



FOR LEASE

745-2,954 SF

\$1.16-\$1.18/SF, MG

Address	SF	Price/SF	Monthly Rent	Configuration
1801 S Alvernon Way Suite 101*	1,200	\$1.18 MG	\$1,416	100% A/C
1801 S Alvernon Way Suites 105-106*	1,851	\$1.18 MG	\$2,184	100% A/C
1801 S Alvernon Way Suite 112	1,550	\$1.18 MG	\$1,829	25% office 75% warehouse
1835 S Alvernon Way Suite 205*	900	\$1.18 MG	\$1,062	100% A/C
1835 S Alvernon Way, Suite 206*	1,200	\$1.18 MG	\$1,416	100% A/C
1835 S Alvernon Way Suite 209*	900	\$1.18 MG	\$1,062	100% A/C
1835 S Alvernon Way Suite 212*	1,200	\$1.18 MG	\$1,416	100% A/C
3925 E 29 th St, Suite 403	815	\$1.18 MG	\$962	40% office 60% warehouse
3925 E 29 th St Suite 406	910	\$1.18 MG	\$1,074	30% office 70% warehouse
3933 E 29 th St Suite 503	745	\$1.18 MG	\$879	20% office 80% warehouse
3941 E 29 th St Suite 602	1,180	\$1.18 MG	\$1,392	65% office 35% warehouse
3949 E 29 th St Suites 701-705*	2,954	\$1.16 MG	\$3,427	80% A/C 20% evap. cooled

* Frontage space

Key Features

- Newly renovated industrial/office space
- Retail with excellent visibility
- Convenient Alvernon Way & 29th Street intersection
- C-2 zoning (City of Tucson)

Paul Hooker, SIOR
Principal, Industrial Properties
+1 520 546 2704
phooker@picor.com

Andrew Keim
Industrial Properties
+1 520 271 8950
akeim@picor.com

picor.com

Site Plan



Site plan is not to scale;
for illustration purposes only.

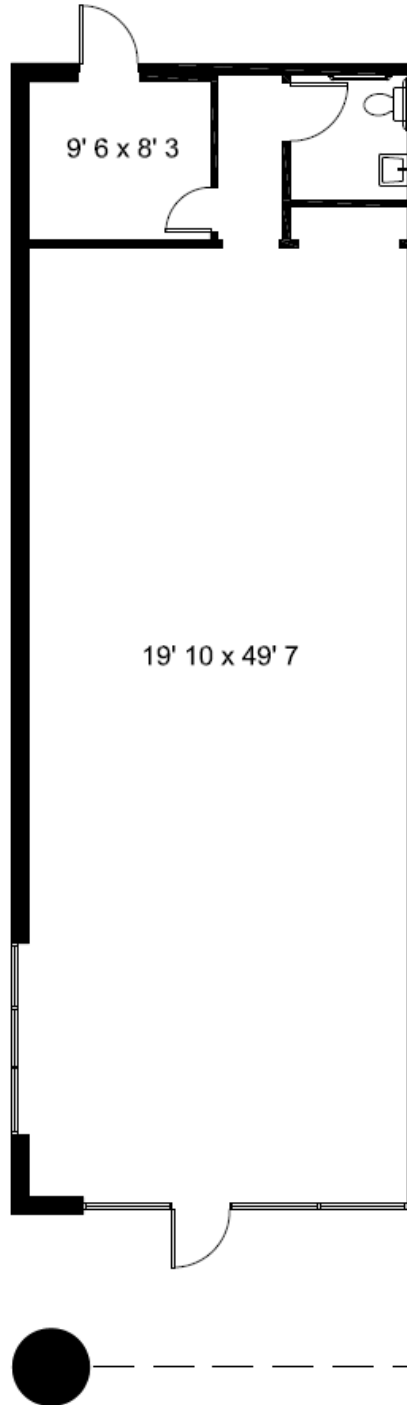
Paul Hooker, SIOR
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phooker@picor.com

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Floor Plan – 1801 S Alvernon Way, Suite 101 – 1,200 SF

