



**FOR LEASE**

# 745-2,954 SF

## \$1.16-\$1.18/SF, MG

**Retail / Office Spaces: 100% air conditioned with frontage visibility**

Address	SF	Price/SF	Monthly Rent
1801 S Alvernon Way Suite 101	1,200	\$1.18 MG	\$1,416
1801 S Alvernon Way Suites 105-106	1,851	\$1.18 MG	\$2,184
1835 S Alvernon Way Suite 205	900	\$1.18 MG	\$1,062
1835 S Alvernon Way, Suite 206	1,200	\$1.18 MG	\$1,416
1835 S Alvernon Way Suite 209	900	\$1.18 MG	\$1,062
1835 S Alvernon Way Suite 212	1,200	\$1.18 MG	\$1,416
3921 E 29 <sup>th</sup> St, Suite 306	827	\$1.18 MG	\$976

**Flex Spaces: a/c office & evap. cooled warehouse combinations**

Address	SF	Price/SF	Monthly Rent	Configuration
1801 S Alvernon Way Suite 112	1,550	\$1.18 MG	\$1,829	25% office 75% warehouse
3925 E 29 <sup>th</sup> St, Suite 403	815	\$1.18 MG	\$962	40% office 60% warehouse
3925 E 29 <sup>th</sup> St Suite 406	910	\$1.18 MG	\$1,074	30% office 70% warehouse
3933 E 29 <sup>th</sup> St Suite 503	745	\$1.18 MG	\$879	20% office 80% warehouse
3941 E 29 <sup>th</sup> St Suite 602	1,180	\$1.18 MG	\$1,392	65% office 35% warehouse
3949 E 29 <sup>th</sup> St Suites 701-705*	2,954	\$1.16 MG	\$3,427	80% A/C 20% evap. cooled

**Key Features**

- Newly renovated flex space
- Retail with excellent visibility
- Convenient Alvernon Way & 29<sup>th</sup> Street intersection
- C-2 zoning (City of Tucson)

Site Plan



Site plan is not to scale;  
for illustration purposes only.

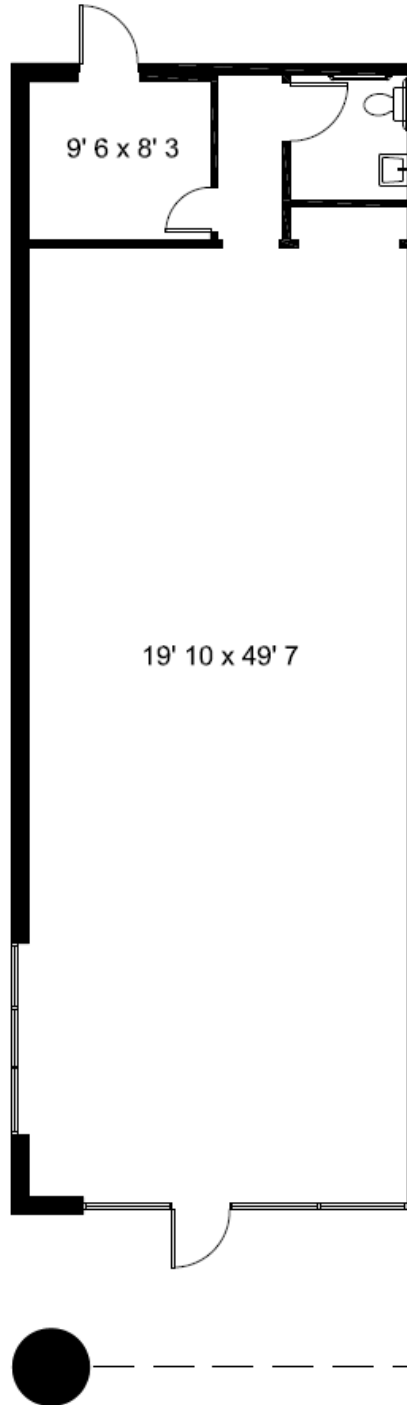
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### Floor Plan – 1801 S Alvernon Way, Suite 101 – 1,200 SF

