

FOOTHILLS OFFICE FOR LEASE/SALE

Freestanding 14,000 SF at First and River
655 - 675 E River Road, Tucson, Arizona
*Also 6,245 SF Surgery Center for Lease/Sublease



FEATURES

AVAILABLE	±14,000 SF
LEASE RATE	Contact Agent
SALE PRICE	\$2,730,000 (\$195.00/SF)
PARKING	6 per - 1,000 SF

Courtyards, landscaping, exterior and parking lot have all recently been upgraded.

Exclusively represented by

DAVE VOLK RICK VOLK
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River Road

1st Avenue

Owner/Agent: Arizona licensed real estate agents or brokers at Volk Company have an ownership interest in this property.

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

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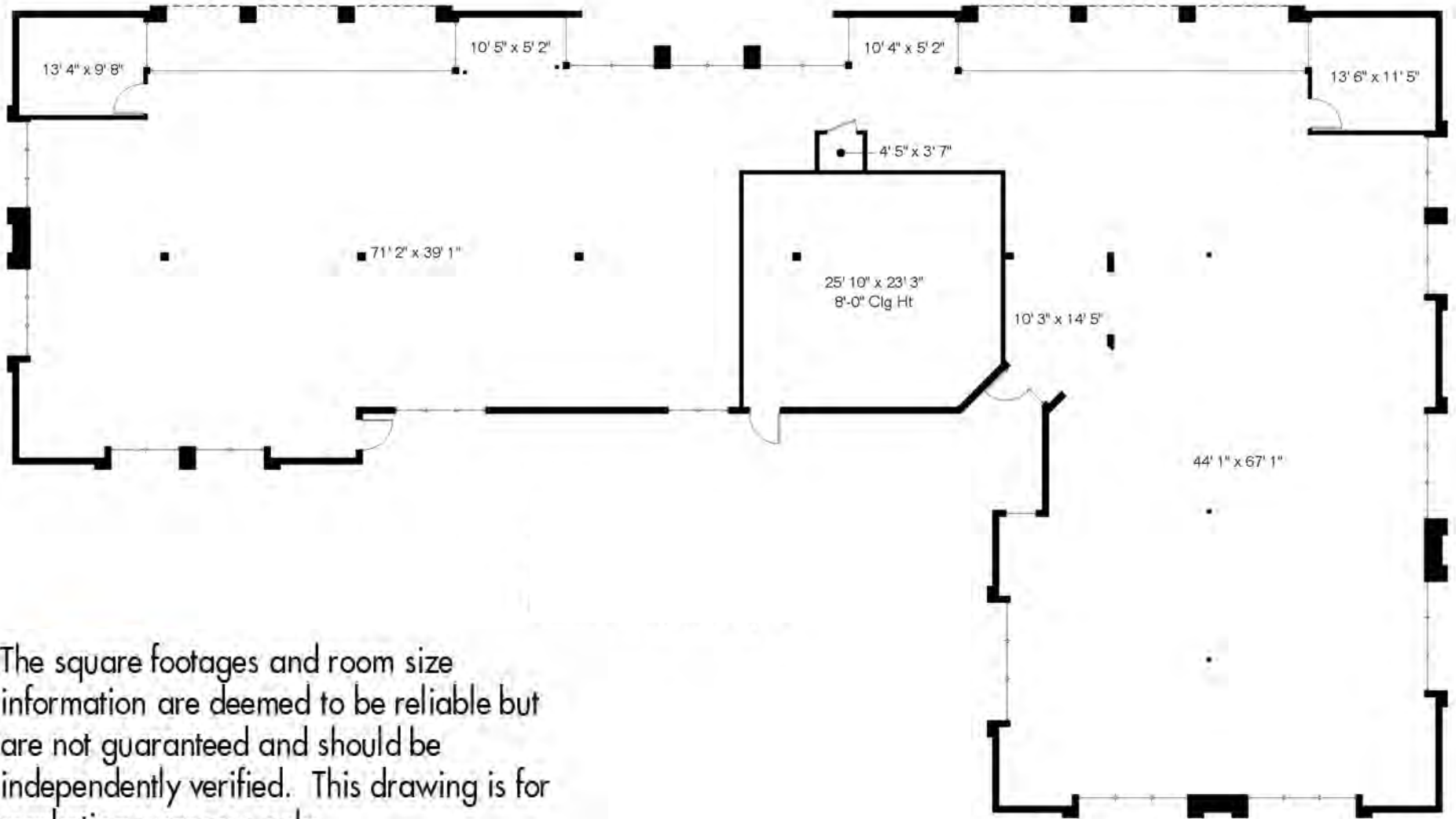
**HIGHLIGHTS**

- Open floorplates ready for immediate occupancy
- Highly visible signage
- Over 60 restaurants nearby
- The 675 Building contains 17 offices, a large IT room, and open bullpen space. It features windows on all four sides, and mountain views.
- The buildings surround two private, landscaped courtyards, and are elevator-served, with fiber-optic service and common restrooms.



