

2202 NORTH FORBES

MINUTES FROM THE UNIVERSITY OF ARIZONA AND DOWNTOWN



OFFICE FOR LEASE

± 58,368 SF/9:1,000 PARKING

CBRE

PROPERTY HIGHLIGHTS



LOCATION

2202 North Forbes Boulevard;
Grant Road Interchange on I-10

Large office building at Grant & I-10 within minutes of Downtown, University of Arizona, Pima Community College and St. Mary's Hospital.



PROPERTY INFO

Modern $\pm 58,368$ SF 2-two-story, elevator-served office building with 9:1,000 parking. Zoned I-1.



AVAILABLE SF

TOTAL AVAILABLE SF: $\pm 42,870$ SF
FLOOR SIZE SF: $\pm 29,184$ SF
SMALLEST AVAILABLE SF: $\pm 14,592$ SF



CONSTRUCTION

This concrete and steel building was constructed in 1984 and has just recently been renovated.



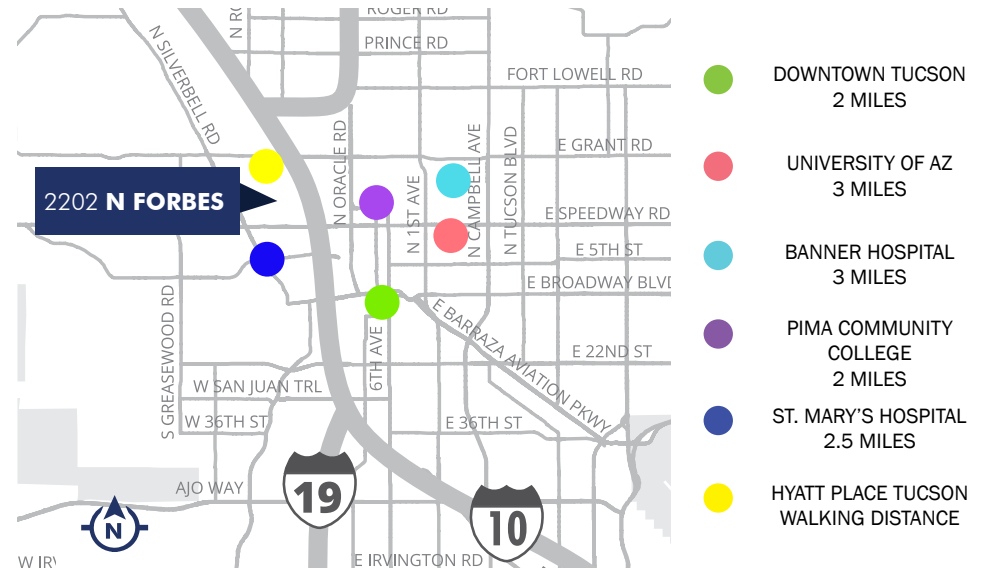
PARKING

The parking for the building consists of 500+ free surface spaces, which includes 88 covered spaces, an overall ratio of 9:1,000.



Lease rates starting at \$20.00/SF/YR, Modified Gross (Tenant responsible for its own electrical and janitorial costs). TI allowance negotiable.

