

AVAILABLE FOR LEASE OFFICE BUILDING

1636 N. Swan Rd, Tucson, AZ UP TO ± 4,704 SF AVAILABLE



WWW.MARKIRVIN.COM

For more information please contact:

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3777 E. Broadway Blvd, Suite 210
Tucson, Arizona, 85716

AVAILABLE: North Building Suite 102 ± 969 SF
Suite 103 ± 3,304 SF
South Building Suite 150 ± 4,704 SF

LEASE RATE: \$19.50 SF/YR

LEASE TYPE: Full Service (excludes janitorial costs)

ZONING: O-3 (City of Tucson)

YEAR BUILT: 1983

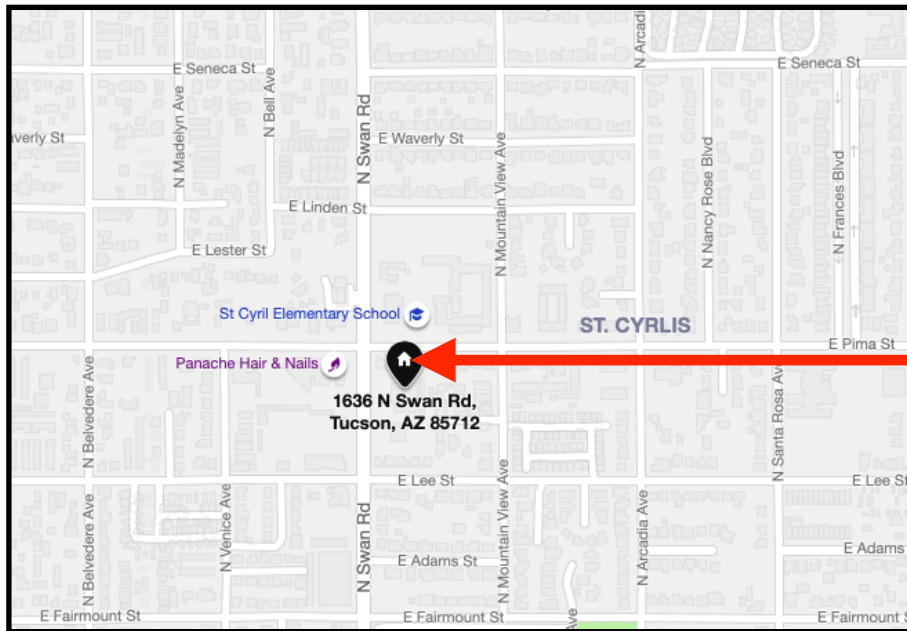


Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct its own due diligence on the property and seek legal, tax and real estate advice from competent advisors or other such professional.

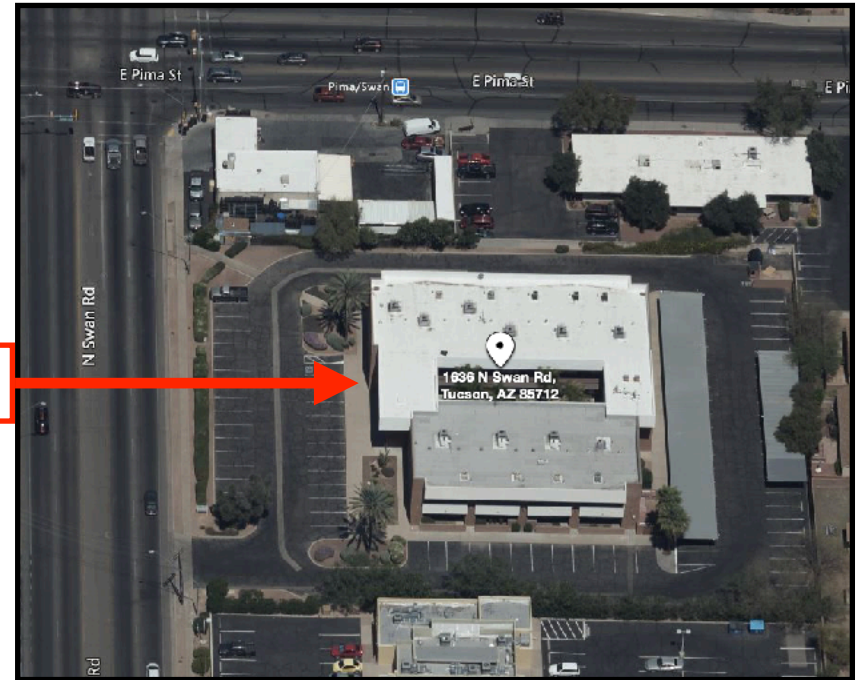
PROPERTY OVERVIEW

This two-story office building is situated on the highly visible Swan Road, a major north-south corridor. **Available suite sizes range from approximately 969 SF to 4,704 SF.**

In addition to responsive local ownership, this office building has a relaxing two-story atrium style courtyard. Additionally, the building has CCTV security cameras located throughout the exterior of the property and internet connectivity included. Covered parking is also available.



