



700 E BROADWAY - OFFICE FOR LEASE
±10,390 SF - NEAR DOWNTOWN
At the New Aviation/Broadway Intersection



Exclusively represented by:

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VOLK COMPANY | 2102 North Country Club Rd #7, Tucson, Arizona 85716 | 520.326.3200 | volkco.com

HIGHLIGHTS

- Location:** 700 East Broadway, at the SEC of Broadway and Aviation Corridor
- Size Availability:** ±10,390 RSF
- Parking:** Abundant parking with covered, reserved spaces available.
- Comments:** In 'move-in' condition with Private lobby and dedicated entry door with elevator, numerous private offices, multiple conference rooms, mountain views, and raised barrel ceiling. Fiber-optic service.
- Lease Rate:** \$24.00 per SF per annum, Modified Gross
- Signage:** Building signage available
- Zoning:** C-3 and I-1, City of Tucson – Medical or Office Uses

**Source: Per Owner*

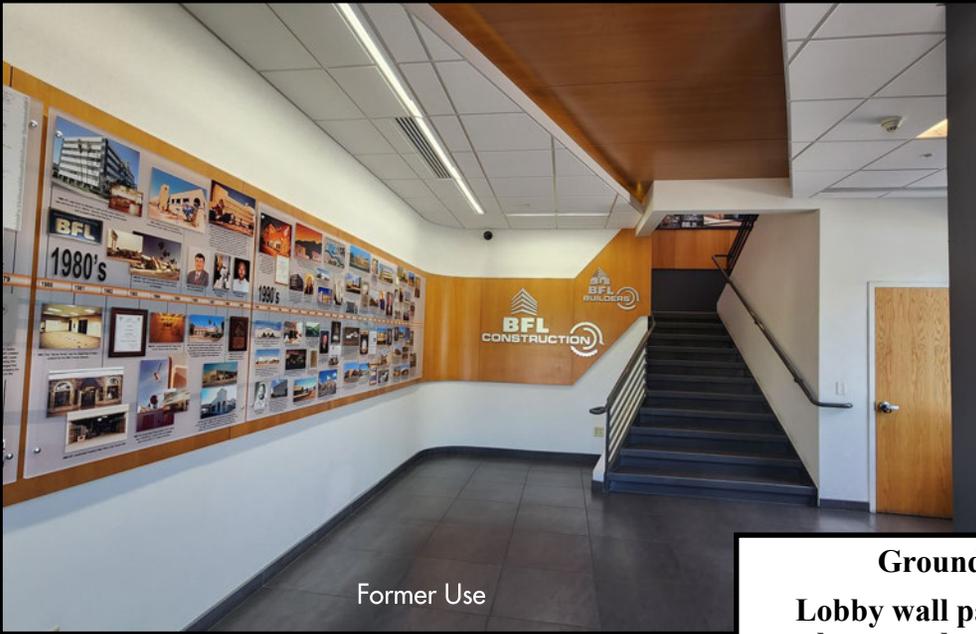




Additional Features:

- 9-Camera security system
- Automated rolling security door
- Door controls with computer at reception desk
- Furnishings Included