TRADE AREA MAPS



2202 NORTH FORBES

OFFICE FOR LEASE



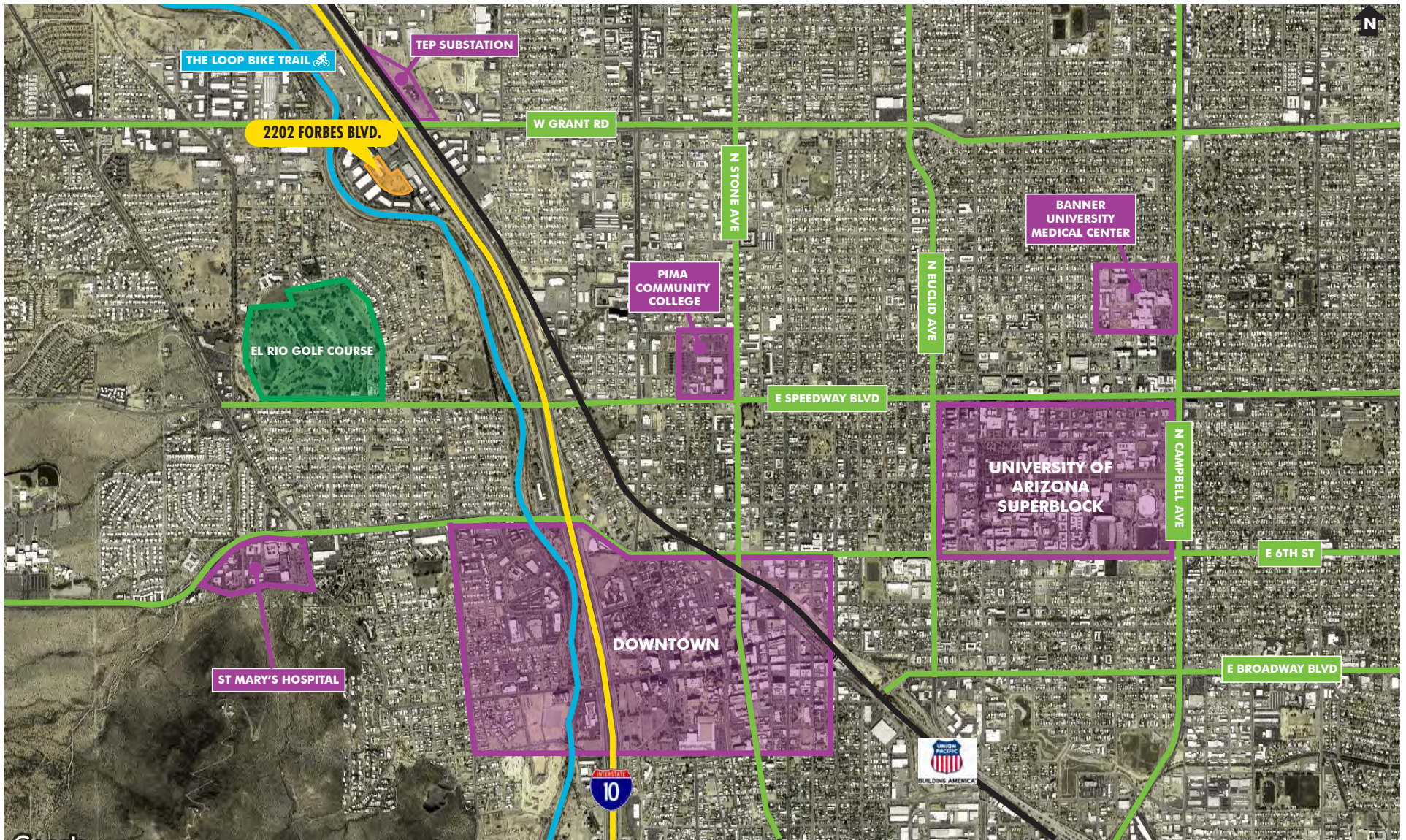
EXTENSIVE COVERED PARKING

CBRE

OVERVIEW MAP



LANDMARKS MAP



AMENITIES MAP



DOWNTOWN RESTAURANTS

- 47 Scott
- Agustin Kitchen
- Alejandro's Cafe
- Baggins
- Barrio Brewing Co.
- Batch Cafe and Bar
- Cafe 54
- Cafe A La C'Art
- Cafe Milano
- Cafe Poca Cosa
- Casa Vicente
- Charro Steak
- The Cup Cafe at Hotel Congress
- Cushing Street Bar & Grill
- Diablo Burger
- Downtown Kitchen and Cocktails
- El Charro Cafe
- El Minuto Cafe
- Elliott's On Congress
- Elvira's
- Empire Pizza & Pub
- Fired Pie
- The Funky Monk
- Hub Restaurant & Ice creamery
- Johnny Gibson's Downtown Market
- La Cocina
- The Little One
- Maynards Market & Kitchen
- Nook
- Obon Sushi
- Panca Restaurante
- Pie Bird Bakery & Cafe
- Reilly Craft Pizza
- Senae Thai Bistro
- Sparkroot
- Street Taco & Beer Co
- Thunder Canyon Brewery
- Urban Fresh
- 5 Point Market & Restaurant
- Cafe Desta