SUBJECT



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SITE PLAN



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FLOOR PLANS

(Not to scale)

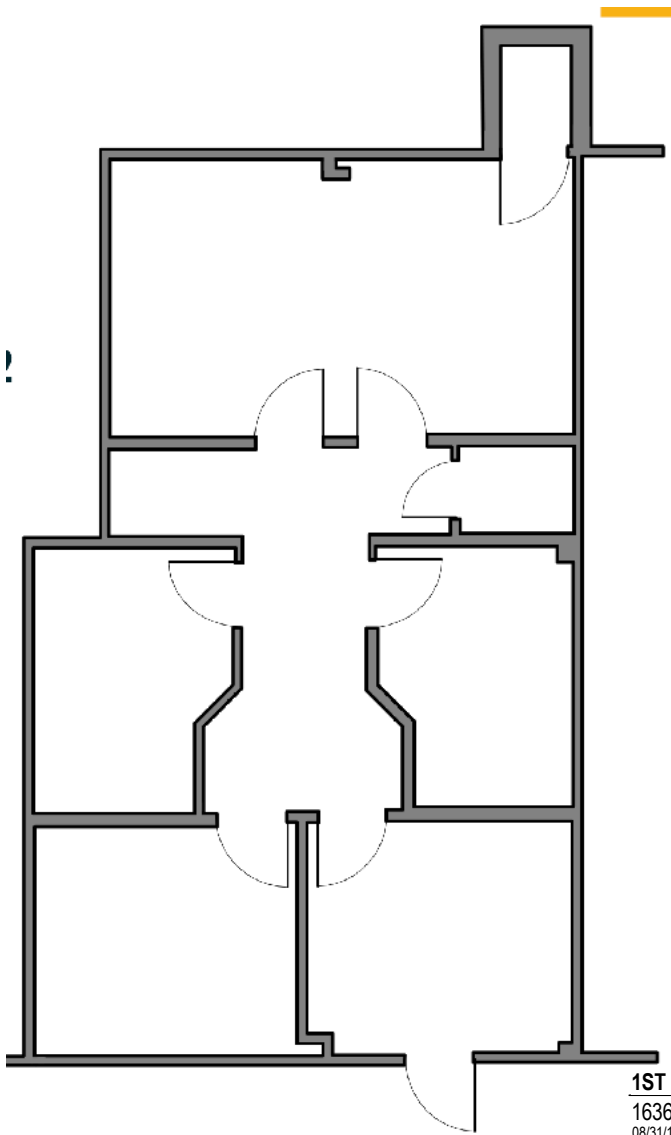


**South Building
Suite 150
± 4,704 SF**

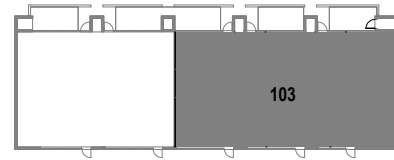
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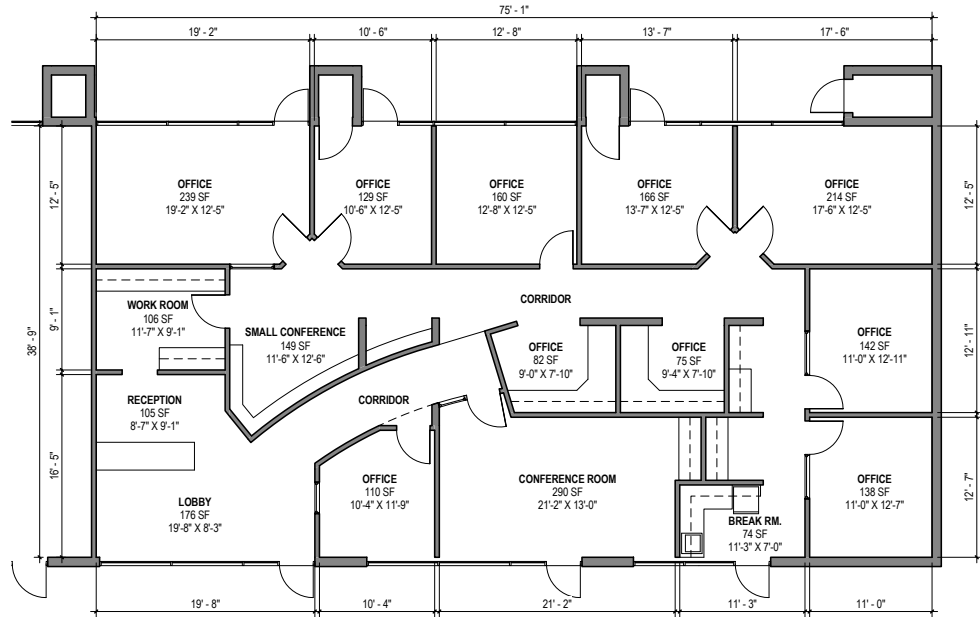




**North Building
Suite 102
± 969 SF**

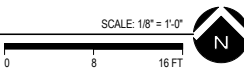


FIRST FLOOR KEY PLAN



1ST FLOOR SUITE 103 FLOOR PLAN

1636 N Swan Rd. Tucson AZ 85712
08/31/17
C:\Users\casal\Documents\P1903 1636 N Swan.rvt



**North Building
Suite 103
± 3,304 SF**

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