- Alvernon frontage
- 100% air conditioned



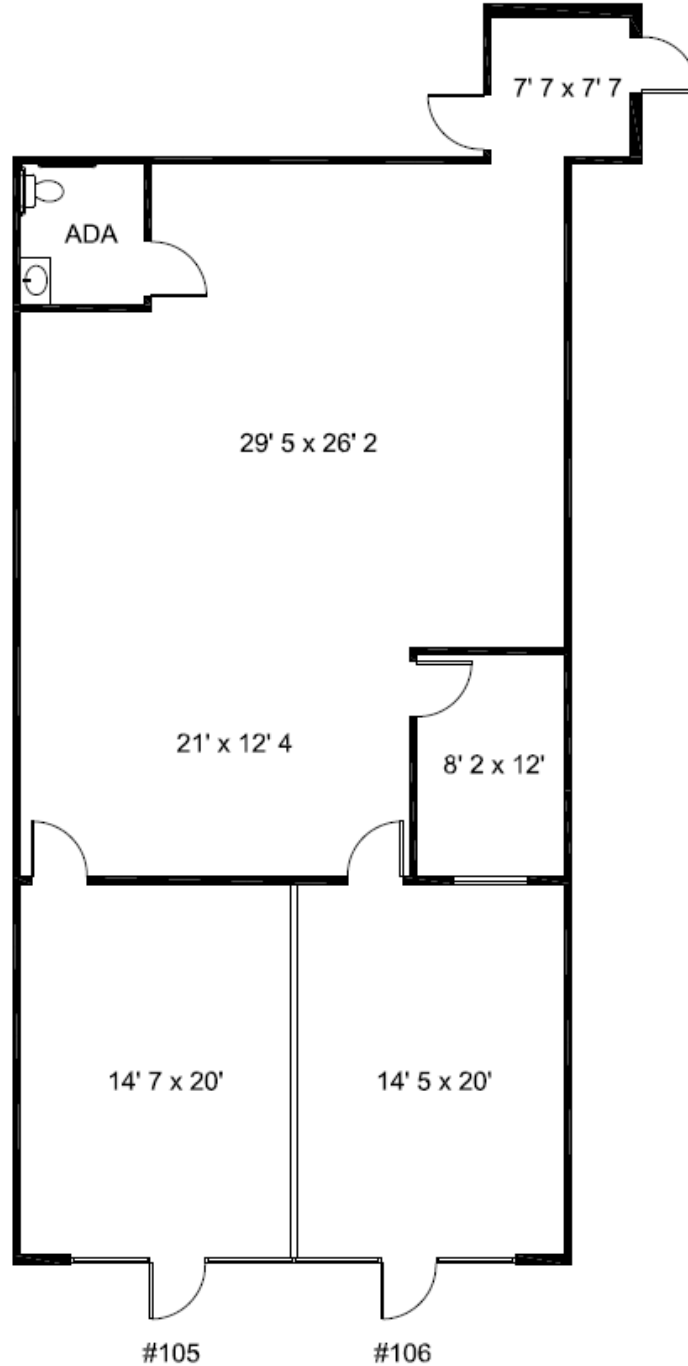
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Floor Plan – 1801 S Alvernon Way, Suite 105-106 – 1,851 SF

- Alvernon frontage
- 100% air conditioned



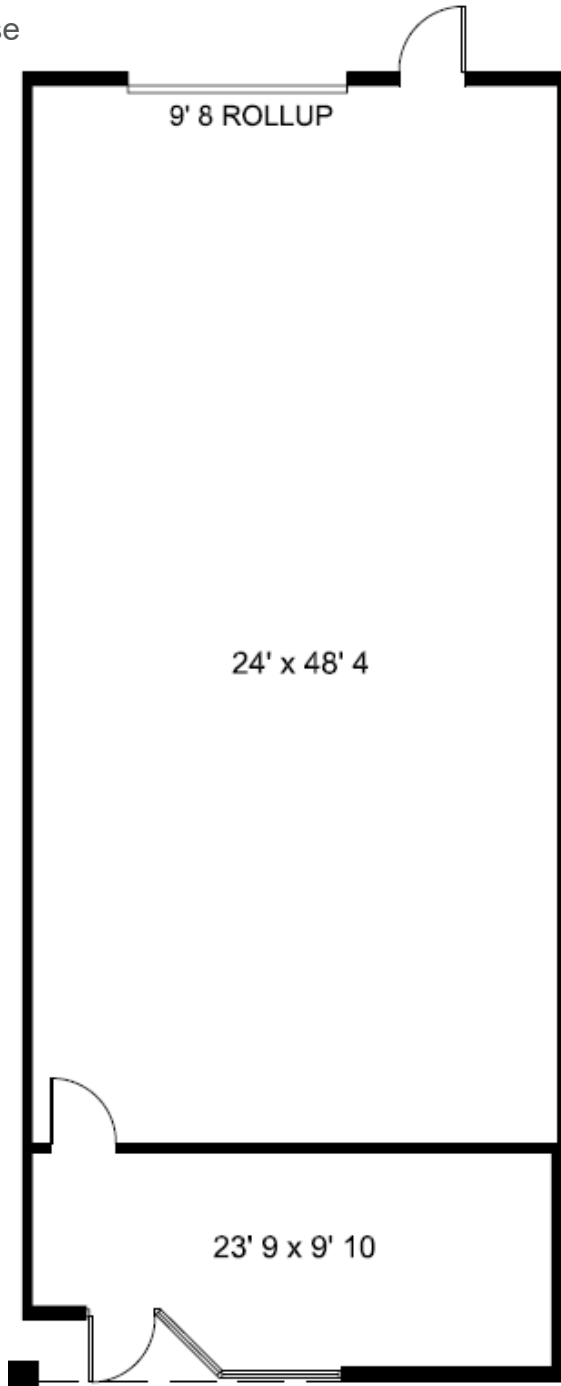
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Floor Plan – 1801 S Alvernon Way, Suite 112 – 1,550 SF

