



BUTTERFIELD BUSINESS CENTER

Lots Available for Sale
Tucson, Arizona

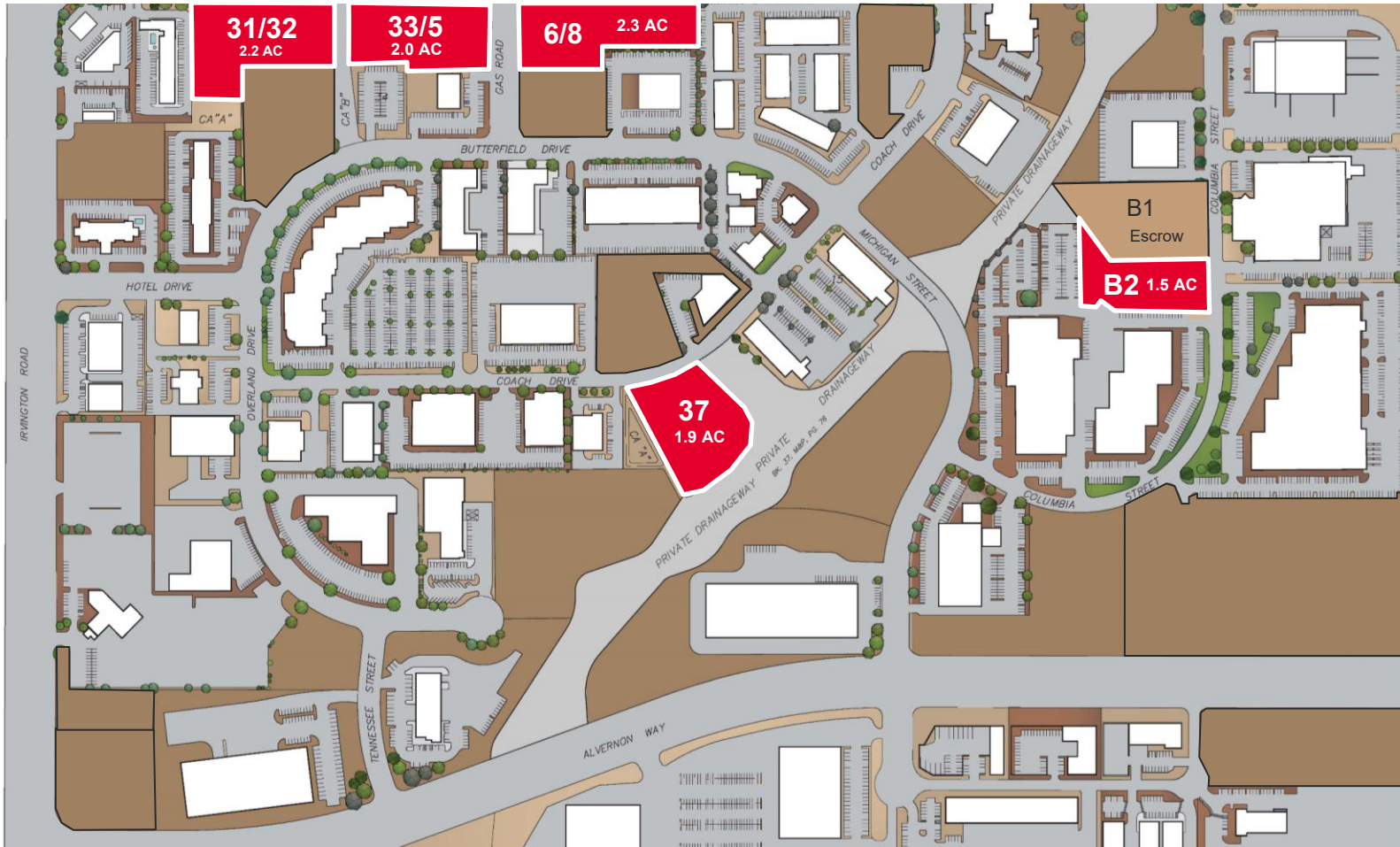


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REMAINING AVAILABLE LOTS



LOT	SF	ACRES	COST PER SF
6/8	98,523 (Divisible)	2.27 (Divisible)	\$5.50
31/32	94,702 (Divisible)	2.22 (Divisible)	\$5.50
33/5	85,741 (Divisible)	1.97 (Divisible)	\$5.50
37	83,642	1.92	\$4.95
B2	72,310	1.47	\$4.95

