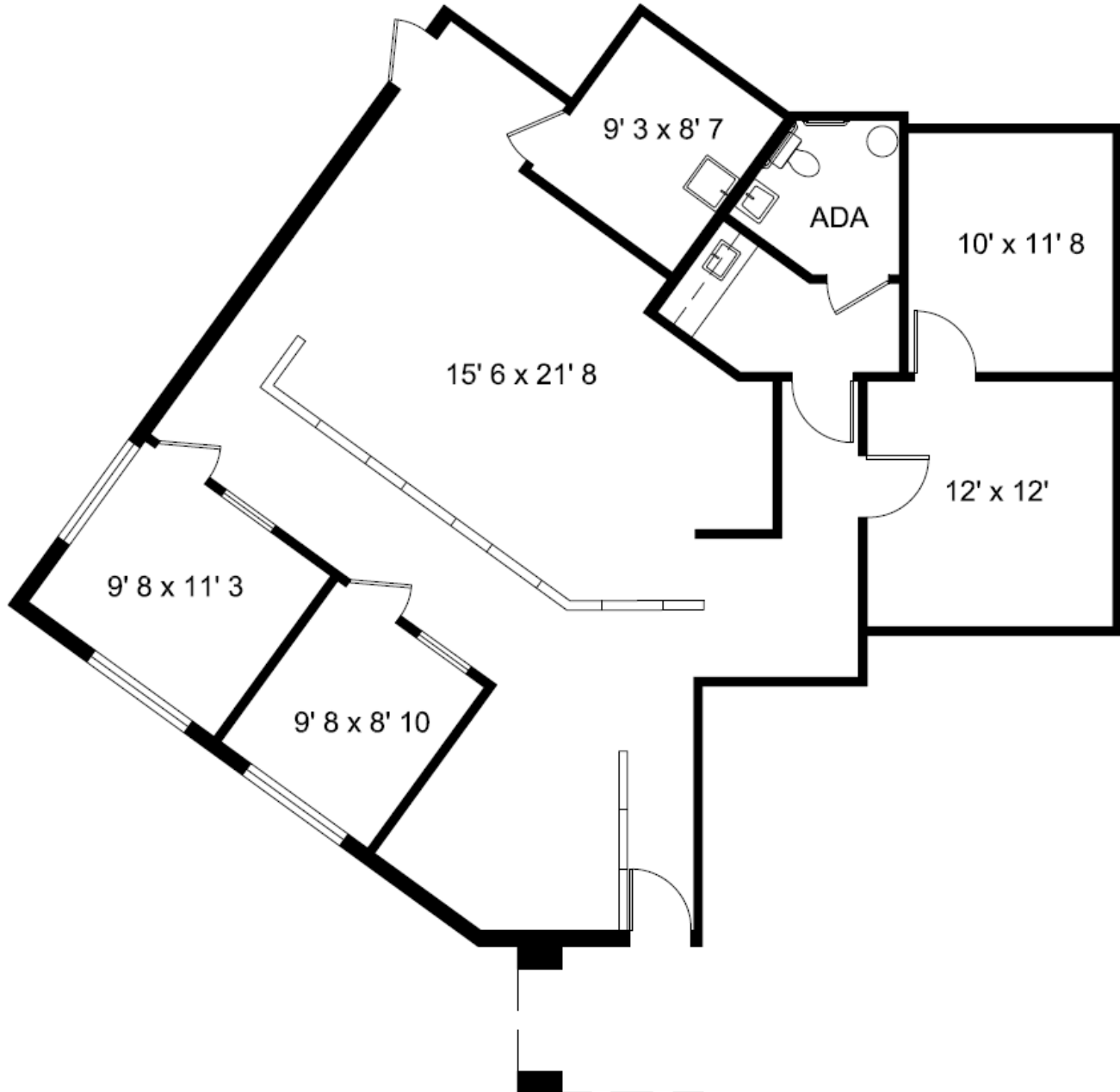
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### Floor Plan – 4500 E Speedway Blvd, Suite 87-88 – 1,620 SF