- 25% office / 75% warehouse
- Roll-up door



No restroom in this space, but common area restrooms are available for tenants' use.

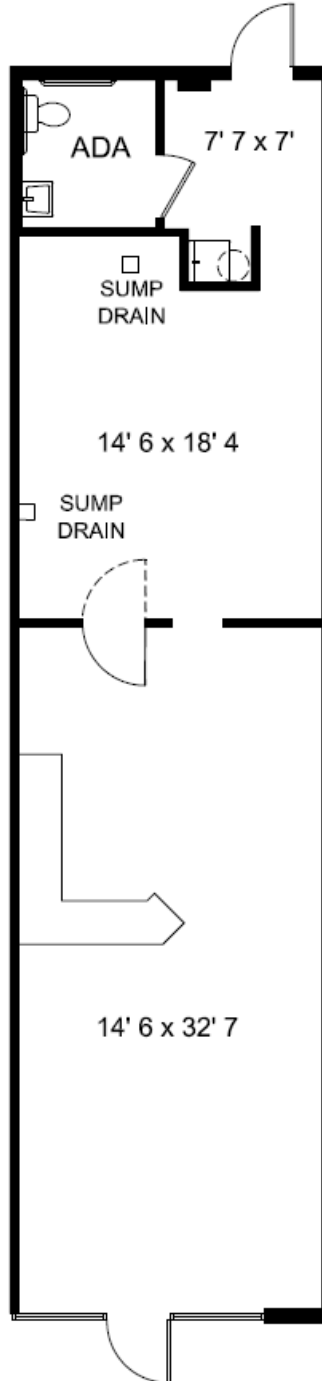
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phooker@picor.com

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akeim@picor.com

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Floor Plan – 1835 S Alvernon Way, Suite 205 – 900 SF

- Alvernon frontage
- 100% air conditioned



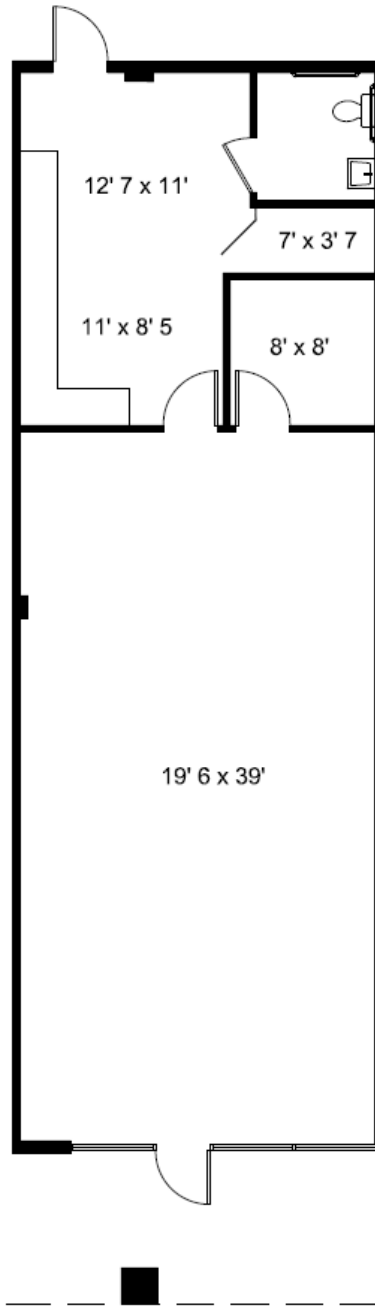
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Floor Plan – 1835 S Alvernon Way, Suite 206 – 1,200 SF

