

Class A Foothills Office



St. Philip's Office Park
4620 N Campbell Ave Tucson, Arizona

For more information:

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St. Philip's Office Park

Property & Location Highlights

- New Class A Office Development at the Base of the Catalina Foothills
- Up to 40,000 - 50,000 RSF Available
- Flexible site plan allows for custom design to accommodate users' requirements
- Project to be designed with high-end Southwestern architectural style for a comfortable yet professional office setting
- Generous Tenant Improvement packages available for Tenants or sales of shell building on a condominium basis for Buyers
- Exciting new development set to break ground soon



**Conceptual Site Plan - Subject to Revision*

For Lease: \$22/RSF NNN (\$40-60/RSF TIA)

For Sale: \$235/RSF Gray Shell

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St. Philip's Office Park

Property Aerial



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<i>Hearts</i> Lifestyle Lounge	<i>La Jolla</i> DIAMONDS & GEMS	Starbucks	tulia Salon & Spa
CLIQUE	PF Chang's	Sets	BARBERShop
BF	STYLING	Willa Pina	WILLIAMS STRAUBER

CHASE	purelovejuice	alifonso
UNION	BODY WORKS PILETES	piece by piece
Flamingo Lounge	AMADOUR SALONSPAL	PROFESSIONAL
Reforma	BMO	BAHTI INDIAN ARTS
FOOD & ROOT	Harris Bank	HOMEWOOD SUITES
MILLER OLSON DESIGN GROUP	ARIZONA WINE COLLECTIVE	COFFEECUBIC
AK Jensen Apparel	WELLS FARGO	ADVISORS

Sinclair Associates	CRITICAL PATH INSTITUTE
LONG REALTY	NOVA HOME LOANS
UNITED STATES POSTAL SERVICE	GEOTEMPS
Peoples MORTGAGE COMPANY	Allstate You're in good hands.
TITLE SECURITY	SECURITAS

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