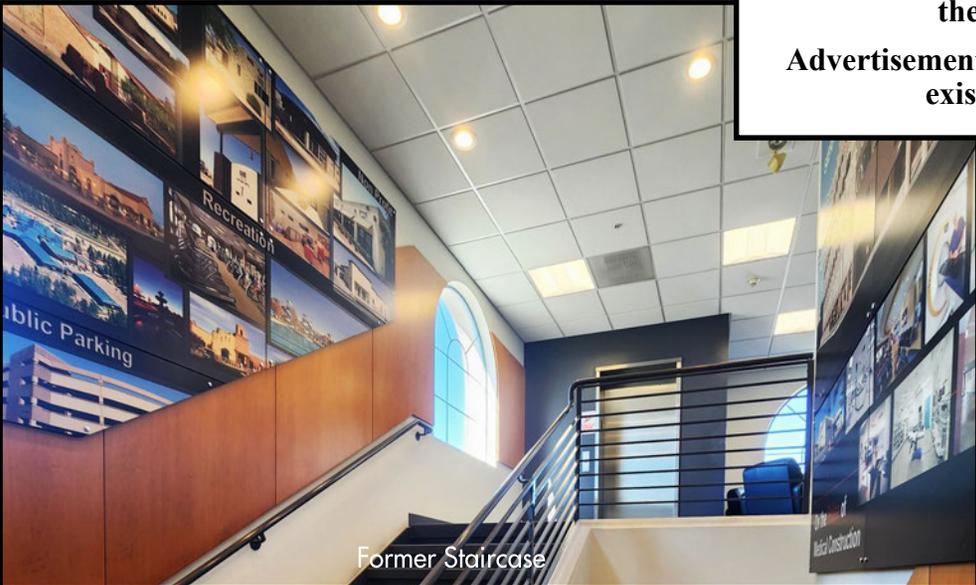


Former Use

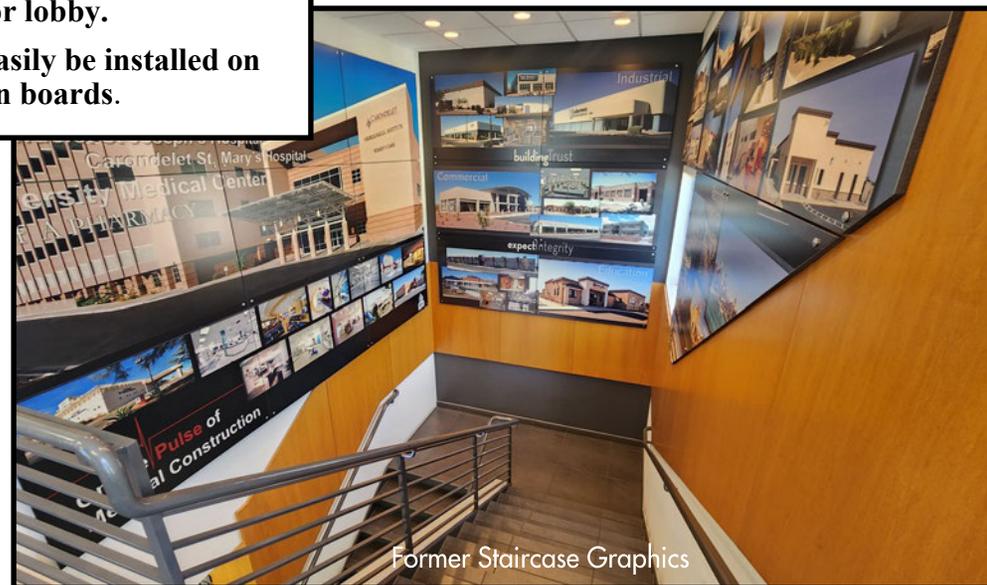


Current Lobby

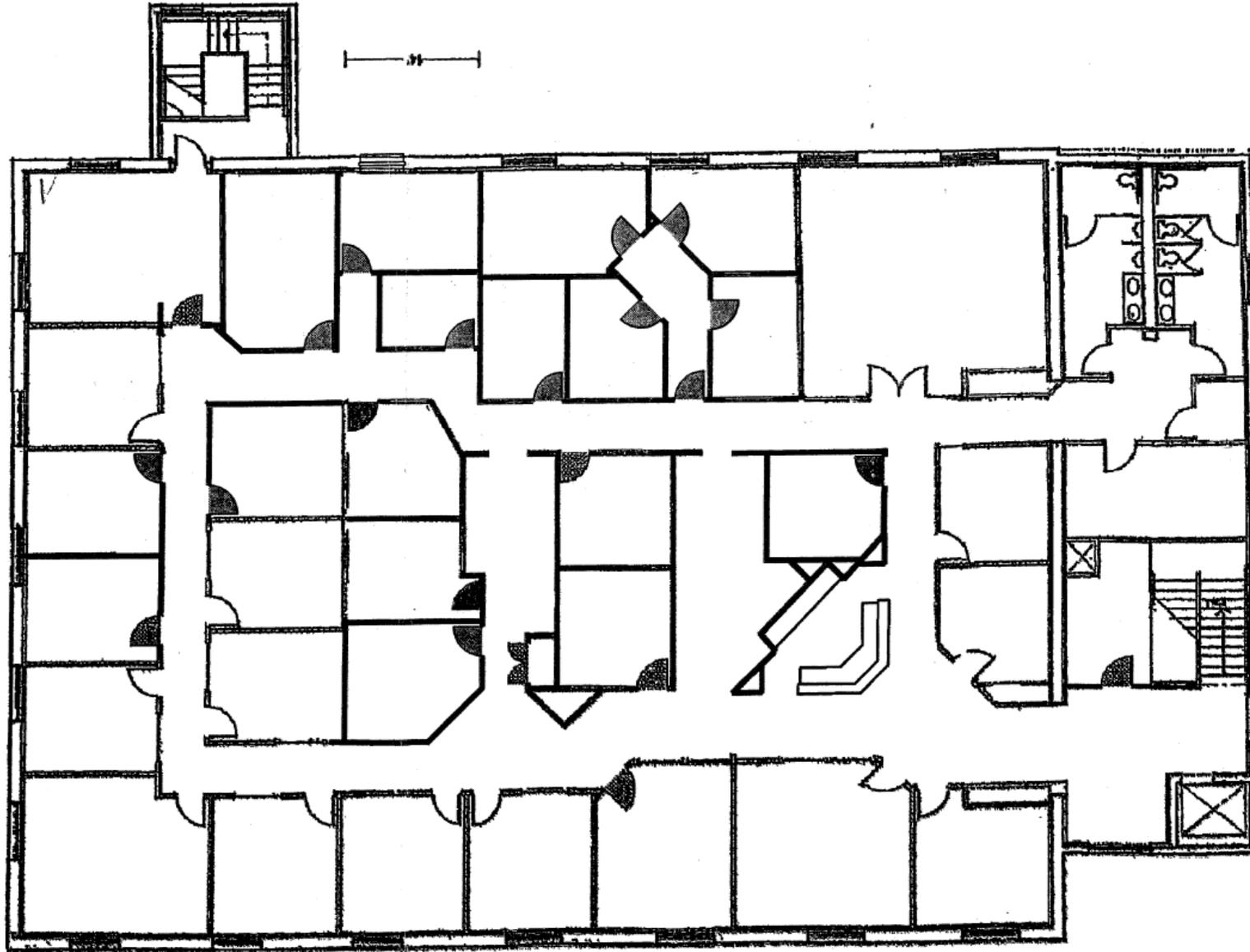
Ground floor and Staircase
Lobby wall panels allow for customized photographs and tenant information in the elevator lobby.
Advertisements can easily be installed on existing sign boards.



