

For Lease

# Grant Plaza

1,200 - 3,720 SF



## 3502-3532 E Grant Road

Tucson, Arizona 85716

### Property Features

- Aggressive lease rates
- Various space configurations
- Some spaces already configured with Office Build-outs
- Office & Retail
- C-2 Zoning, Tucson
- Strong central location on a major east-west arterial
- Low NNN's (Estimate \$3.65/SF)



### Demographics

	1 Mile	2 Miles	3 Miles
Average Age:	33	35.2	34.7
Population:	19,890	60,337	119,247
Average HH Income:	\$38,623	\$46,090	\$50,010

For Lease: \$9.00 SF/yr (NNN)

#### Gordon Wagner

+1 520 398 5130  
gordon.wagner@naihorizon.com

#### Dave Dutson

+1 520 999 3731  
dave.dutson@naihorizon.com

2900 North Swan Road, Suite 200  
Tucson, AZ 85712  
+1 520 326 2200

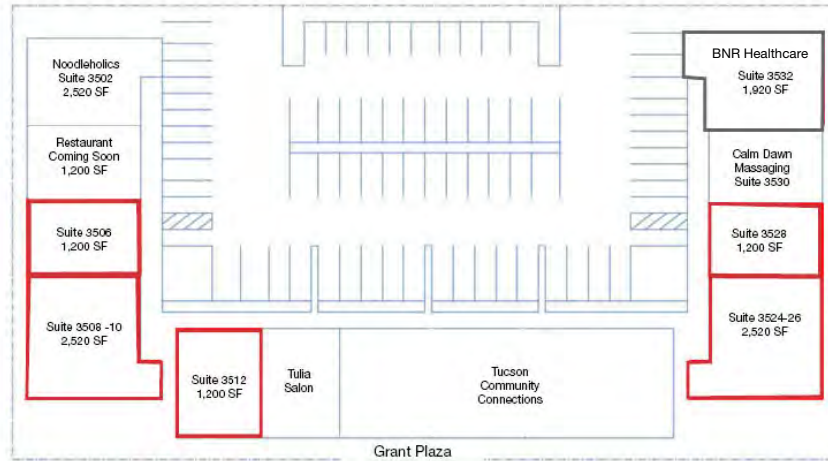
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## Available Spaces