- Alvernon frontage
- 100% air conditioned



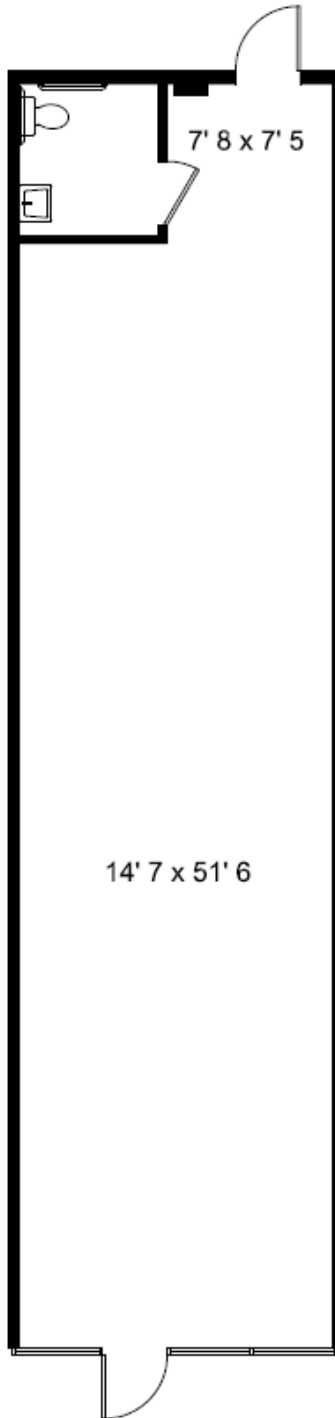
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Floor Plan – 1835 S Alvernon Way, Suite 209 – 900 SF

- Alvernon frontage
- 100% air conditioned



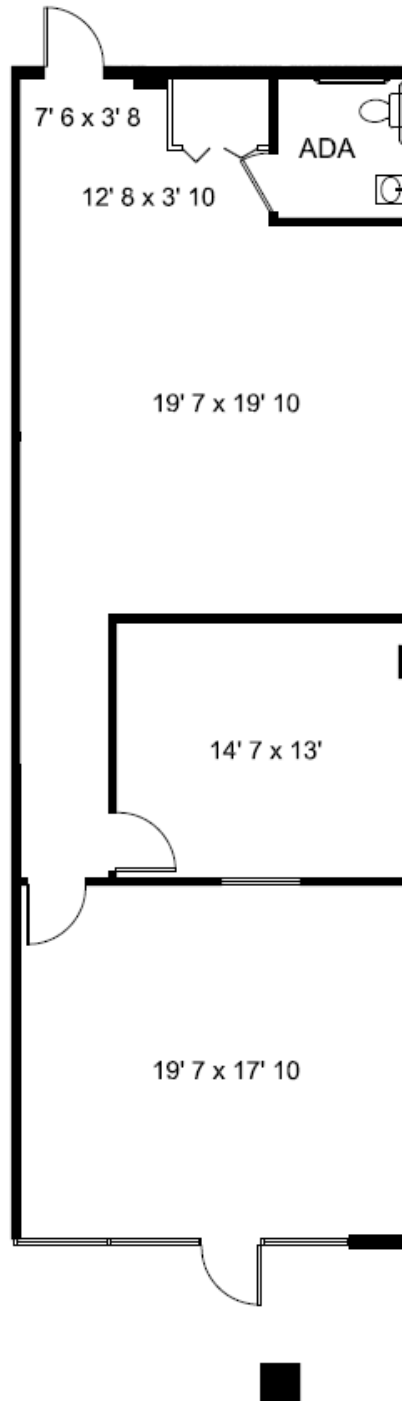
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Floor Plan – 1835 S Alvernon Way, Suite 212 – 1,200 SF