- Alvernon frontage
- 100% air conditioned



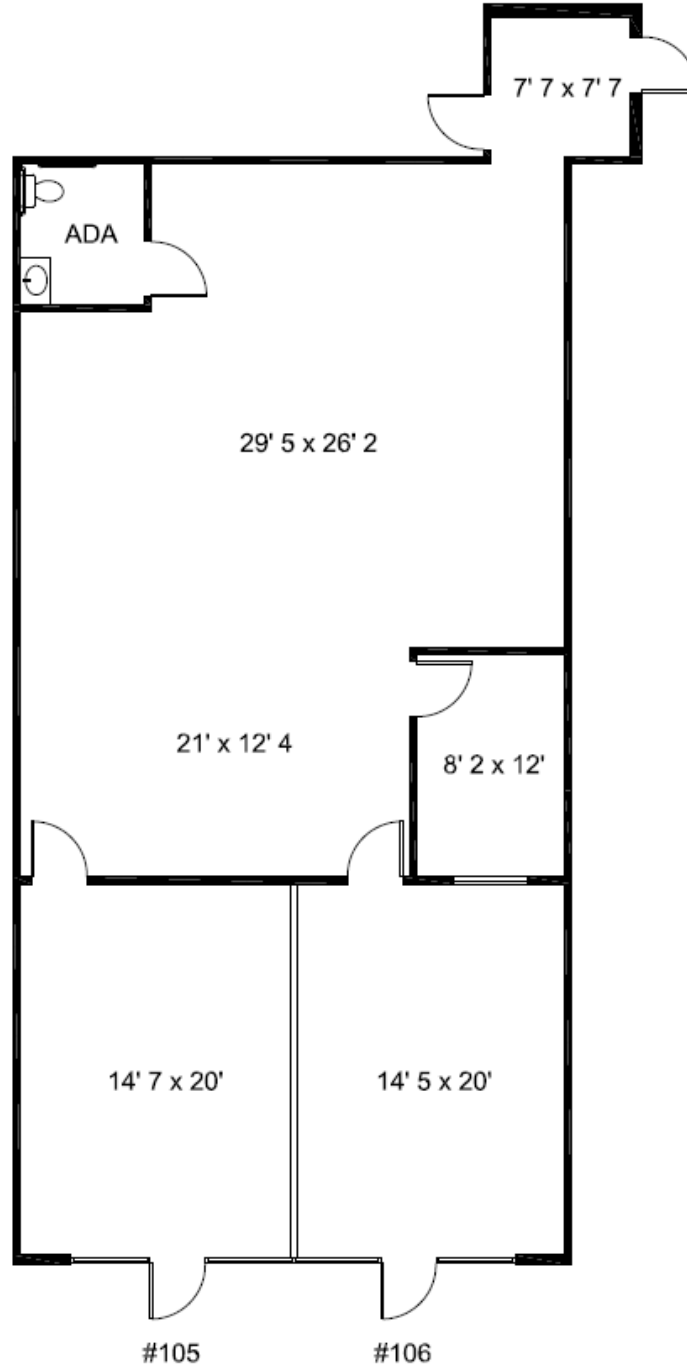
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### Floor Plan – 1801 S Alvernon Way, Suite 105-106 – 1,851 SF

- Alvernon frontage
- 100% air conditioned



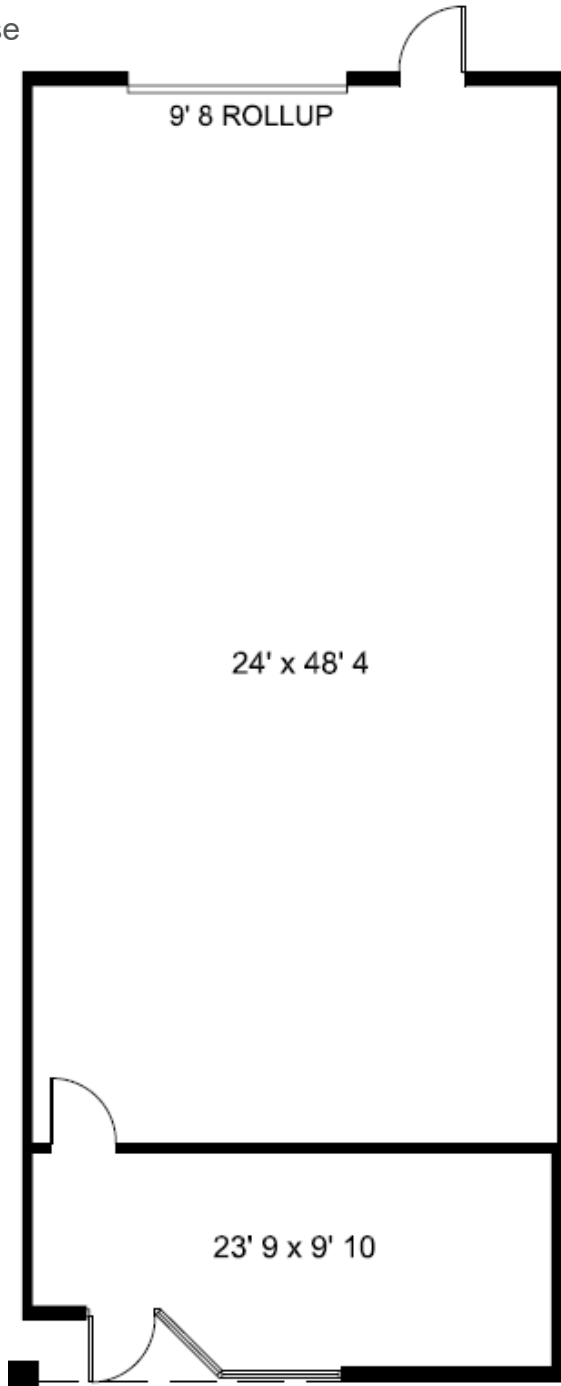
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### Floor Plan – 1801 S Alvernon Way, Suite 112 – 1,550 SF

