

**\$3,000 Broker Leasing
Bonus for an Executed
Lease with Minimum
60-Month Term**



333 W FT LOWELL

TUCSON, AZ 85705

FOR SALE OR LEASE

CBRE

Building Specifications

Building Size	±19,090 SF
Available	±9,600 RSF First Floor ±4,800 RSF Second Floor
Asking Price	Recently Reduced \$1,650,000 (\$86.00/SF)
Lease Rate	Recently Reduced \$14.00/RSF
Lease Type	Modified Gross Tenant pays pro-rata electrical and in-suite janitorial
Zoning	C-2 and O-3, City of Tucson (according to Pima County Assessor)
	<ul style="list-style-type: none">○ Efficient floor plans○ Abundant parking○ Proximity to I-10 and Oracle Road

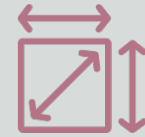


FLOOR PLAN

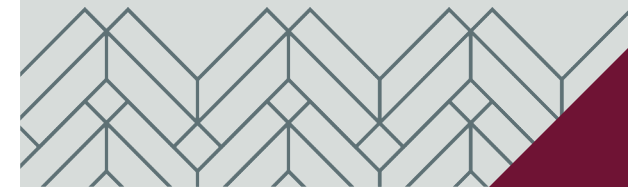
First Floor



Total Floor
 $\pm 9,600$ SF

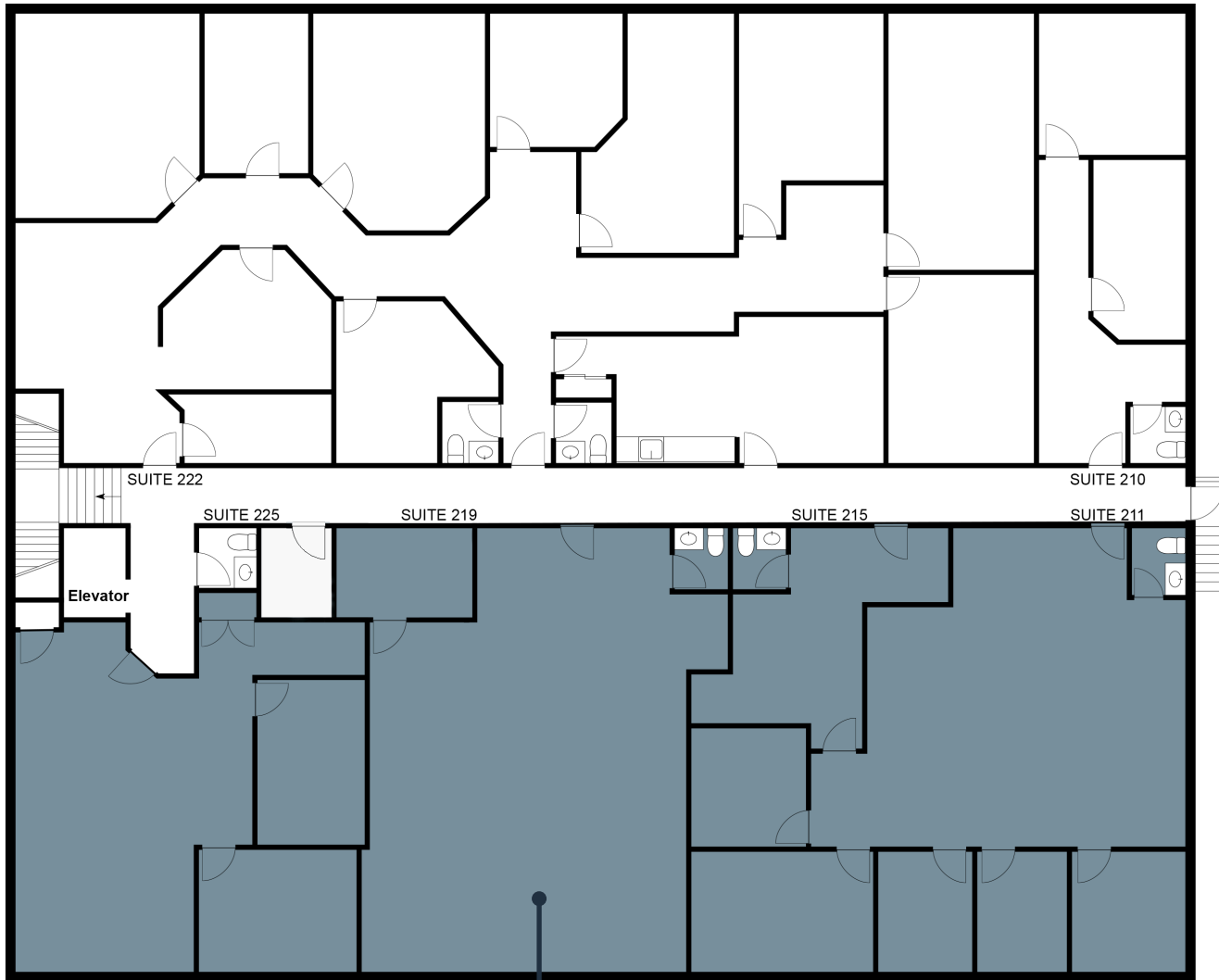


**Total Available
For Lease**
 $\pm 9,600$ RSF



FLOOR PLAN

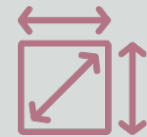
Second Floor



Suite 211/215/219/225
±4,800 RSF



Total Floor
±9,600 SF



**Total Available
For Lease**
±4,800 RSF





Site Plan

Assessor Parcel No.	Zoning	Size (SF)
107-11-136A	C-2, Tucson	±20,901.5
107-11-136B	C-2, Tucson	± 4,212.25
107-11-1350	C-2, Tucson	±19,676.75
107-11-1390	O-3, Tucson	±30,307.60

Source: Pima County Assessor

- Parcel Outline
- Vacant Lots



Location Map



CONTACT US

Bruce Suppes
Vice President
M +1 520 979 2967
bruce.suppes@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.com/tucson