- Alvernon frontage
- 100% air conditioned



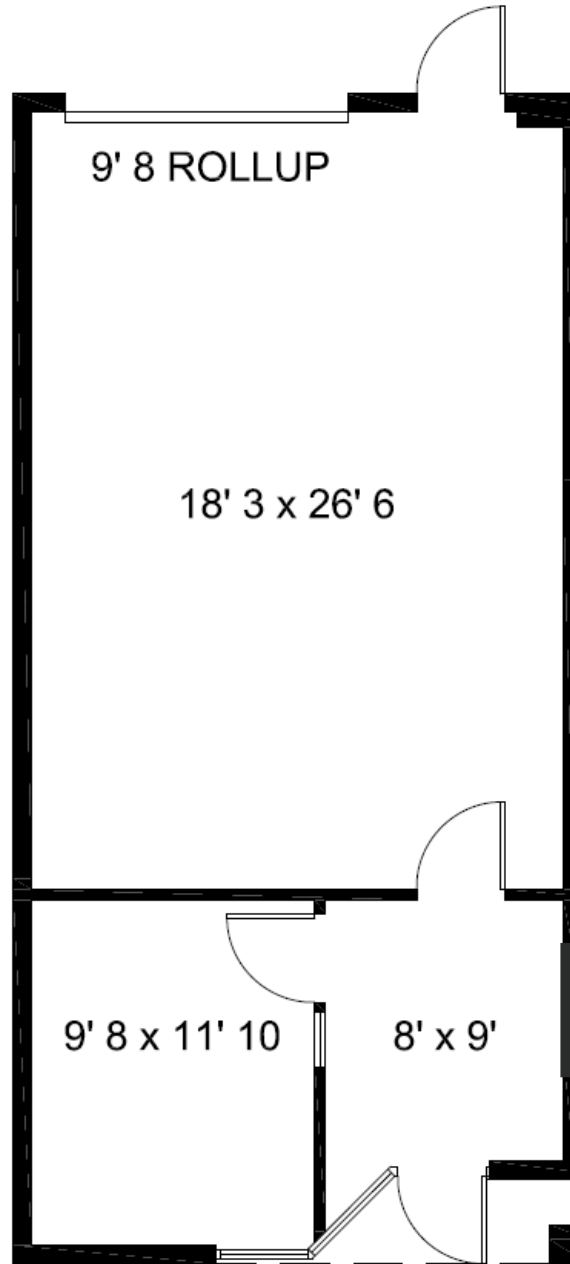
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Floor Plan – 3925 E 29th St, Suite 403 – 815 SF

- 40% office / 60% warehouse
- Roll-up door



No restroom in this space, but common area restrooms are available for tenants' use.

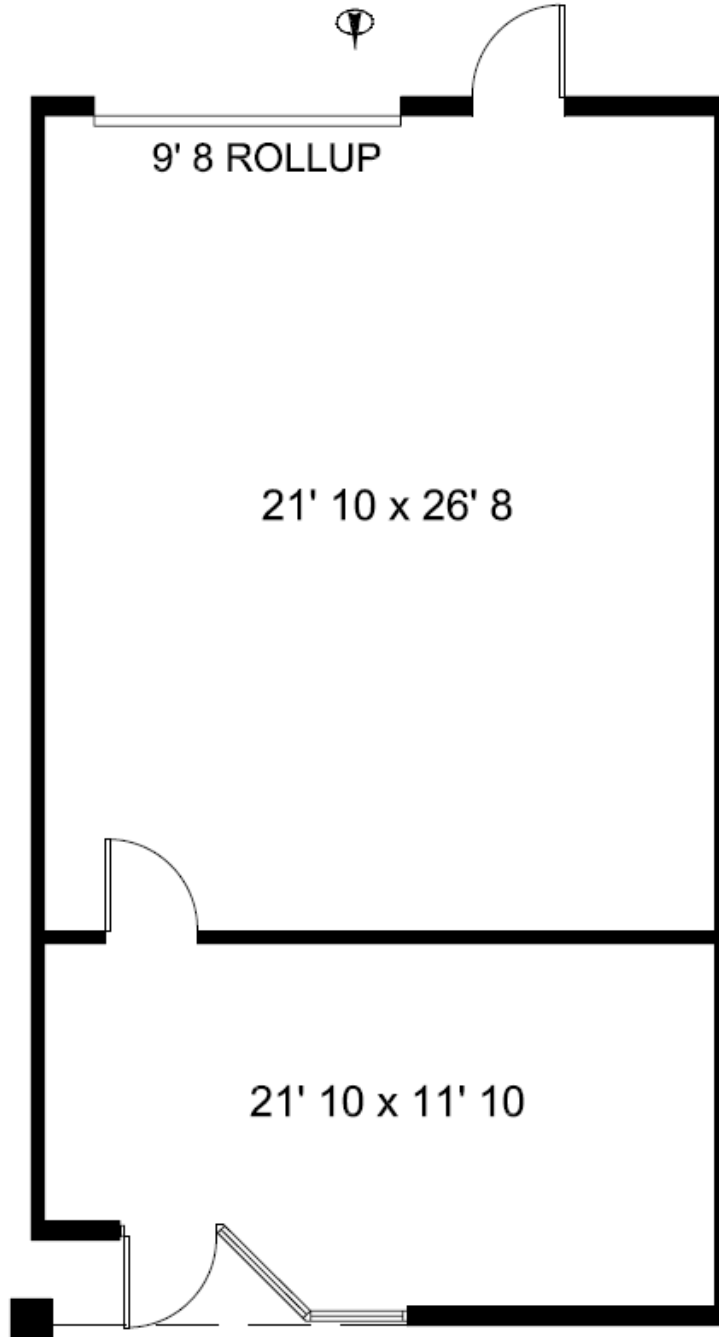
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Floor Plan – 3925 E 29th St, Suite 406 – 910 SF

