

FOR LEASE
HIGH -END CORPORATE IMAGE SPACE

3440-3480

BRITANNIA DRIVE



BRITANNIA BUSINESS CENTER

TUCSON'S PREMIER CLASS A MULTI-TENANT BUSINESS PARK

CBRE



AVAILABILITY

BUILDING	SUITE	SIZE	LEASE RATE
3480 E. Britannia	Suite A	±20,097 SF	\$10.80/SF NNN
3480 E. Britannia	Suite B	±11,562 SF	\$10.80/SF NNN
3480 E. Britannia	Suite C (A+B combined)	±31,659 SF	\$10.80/SF NNN
3440 E. Britannia	Suite D	±11,387 SF	\$10.80/ SF NNN

PROPERTY HIGHLIGHTS

- Britannia Business Center is Tucson's Premiere Class A multi-tenant business park.
- Gold Nugget Winner for Architectural Design with curved polished aluminum and reflective glass facades.
- Corporate environment in Britannia Business Center.
- Located just one mile northeast of Tucson International Airport.
- 100% glass walls wrapping around the northwest side of suite to mountain views.
- Exterior executive suites with open bull pen areas in the center.
- Tenant-ready with tenant choice of new flooring and finishes.
- Up to 100% office build-out available at rental rates and tenant improvement allowances to be negotiated.

CONTACT US

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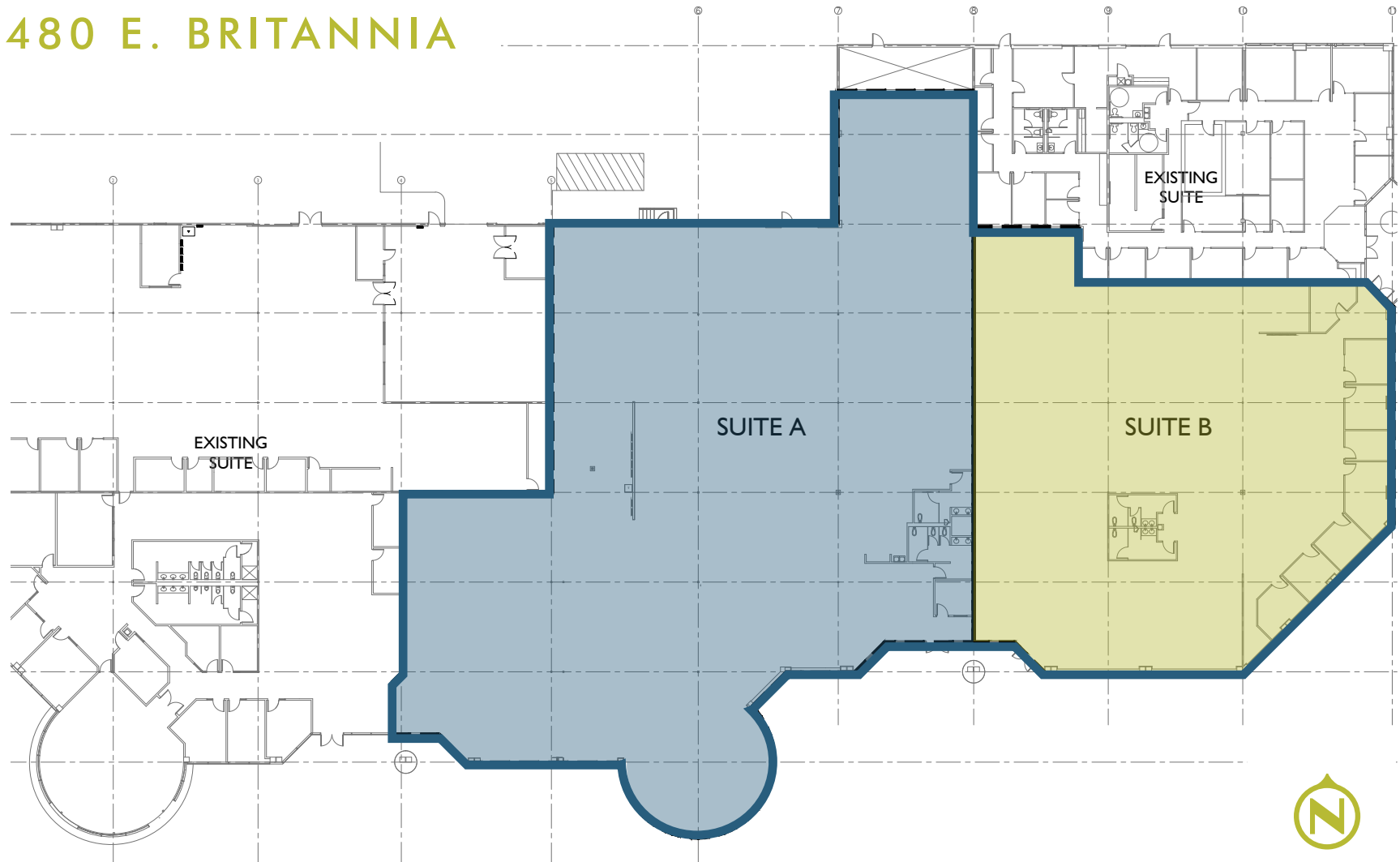
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LOCATION AERIAL