PROPERTY OVERVIEW



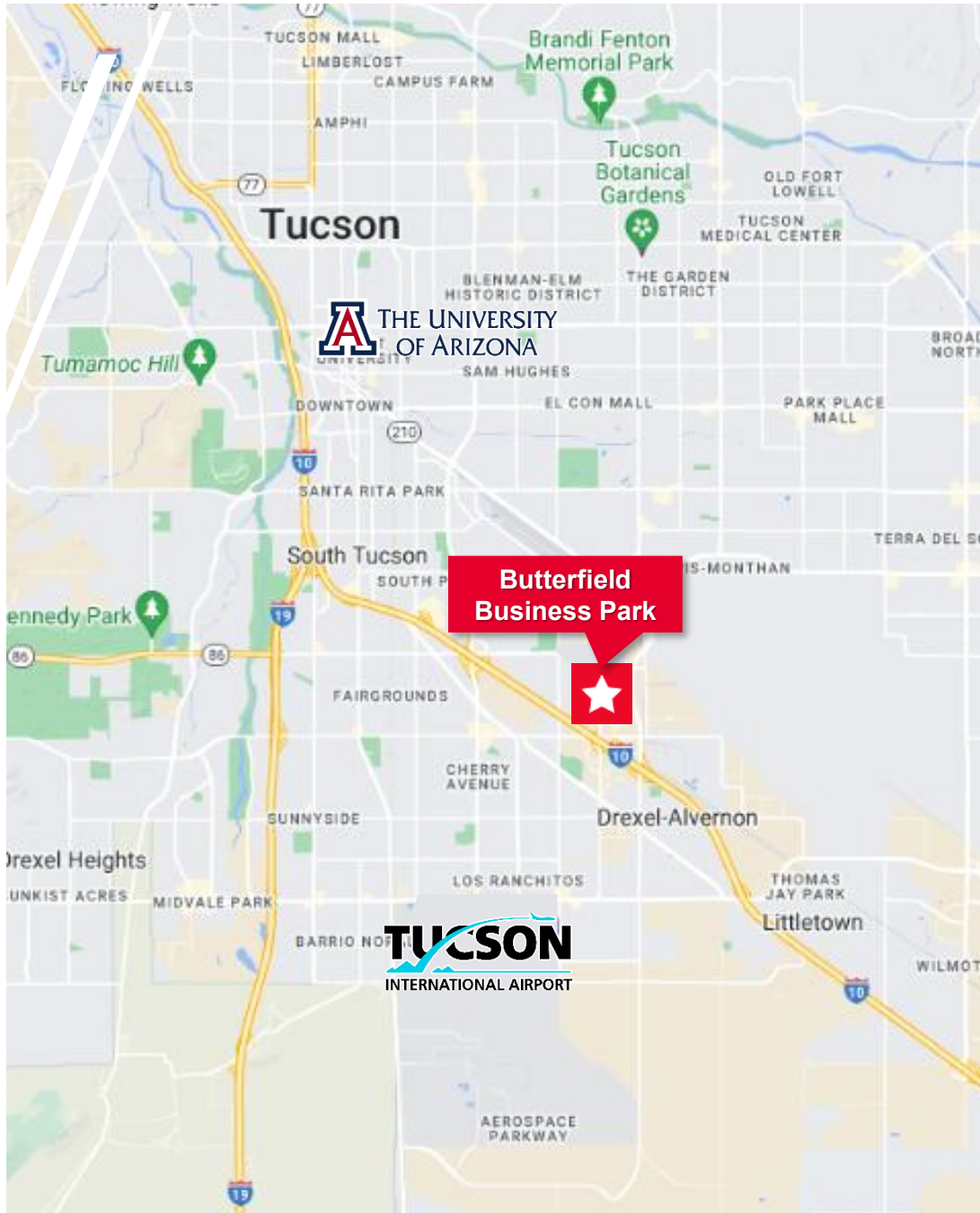
Butterfield Business Center

Butterfield Business Center is the premier corporate location in Tucson. Outstanding location, competitive pricing and distinctive facilities have attracted many of Tucson's top corporate businesses including high tech businesses, teleservices, national distributors, hotels, and restaurants.