- 30% office / 70% warehouse
- Roll-up door



No restroom in this space, but common area restrooms are available for tenants' use.

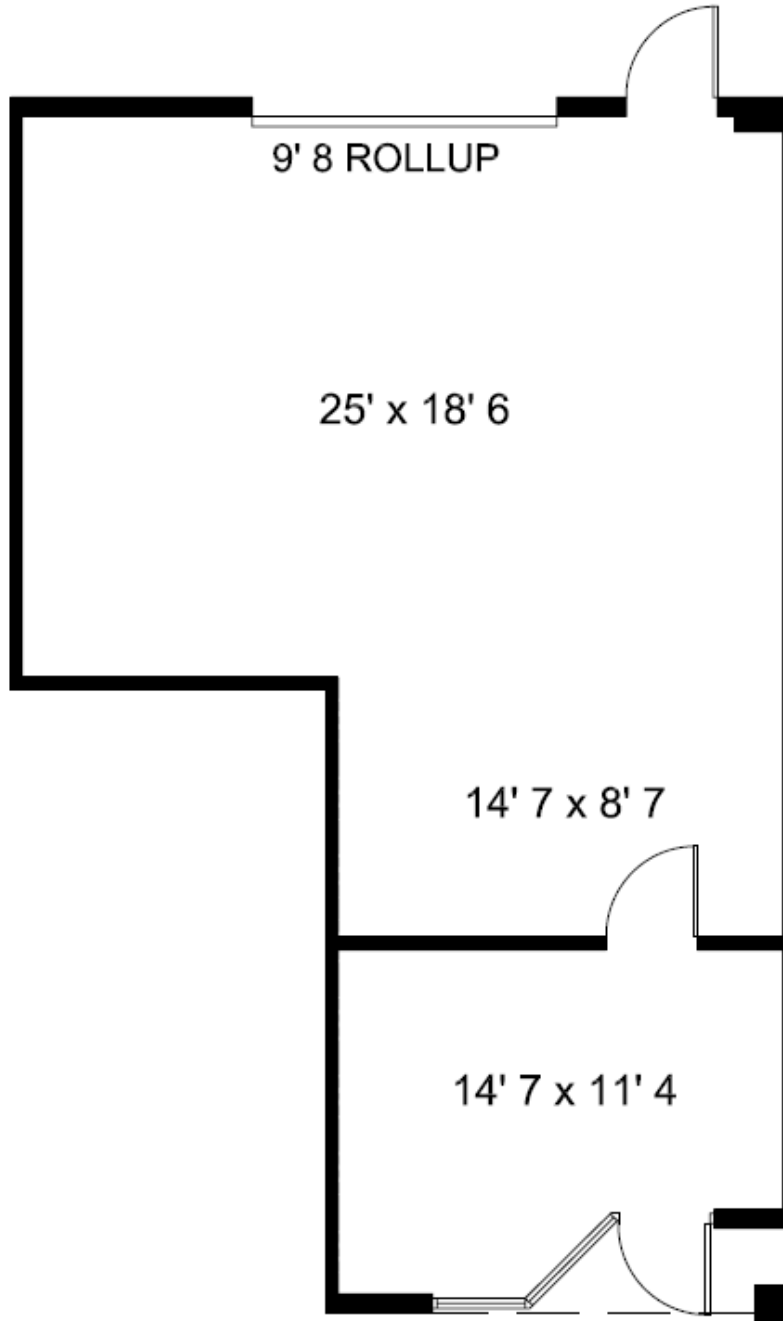
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Floor Plan – 3933 E 29th St, Suite 503 – 745 SF