FLOOR PLAN

675 E. River Road – Ground Floor

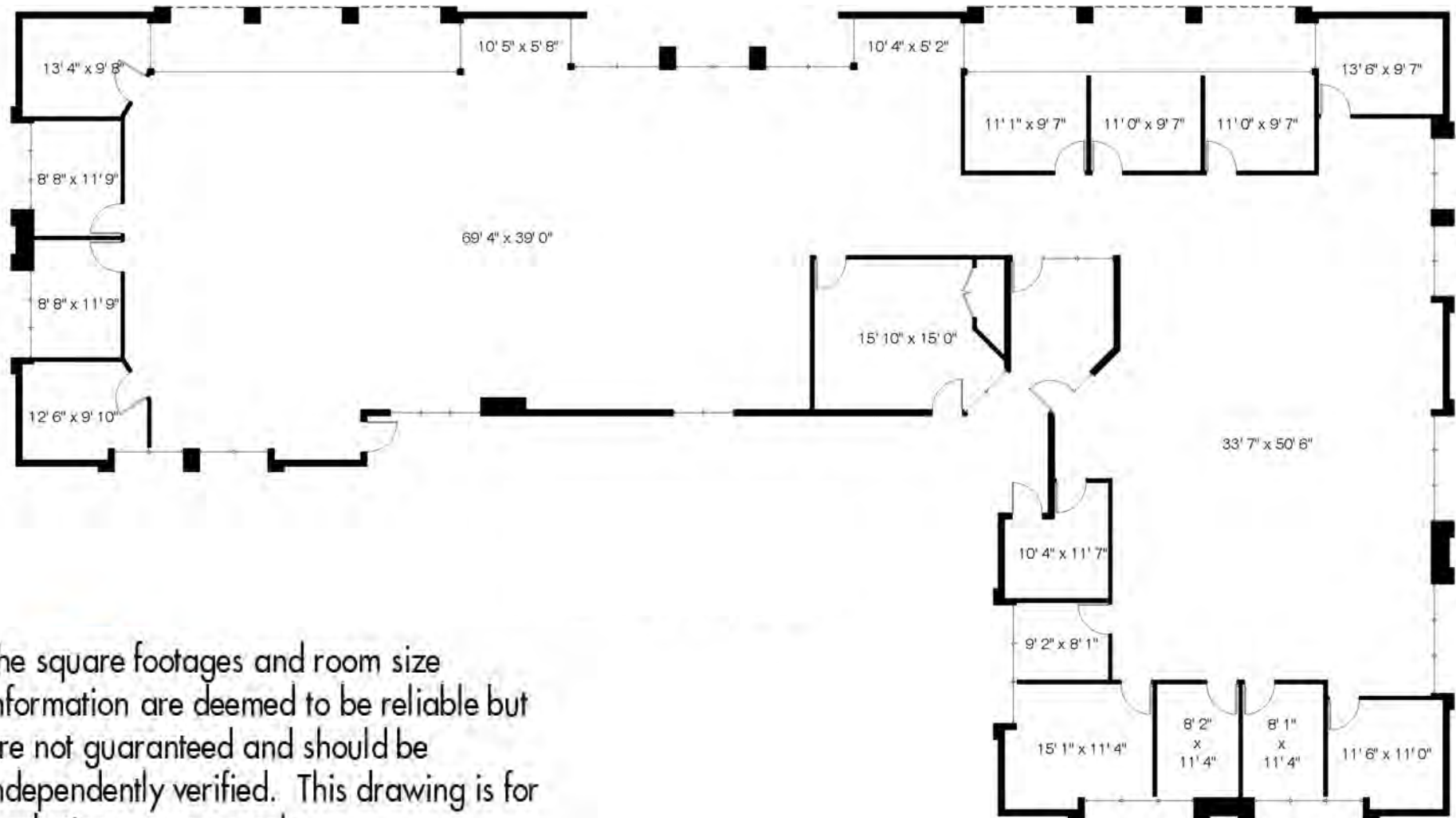


The square footages and room size information are deemed to be reliable but are not guaranteed and should be independently verified. This drawing is for marketing purposes only.

*All ceilings heights are 8'-2" unless noted otherwise

FLOOR PLAN

675 E. River Road – Second Floor



*All ceilings heights are 8'-5" unless noted otherwise

The square footages and room size information are deemed to be reliable but are not guaranteed and should be independently verified. This drawing is for marketing purposes only.



AVAILABLE FOR SUBLEASE

655 E RIVER ROAD

GROUND FLOOR

LEASE RATE: Contact Agent

***Potential Building Purchase Opportunity**

SURGICAL CENTER FEATURES

- 6,245 RSF Ground Floor space, consisting of a partially constructed ASC with two planned Class C operating rooms
- Over \$1,500,000 already invested
- Can be completed per existing plans, or modified for alternative uses



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