Frontage along four major corridors, including Interstate 10, provides direct access to downtown, Tucson International Airport, and Tucson's largest labor pools. Because of lower rental tax rates than in competing business centers, Butterfield users incur lower operating costs and are more competitive in the marketplace.

- Located in the heart of Tucson
- Class "A" business park
- Excellent access to I-10 & major corridors, airport area, and labor pools
- Lots are ready for development
- Competitively priced
- Fiber optic infrastructure
- Public transportation

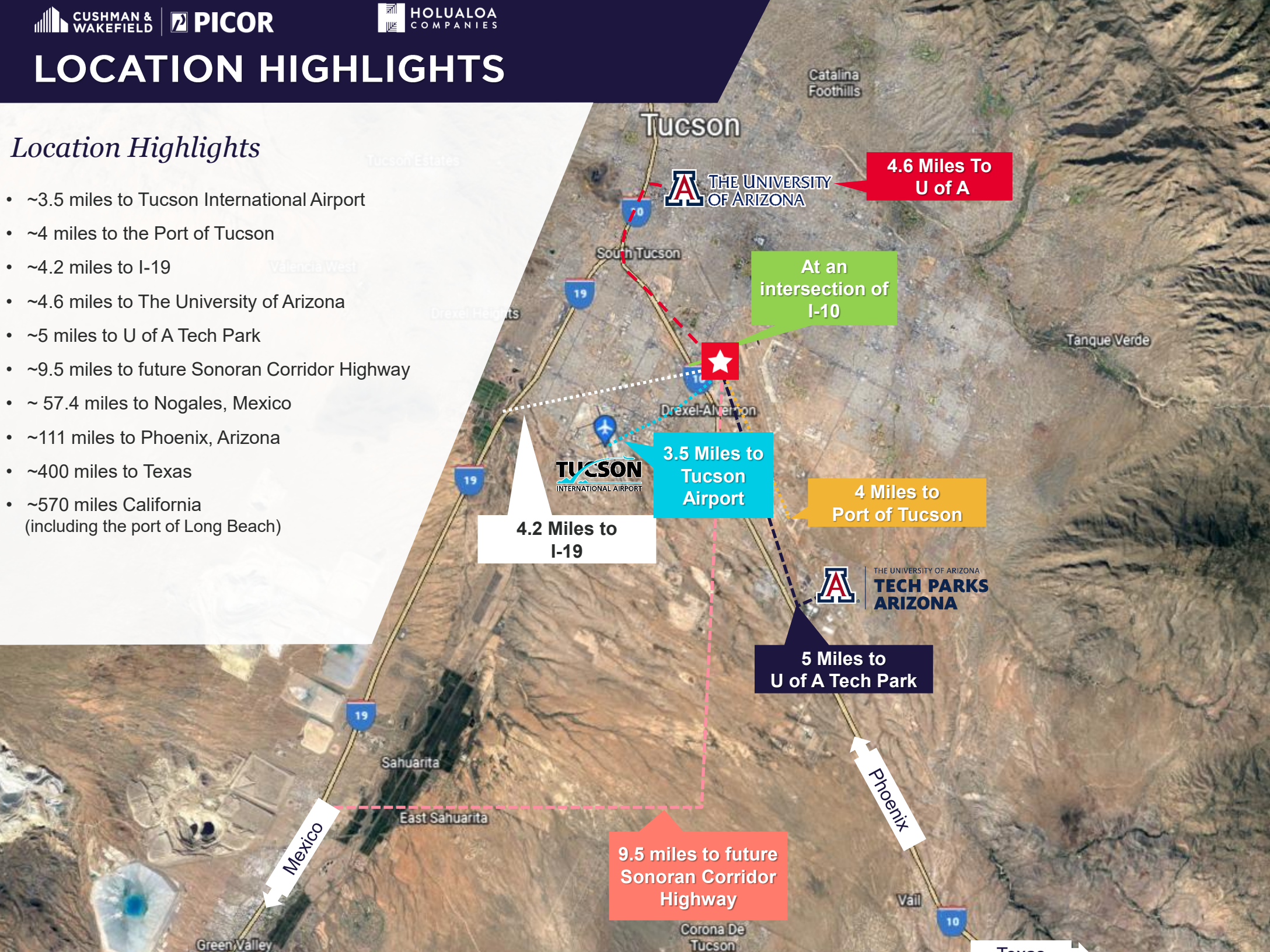
MAP/PHOTOS



LOCATION HIGHLIGHTS

Location Highlights

- ~3.5 miles to Tucson International Airport
- ~4 miles to the Port of Tucson
- ~4.2 miles to I-19
- ~4.6 miles to The University of Arizona
- ~5 miles to U of A Tech Park
- ~9.5 miles to future Sonoran Corridor Highway
- ~ 57.4 miles to Nogales, Mexico
- ~111 miles to Phoenix, Arizona
- ~400 miles to Texas
- ~570 miles California (including the port of Long Beach)