- 25% office / 75% warehouse
- Roll-up door



*No restroom in this space, but common area restrooms are available for tenants' use.*

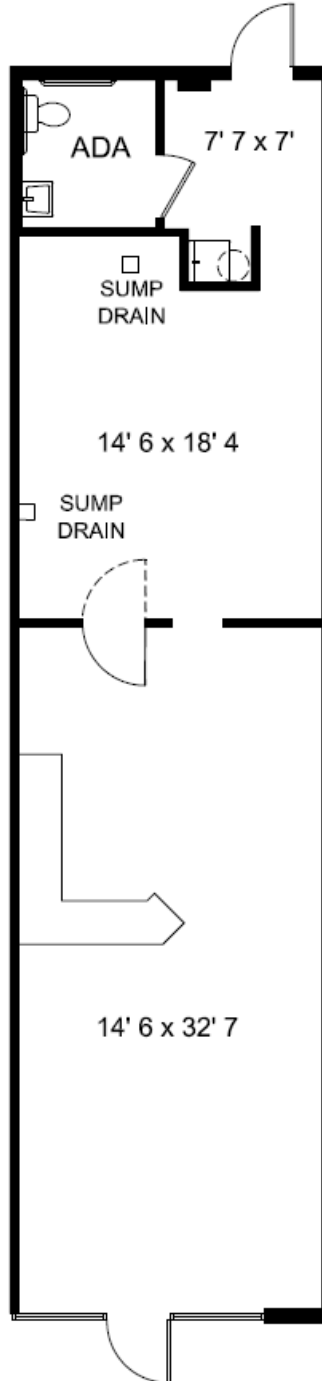
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### Floor Plan – 1835 S Alvernon Way, Suite 205 – 900 SF

- Alvernon frontage
- 100% air conditioned
- Floor drains – ideal for coffee, tea, boba, smoothie, raspados, or ice cream shop!



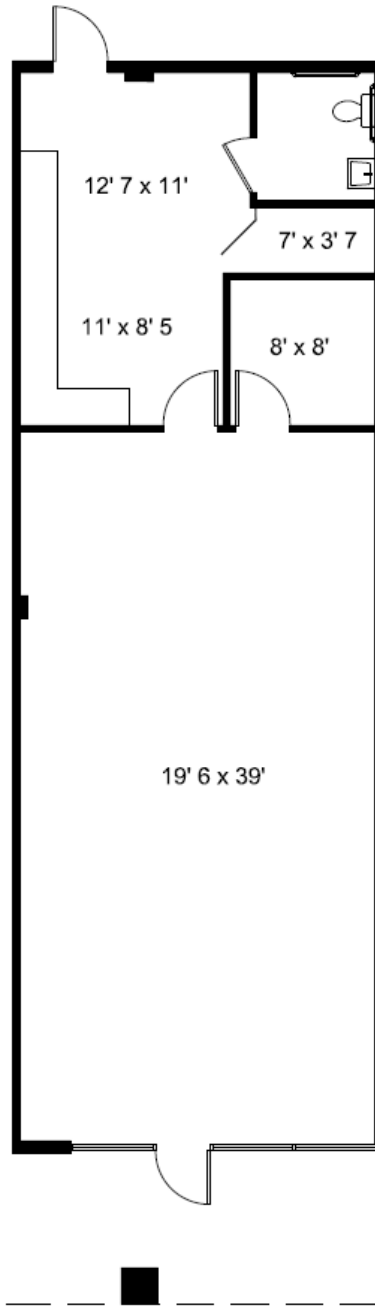
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### Floor Plan – 1835 S Alvernon Way, Suite 206 – 1,200 SF