Former Staircase

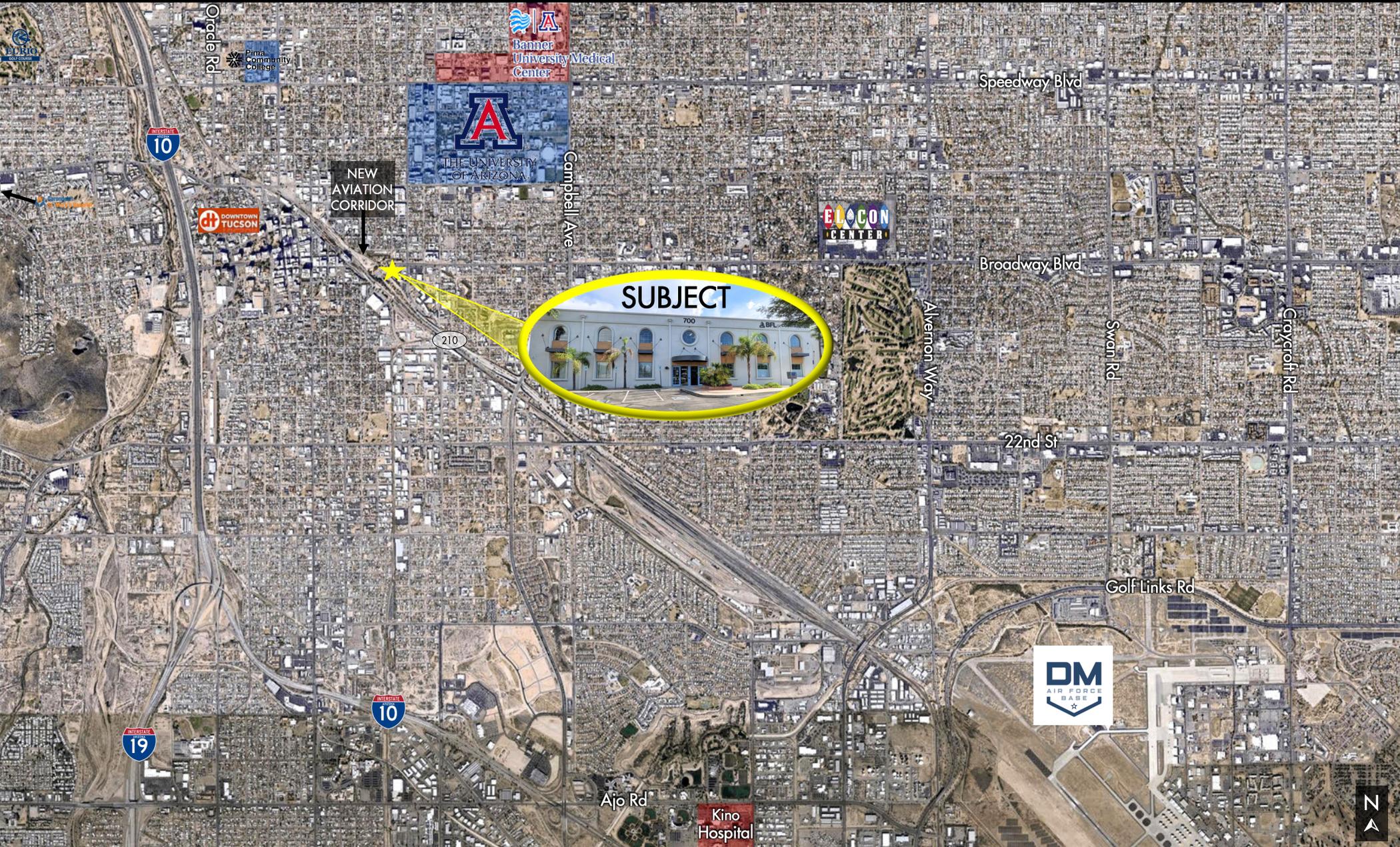


Former Staircase Graphics



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AERIAL







NEW AVIATION CORRIDOR

RATTLESNAKE BRIDGE