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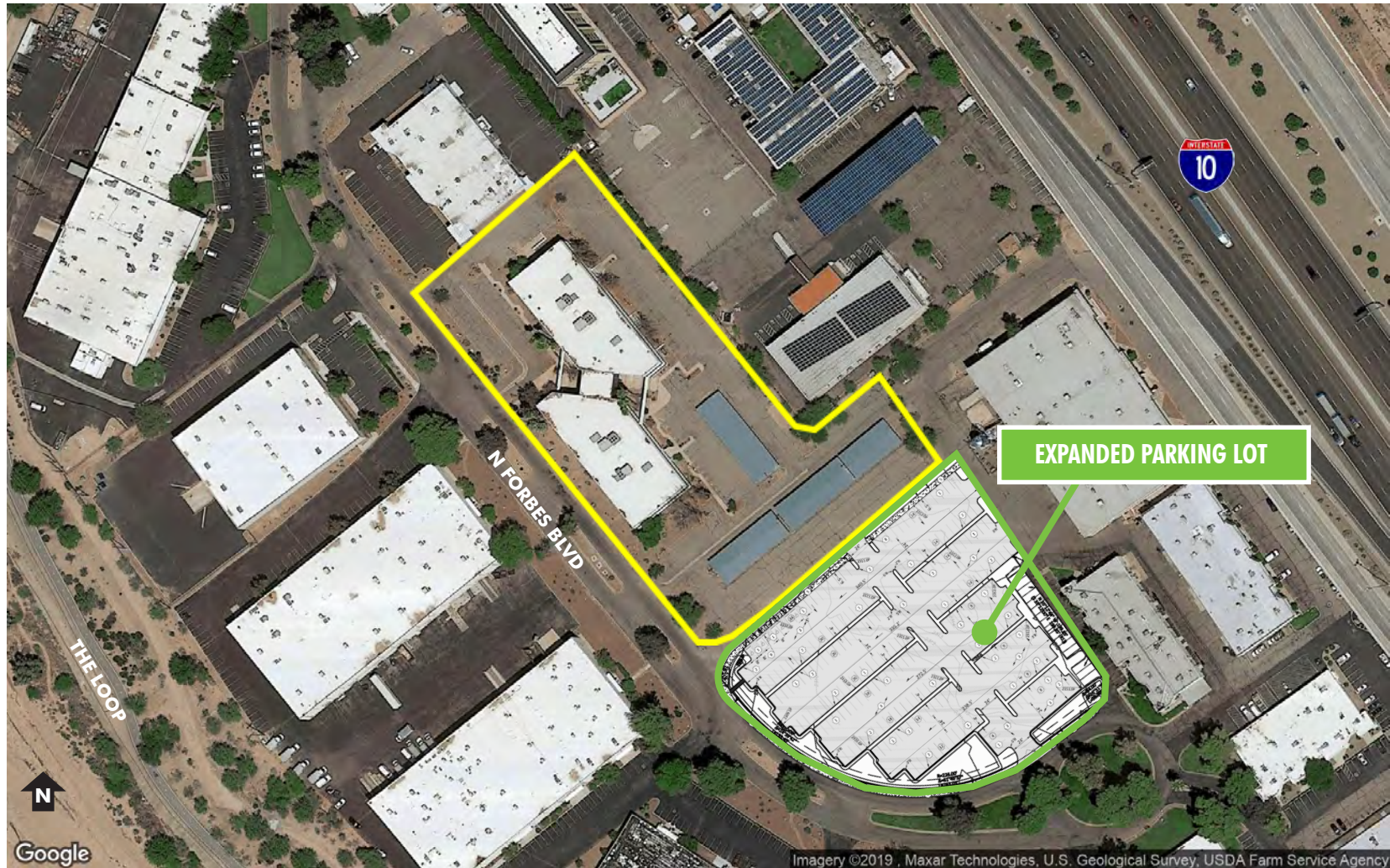
OFFICE FOR LEASE