- Alvernon frontage
- 100% air conditioned



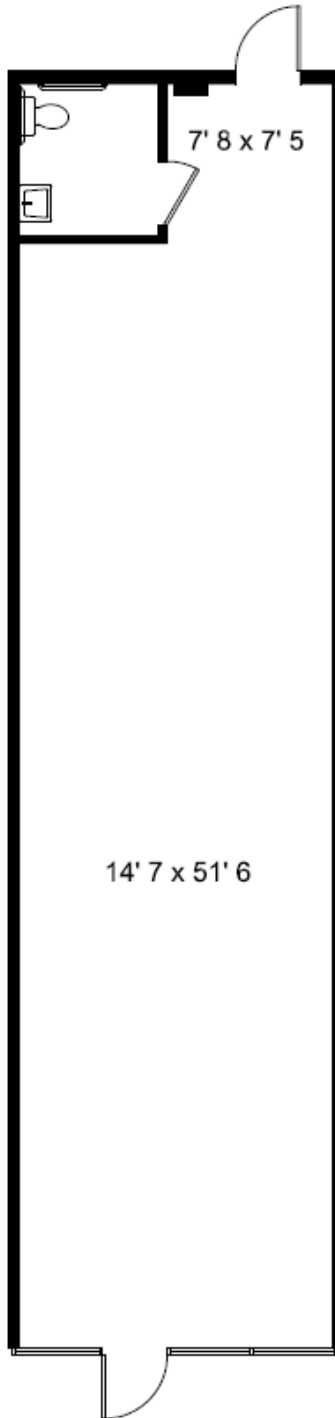
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### Floor Plan – 1835 S Alvernon Way, Suite 209 – 900 SF

- Alvernon frontage
- 100% air conditioned



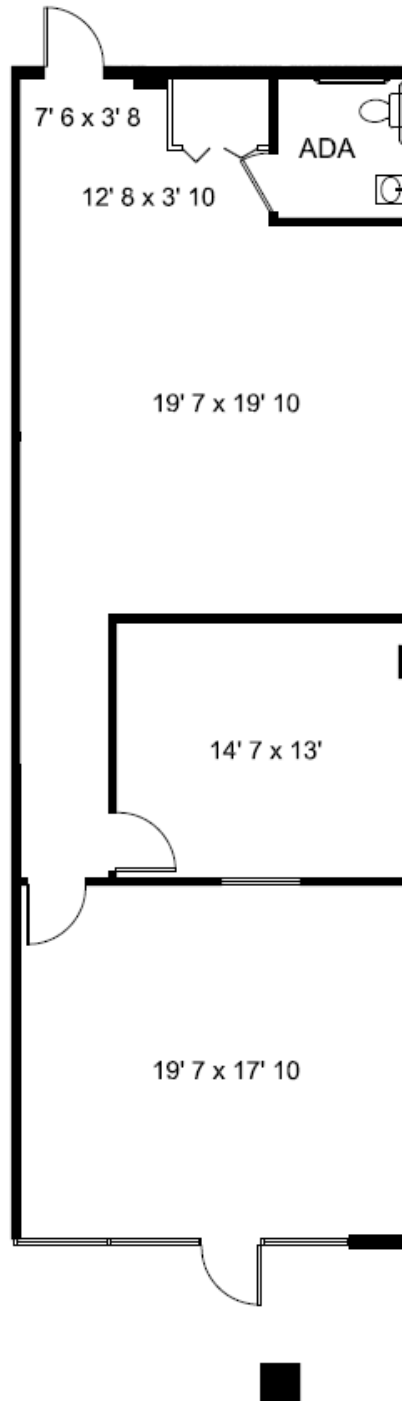
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### Floor Plan – 1835 S Alvernon Way, Suite 212 – 1,200 SF

- Alvernon frontage
- 100% air conditioned



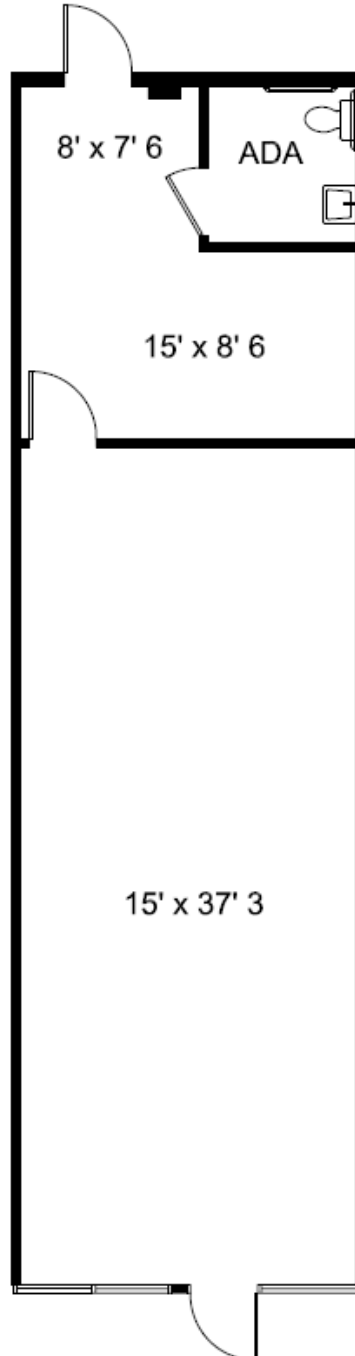
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### Floor Plan – 3921 E 29<sup>th</sup> St, Suite 306 – 827 SF