Lease Rate: \$9.00 SF/YR (NNN) Total Space 1,200 - 3,720 SF  
Lease Type: NNN

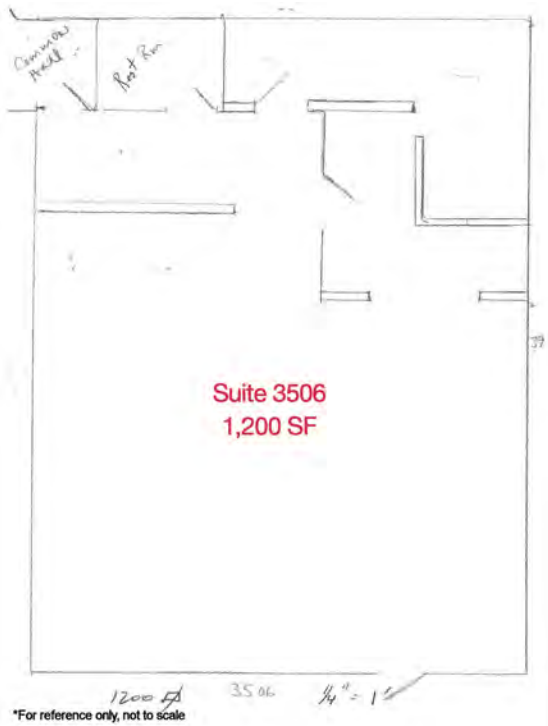
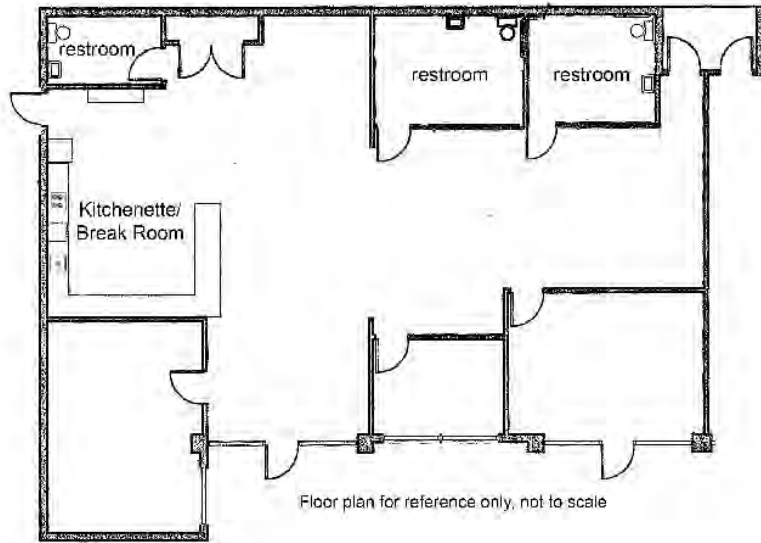
SUITE #	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
3506	Retail/Office	\$9.00 SF/YR	NNN	1,200 SF	VACANT
3508-3510	Retail/Office	\$9.00 SF/YR	NNN	2,520 - 3,720 SF	VACANT
3512	Retail/Office	\$9.00 SF/YR	NNN	1,200 - 3,720 SF	VACANT
3524-3526	Retail/Office	\$9.00 SF/YR	NNN	2,520 - 3,720 SF	VACANT
3528	Retail/Office	\$9.00 SF/YR	NNN	1,200 - 3,720 SF	VACANT

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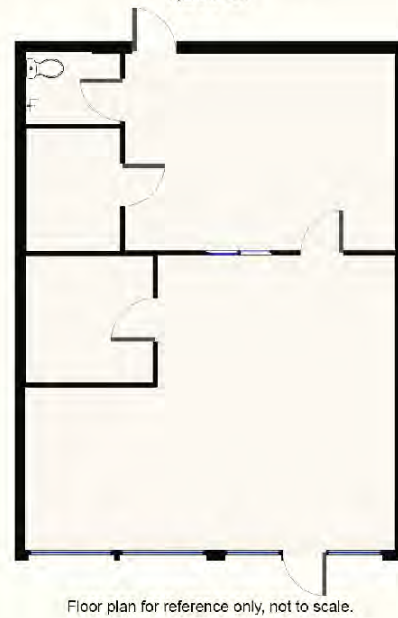
# Grant Plaza