- 20% office / 80% warehouse
- Roll-up door



No restroom in this space, but common area restrooms are available for tenants' use.

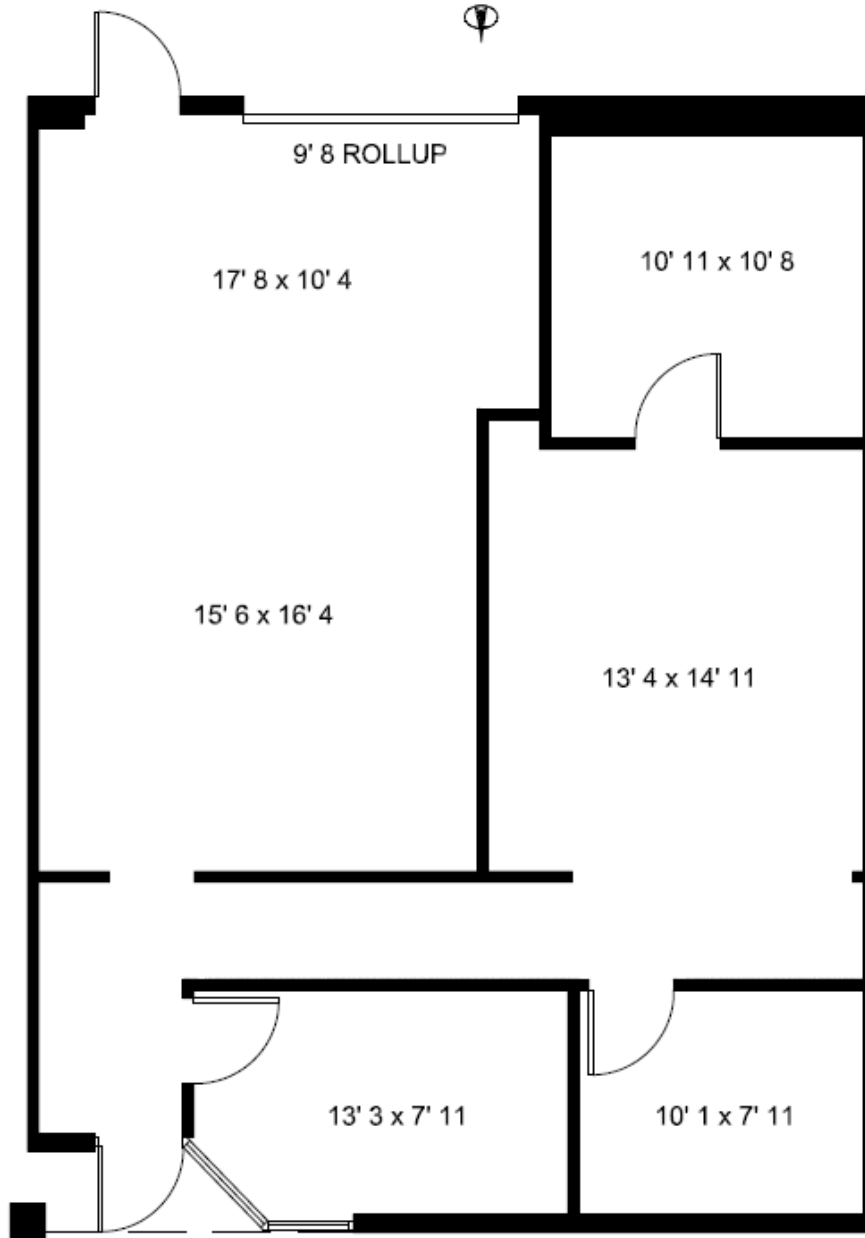
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Floor Plan – 3941 E 29th St, Suite 602 – 1,180 SF

- 65% office / 35% warehouse
- Roll-up door



No restroom in this space, but common area restrooms are available for tenants' use.

