



FOR LEASE

## I-1 Zoned, Free Standing Building Available For Lease



# 203 S. Kino Parkway Tucson, AZ

*This central Tucson property is a free standing office/industrial building on S Kino Parkway adjacent to Safeway and just south of Broadway.*

*The subject property has three offices, two restrooms, and a break room.*

*There are two roll up doors with an approx 1,200 SF work area.*

*The subject property is approximately 1/2 miles from the University of Arizona and is 11/2 miles from downtown Tucson.*

\*Source CoStar 2015

### Specifications

Location:	203 S. Kino Parkway (Just South of the Safeway on the SEC of Broadway/Kino Parkway)
Space Available:	± 3,392 Square feet
Lot Size:	± 6,750 Square feet
Lease Rate:	\$12.00 per square foot NNN
Triple Net Charges:	Currently Estimated at Approx \$2.50/SF
Traffic Counts:	Broadway Blvd E/W: 40,233 VPD (2014) Kino Parkway N/S: 32,249 VPD (2013)

Demographics*	1-Mile	2-Mile	3-Mile
Est. Pop. (2015):	13,374	53,249	119,121
Est. Avg. HH Income:	48,947	45,384	41,774

Exclusively Represented by:  
**Tucson Realty & Trust Co.**  
**Pat Darcy**  
Retail Division Head  
O. 520.618.5324



# Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

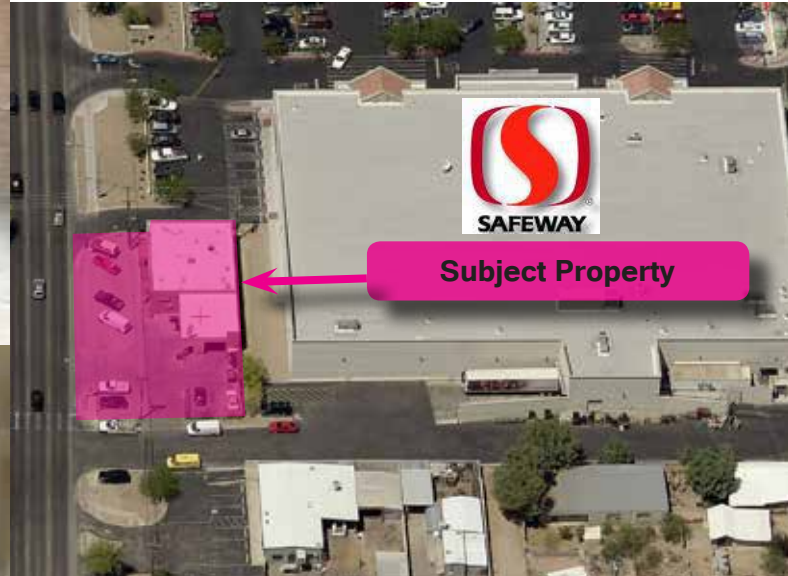
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Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.