- 29<sup>th</sup> Street frontage
- 100% air conditioned



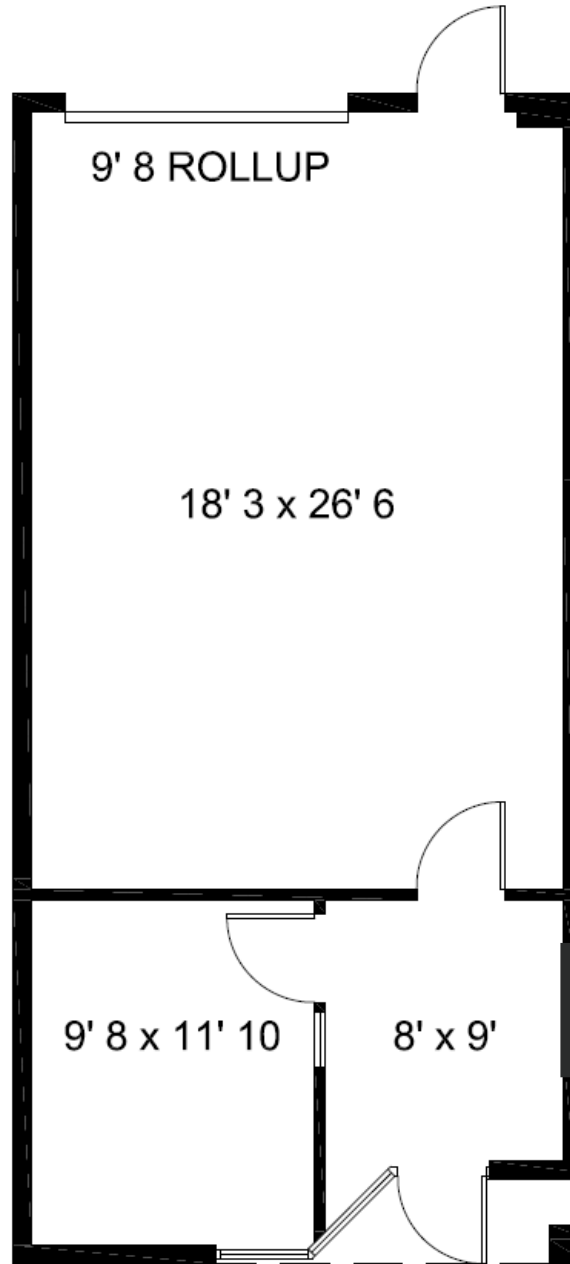
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**Floor Plan – 3925 E 29<sup>th</sup> St, Suite 403 – 815 SF**

- 40% office / 60% warehouse
- Roll-up door



*No restroom in this space, but common area restrooms are available for tenants' use.*