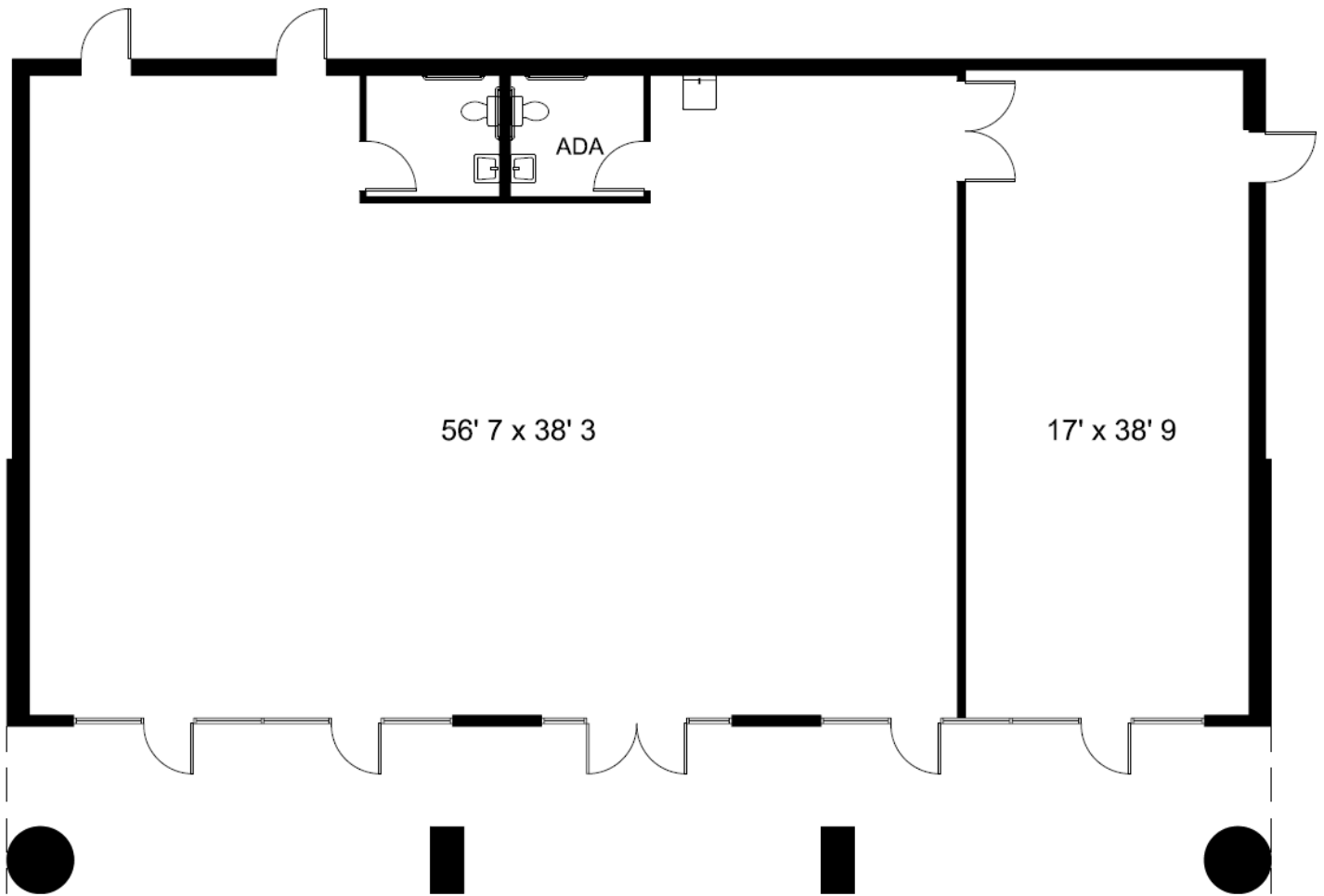
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Floor Plan – 3949 E 29th St, Suite 701-705 – 2,954 SF

- 29th Street frontage
- 80% air conditioned / 20% evaporative cooled



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