CAMPUS
ENVIRONMENT



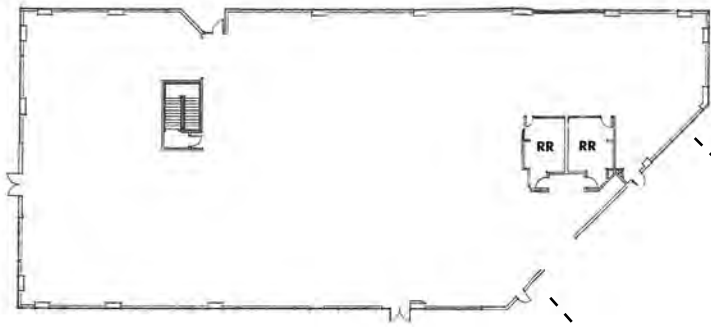
EMPLOYEE
PATIO

SITE PLAN

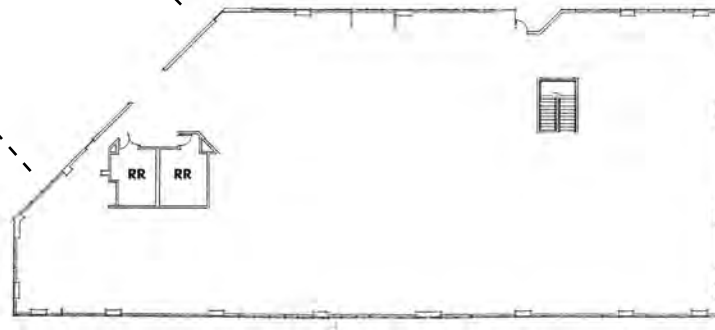


Parking lot site plan is conceptual and subject to change.