3480 E. BRITANNIA



NOT TO SCALE

SUITE A

±20,097
SQUARE FEET

\$ 10.80/SF NNN
LEASE RATE

SUITE B

±11,562 SF
SQUARE FEET

\$ 10.80/SF NNN
LEASE RATE

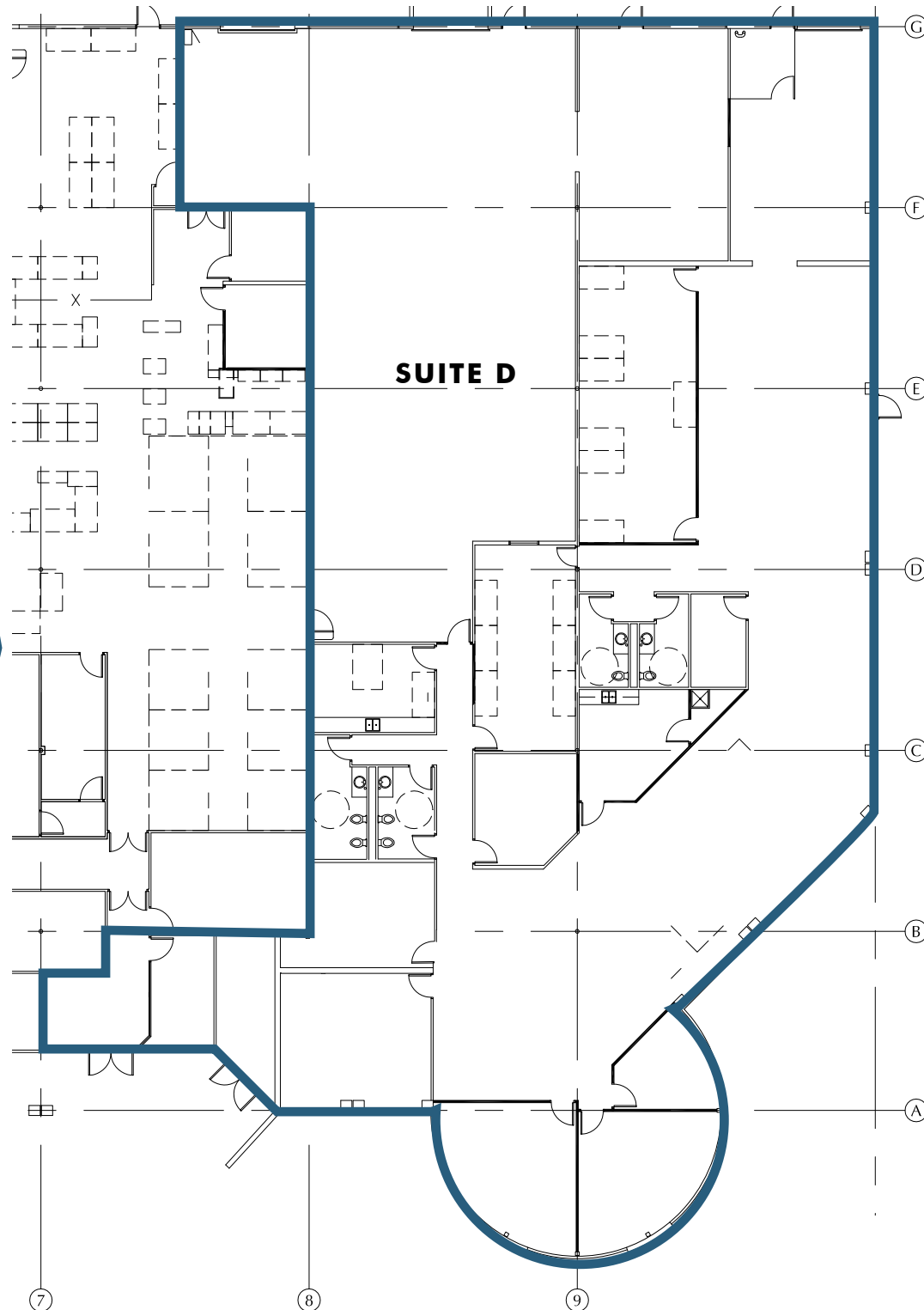
SUITE C

±31,659
SQUARE FEET

\$ 10.80/SF NNN
LEASE RATE

A & B COMBINED

3440 E. BRITANNIA



SUITE D

±11,387
SQUARE FEET

\$ 10.80/SF NNN
LEASE RATE



NOT TO SCALE



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