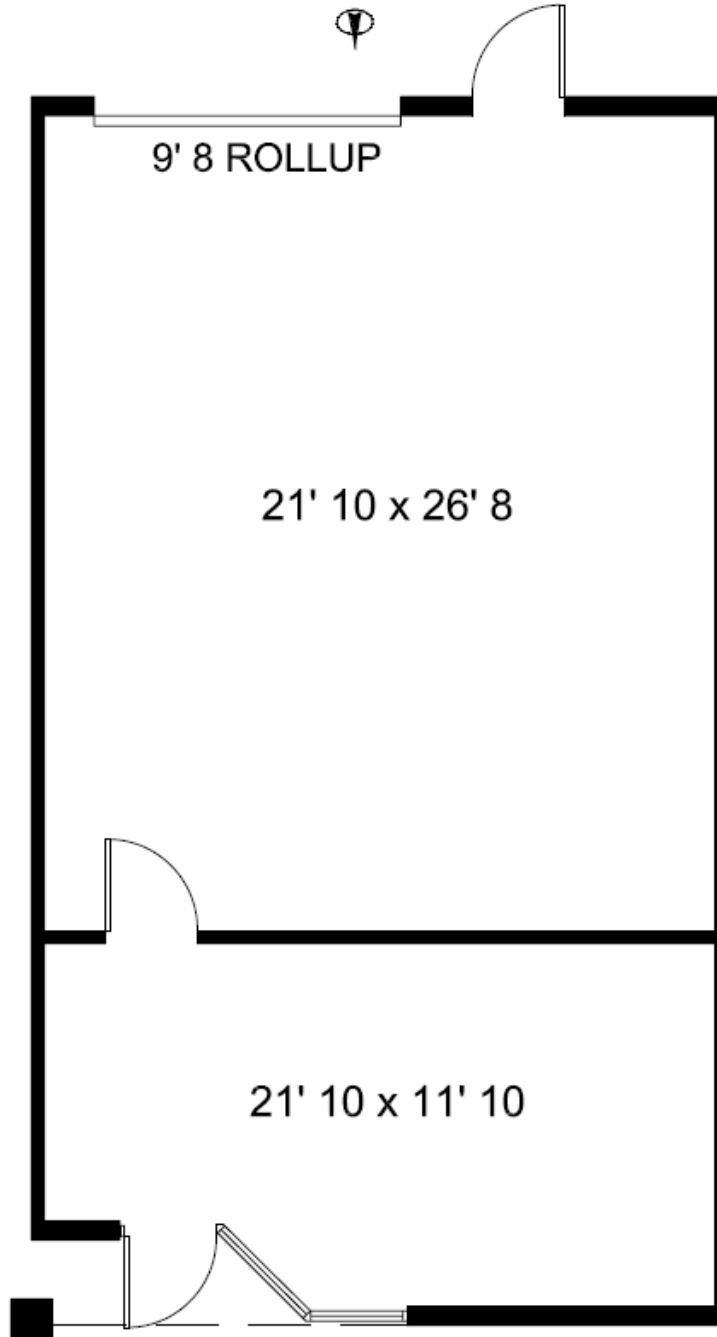
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### Floor Plan – 3925 E 29<sup>th</sup> St, Suite 406 – 910 SF

- 30% office / 70% warehouse
- Roll-up door



*No restroom in this space, but common area restrooms are available for tenants' use.*

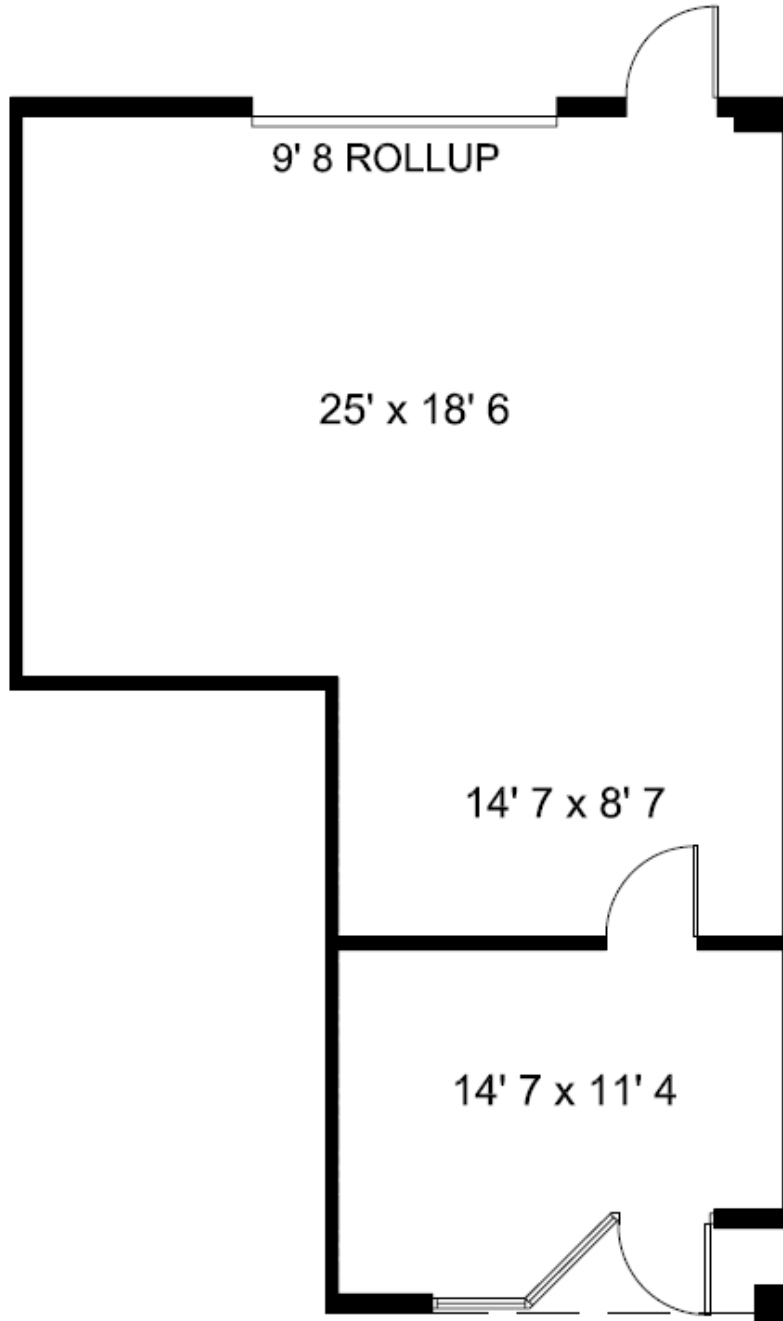
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**Floor Plan – 3933 E 29<sup>th</sup> St, Suite 503 – 745 SF**