4.6 Miles To U of A

At an intersection of I-10

3.5 Miles to Tucson Airport

4 Miles to Port of Tucson

4.2 Miles to I-19

5 Miles to U of A Tech Park

9.5 miles to future Sonoran Corridor Highway

Green Valley

Sahuarita

East Sahuarita

Corona De Tucson

Vail

Phoenix

Texas

Catalina Foothills

Tucson Estates

Valencia West

Drexel Heights

Tanque Verde

Tucson

South Tucson

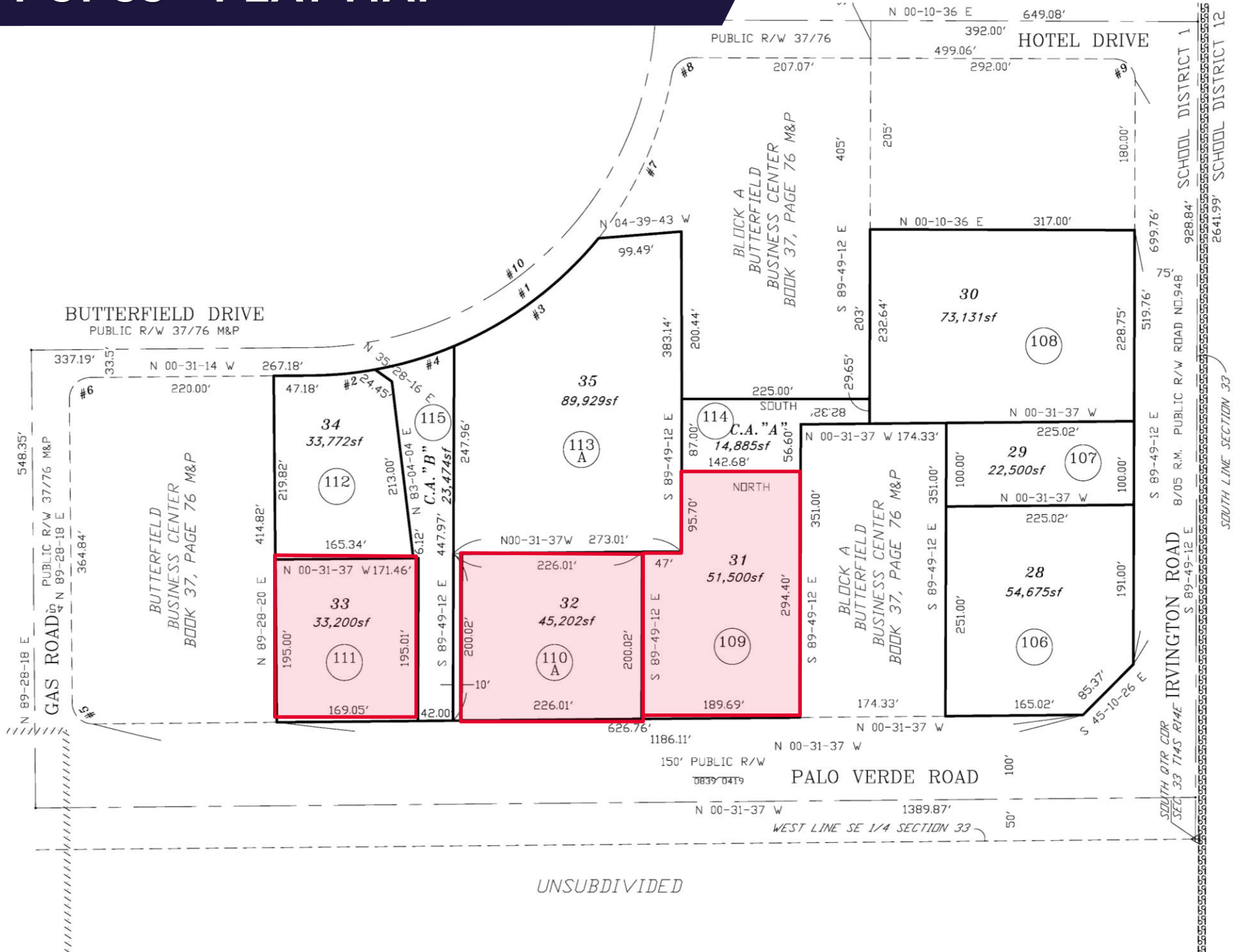
Drexel-Altaverton

THE UNIVERSITY OF ARIZONA
TECH PARKS ARIZONA

TUCSON INTERNATIONAL AIRPORT