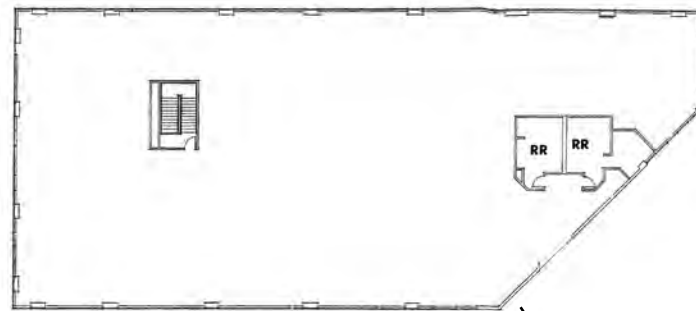
FIRST FLOOR, NORTH BUILDING



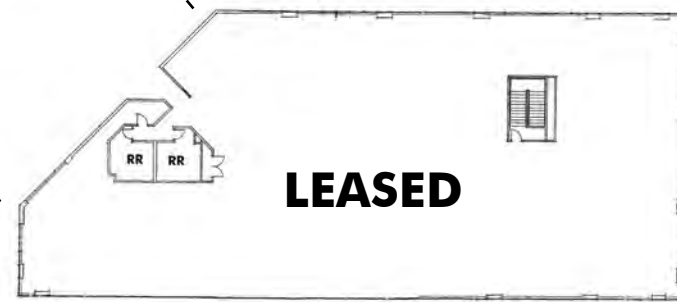
FIRST FLOOR, SOUTH BUILDING



SECOND FLOOR, NORTH BUILDING



SECOND FLOOR, SOUTH BUILDING



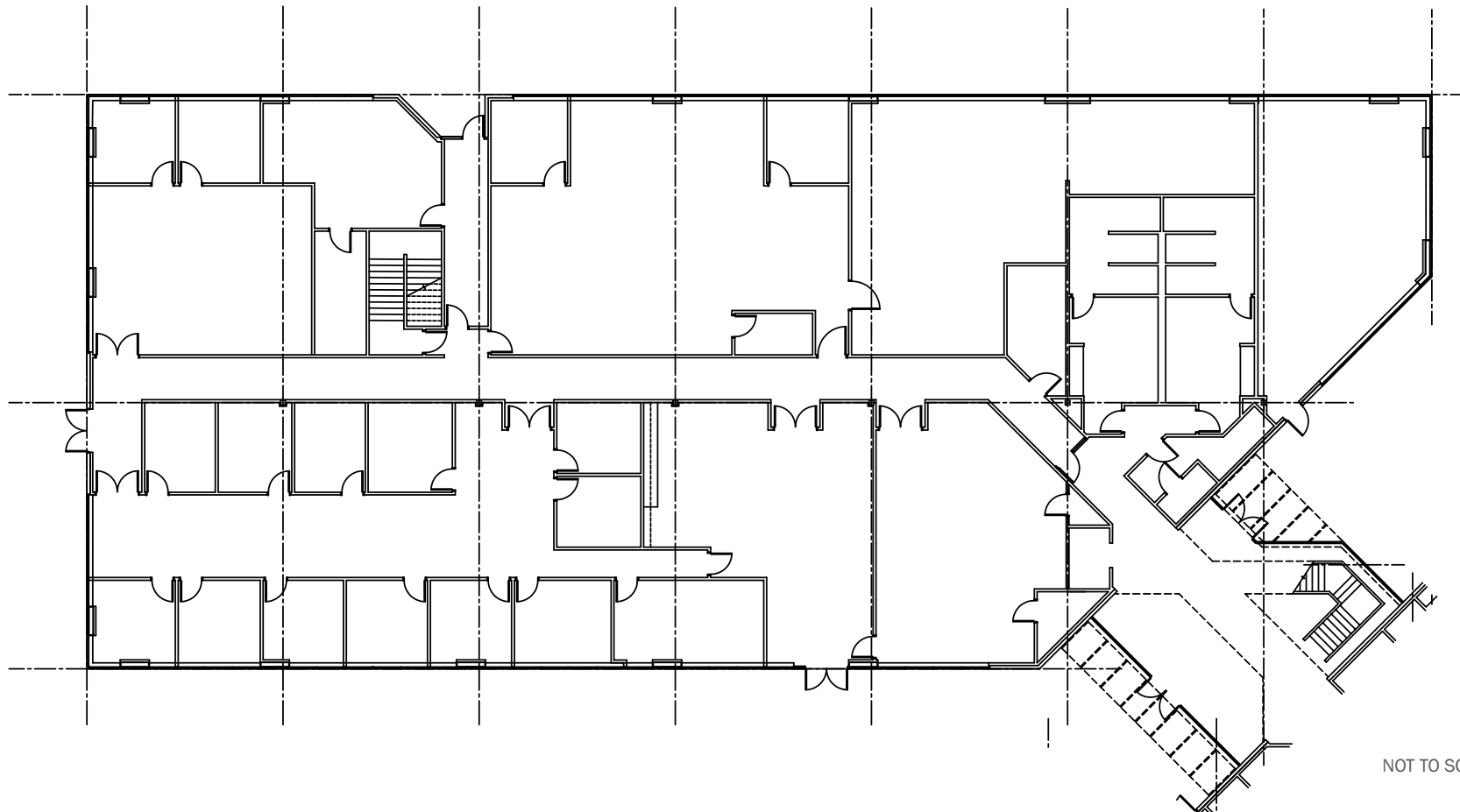
FLOOR PLANS NOT TO SCALE

Developer:



FLOOR PLAN

FIRST FLOOR, NORTH BUILDING



NOT TO SCALE

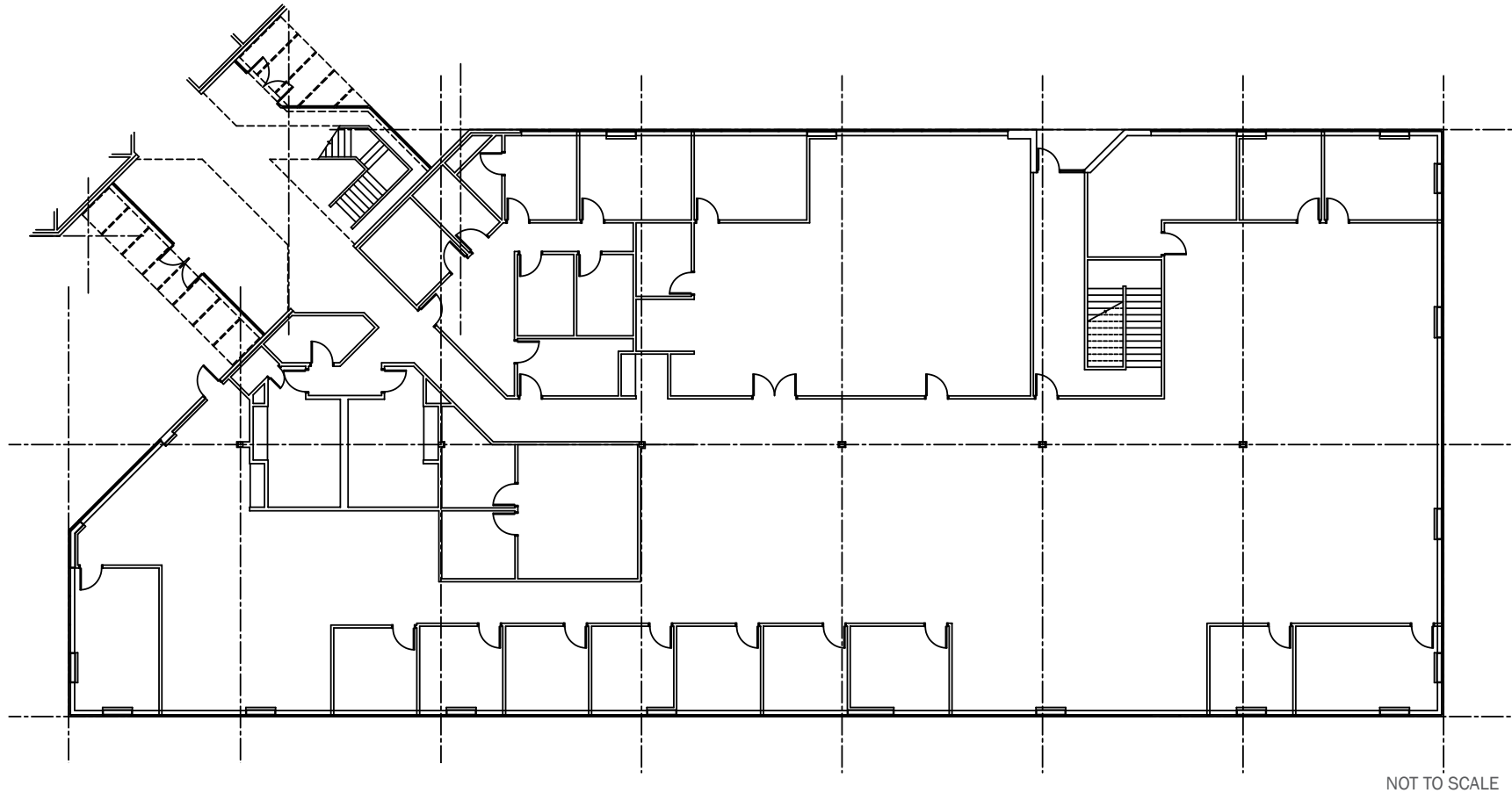


Developer:



FLOOR PLAN

FIRST FLOOR, SOUTH BUILDING



NOT TO SCALE

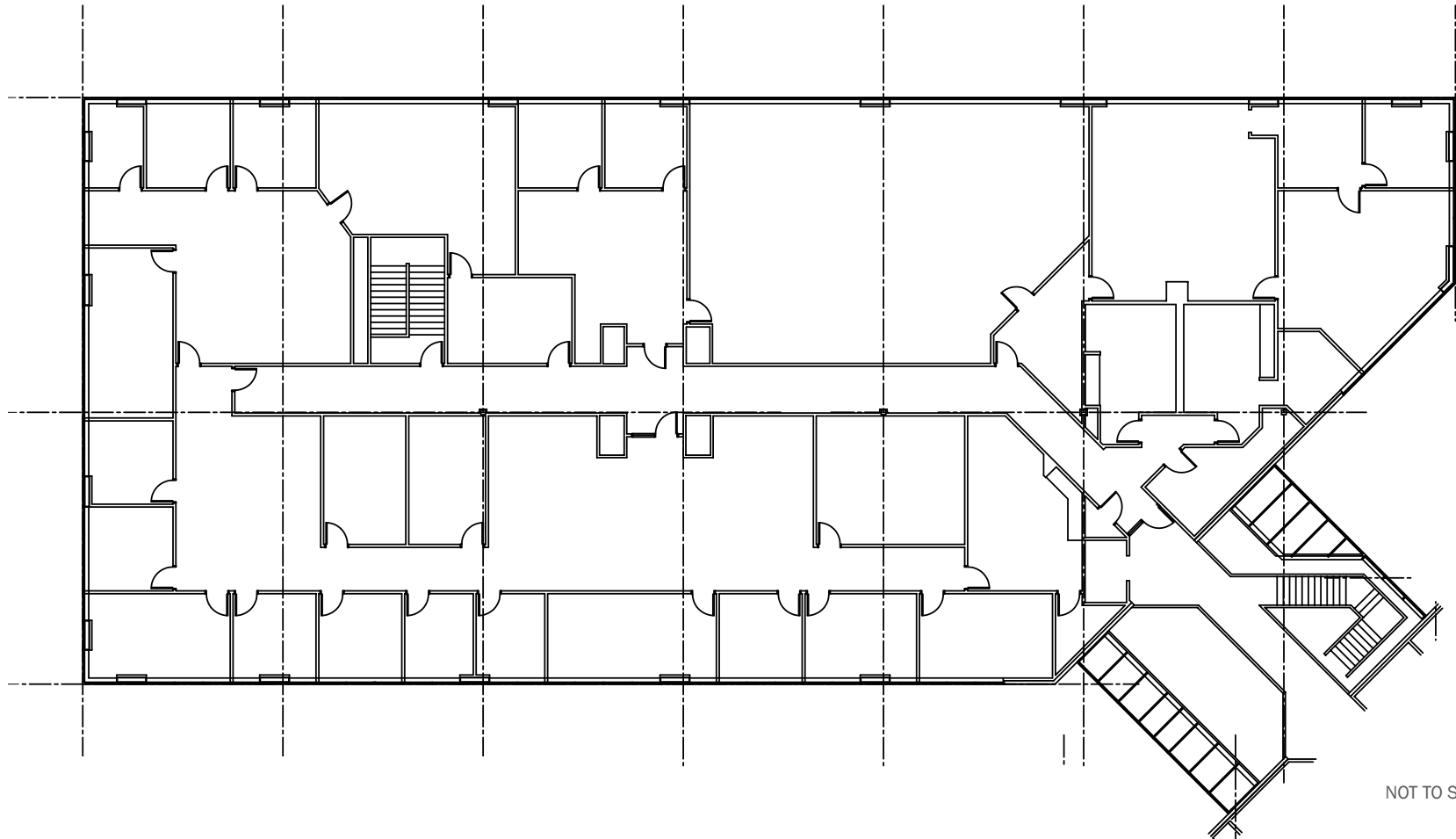


Developer:



FLOOR PLAN

SECOND FLOOR, NORTH BUILDING



NOT TO SCALE



Developer:



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UNOBSTRUCTED
FLOORPLATES ALLOW
EFFICIENT LAYOUTS



WIDE OPEN FLOOR
PLANS WITH NATURAL
LIGHT

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FOR MORE INFORMATION, PLEASE CONTACT

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