- 100% air conditioned office/open space



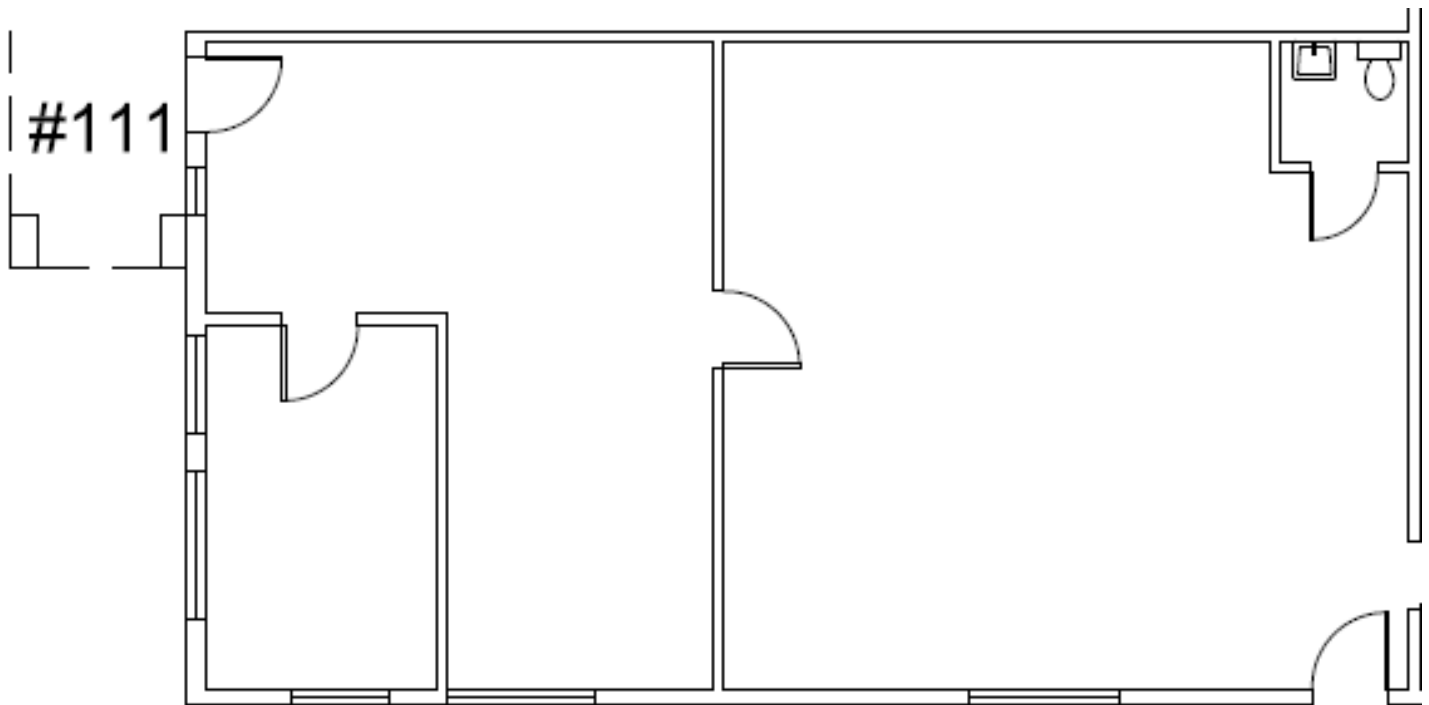
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## Floor Plan – 4500 E Speedway Blvd, Suite 111-112 – 1,274 SF

- 100% air conditioned



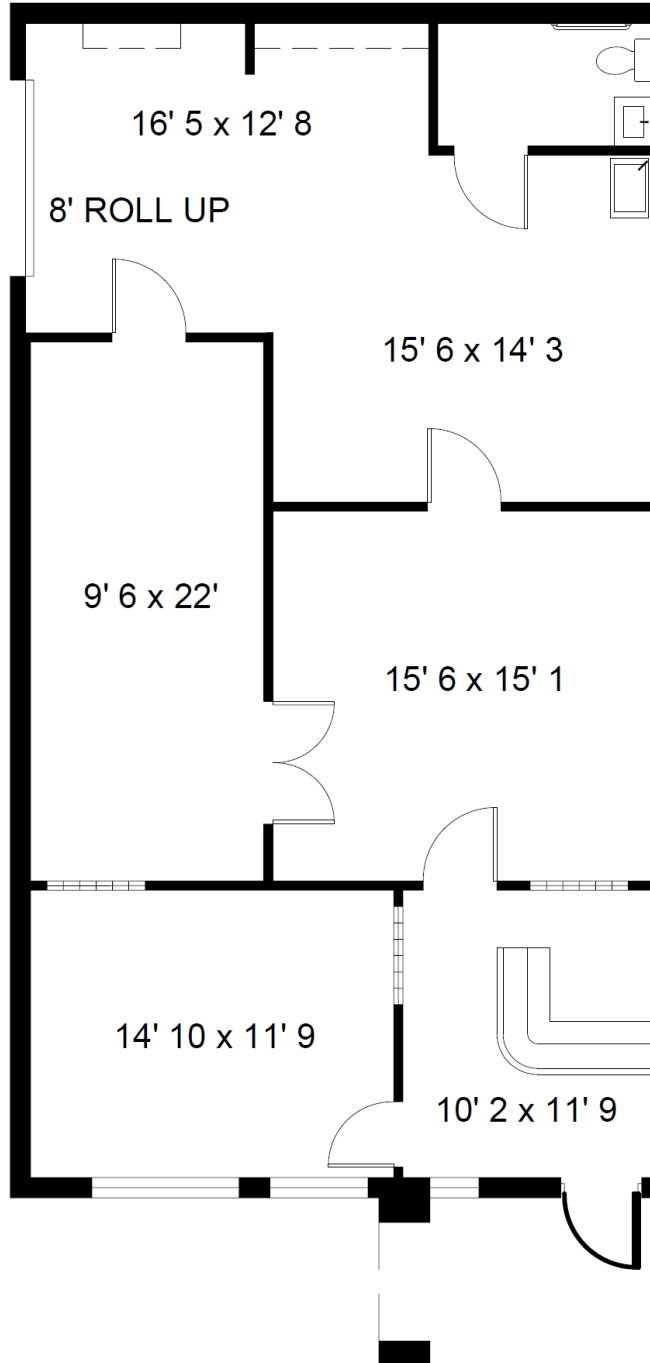
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### Floor Plan – 4500 E Speedway Blvd, Suite 113 – 1,272 SF

- 100% air conditioned



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**Aerial**



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