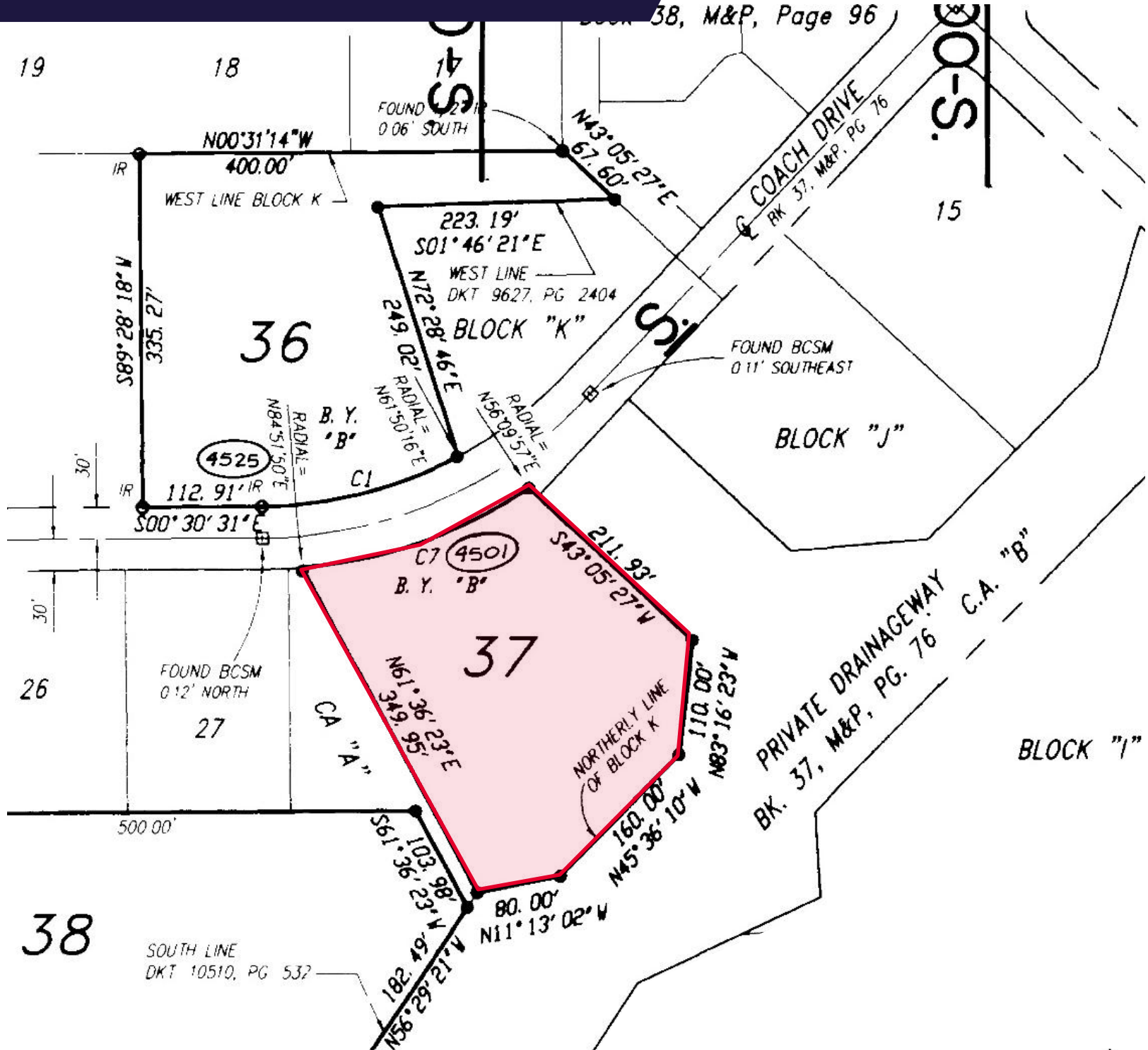
THE UNIVERSITY OF ARIZONA

LOT 31-33 - PLAT MAP

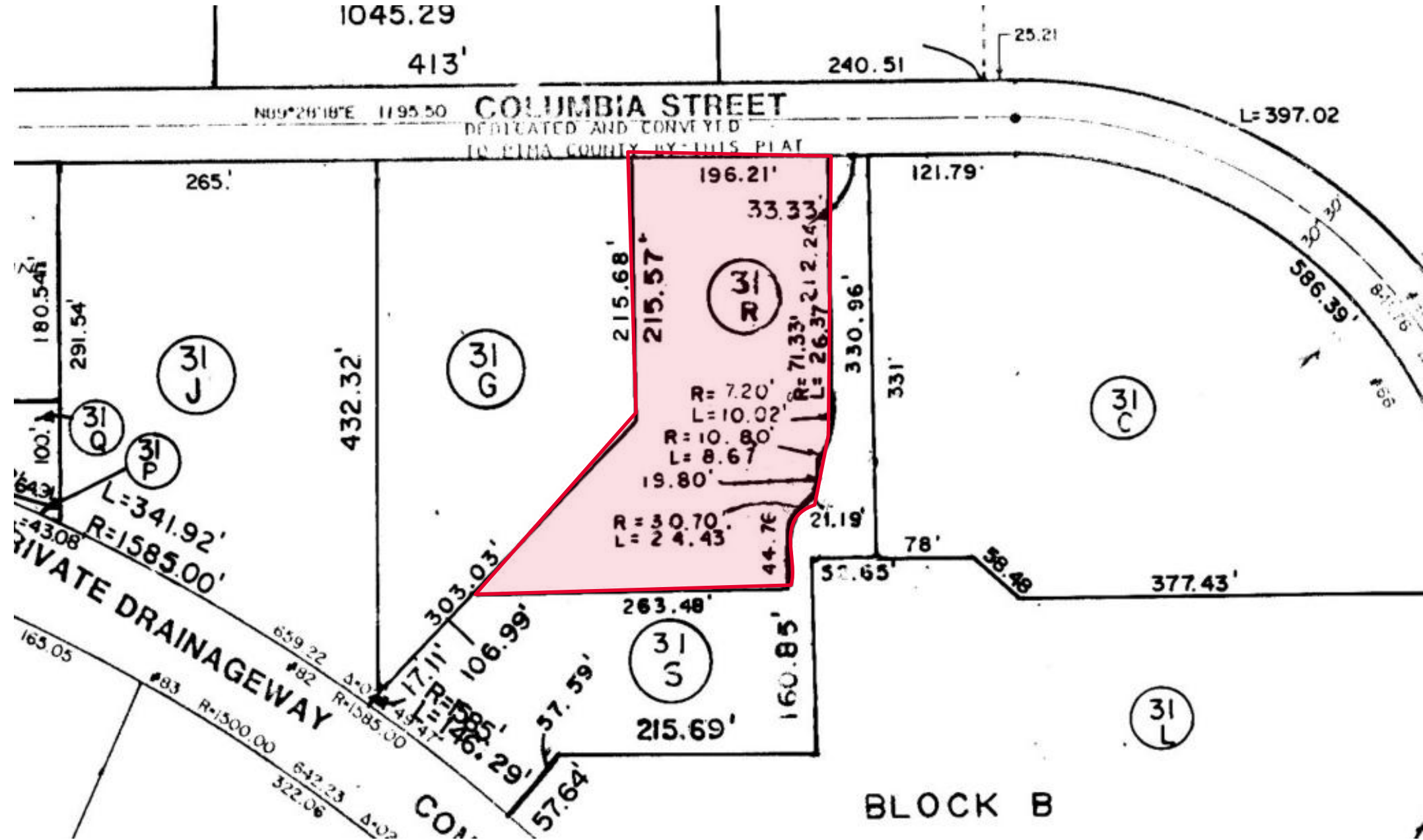


LOT 37 - PLAT MAP

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BLOCK B2 - PLAT MAP



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