- 20% office / 80% warehouse
- Roll-up door



*No restroom in this space, but common area restrooms are available for tenants' use.*

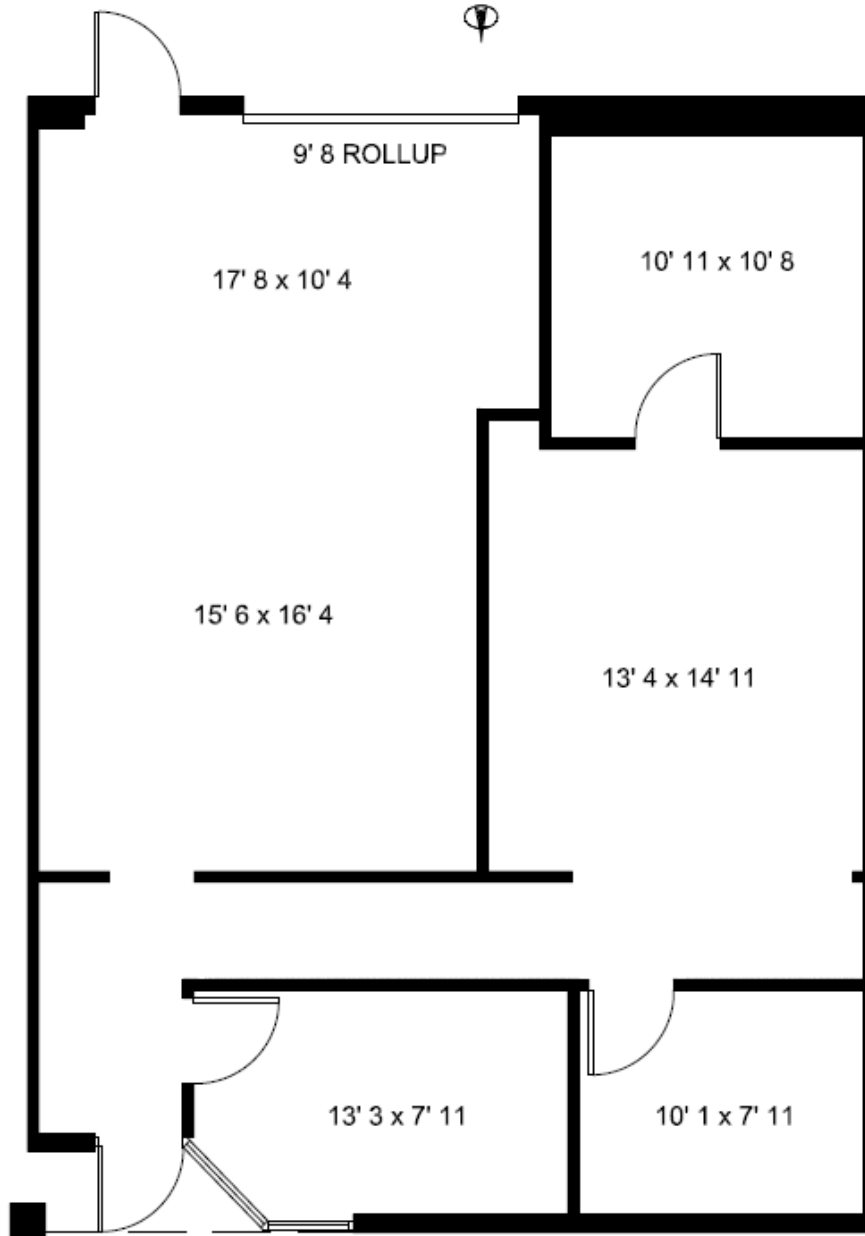
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**Floor Plan – 3941 E 29<sup>th</sup> St, Suite 602 – 1,180 SF**

