

# 3000 EAST VALENCIA ROAD FLEX OFFICE SPACE | FOR LEASE

<b>LOCATION</b>	3000 East Valencia Road
<b>PARKING</b>	Currently 5.38:1000, Up to 7:1000
<b>LOADING</b>	Dock & grade
<b>AC</b>	100%
<b>DATA</b>	Fiber, T1's and DSL Available
<b>CAM</b>	\$0.22/SF

SUITE	SIZE	OFFICE	\$/SF	\$/MONTH
100	±9,736 SF	100%	\$0.75	\$7,302.00
150	±20,305 SF	100%	\$0.75	\$15,228.75

## COMMENTS

Flexible uses include back office, R & D, manufacturing, lab space, warehousing and more. Conveniently located near Tucson International Airport with easy access to Interstate 10. Building signage is available.

### TIM HEALY

Vice President  
T +1 520 323 5119  
tim.healy@cbre.com

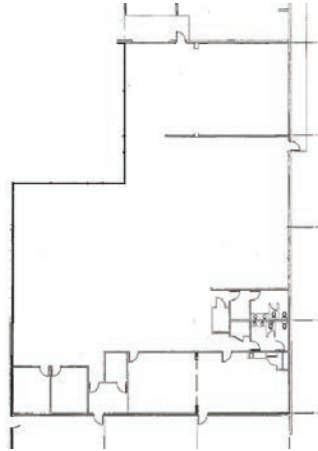
### BOB DELANEY

Vice President  
T +1 520 323 5171  
robert.delaney@cbre.com

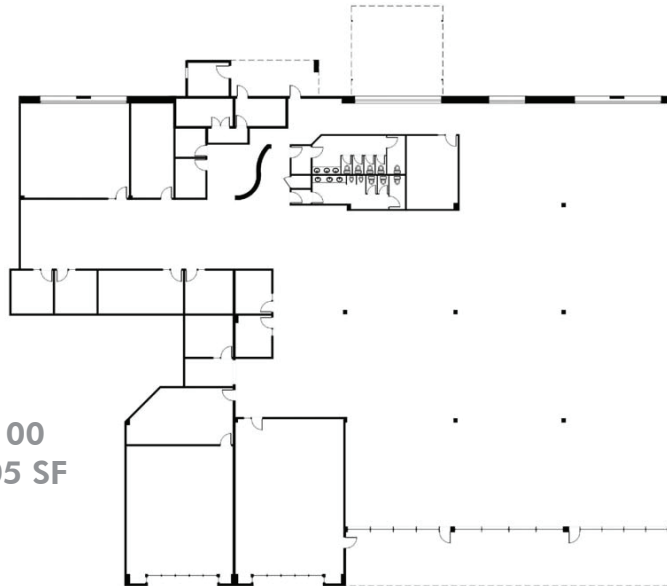


# 3000 EAST VALENCIA ROAD FLEX SPACE FOR LEASE

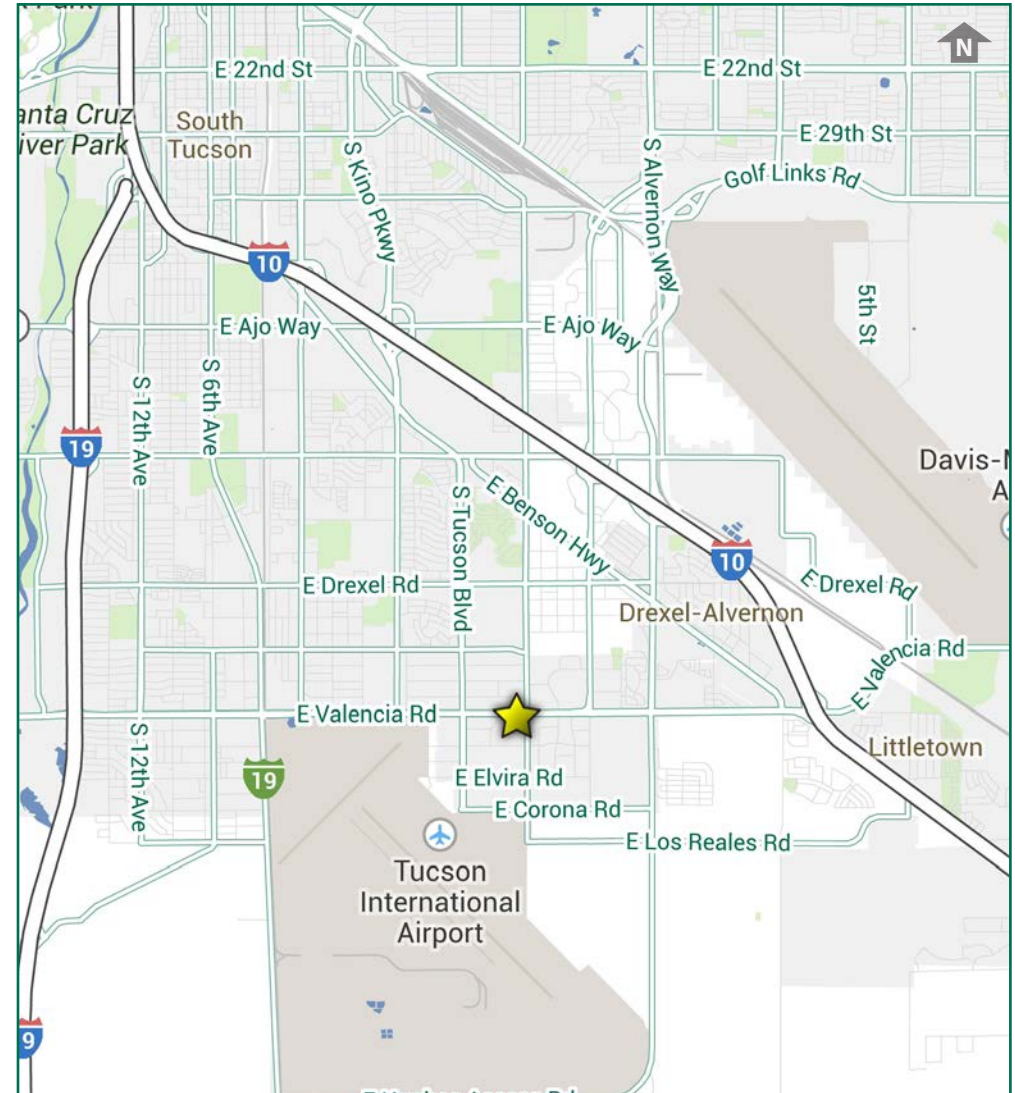
SUITE 100  
±9,736 SF



SUITE 100  
±20,305 SF



FLOOR PLANS NOT TO SCALE



**TIM HEALY**

Vice President  
T +1 520 323 5119  
tim.healy@cbre.com

**BOB DELANEY**

Vice President  
T +1 520 323 5171  
robert.delaney@cbre.com