- 65% office / 35% warehouse
- Roll-up door



*No restroom in this space, but common area restrooms are available for tenants' use.*

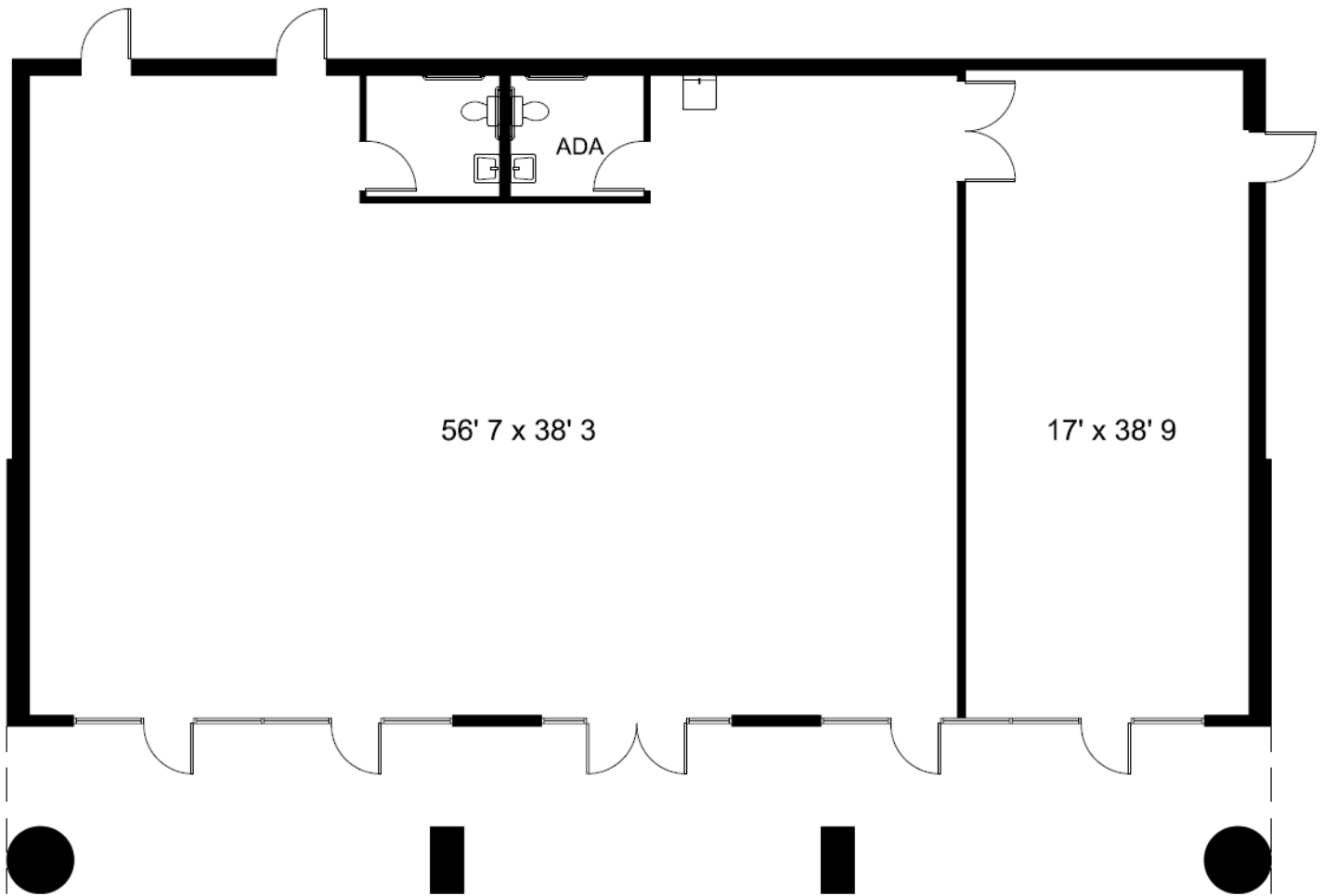
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### Floor Plan – 3949 E 29<sup>th</sup> St, Suite 701-705 – 2,954 SF

- 29<sup>th</sup> Street frontage
- 80% air conditioned / 20% evaporative cooled



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Trade Map / Aerial



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