## Floor Plans

3508 & 3510 E. Grant Road  
2,520 SF



3512 E. Grant Road  
1,200 SF

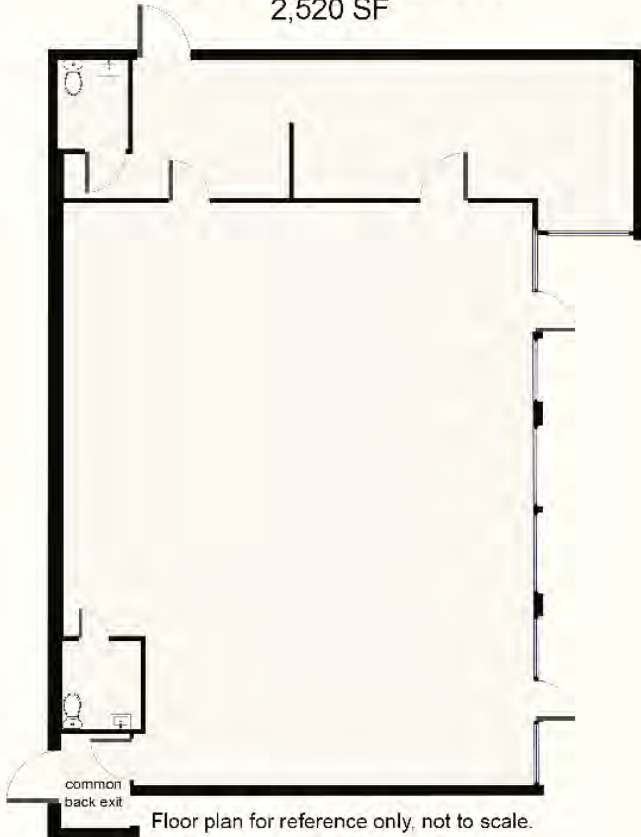


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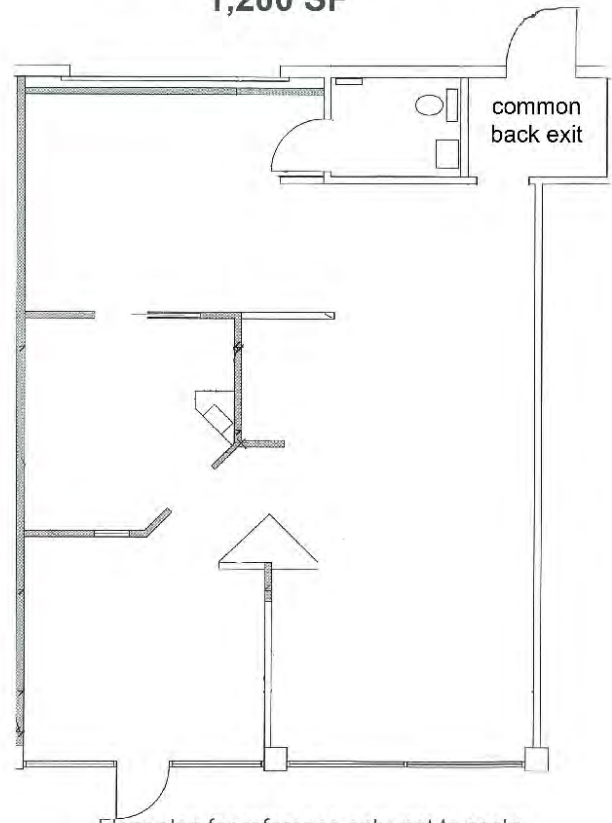
## Floor Plans

3524 & 3526 E. Grant Road  
2,520 SF



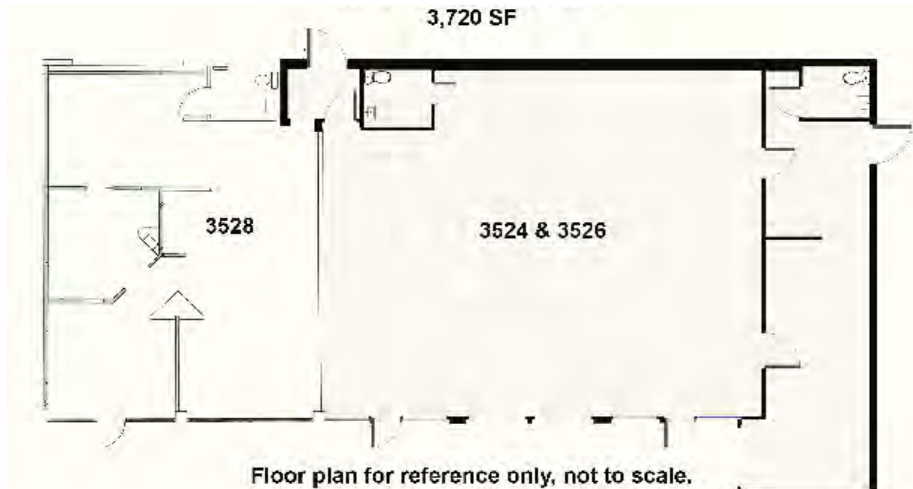
Floor plan for reference only, not to scale.

3528 E. Grant Road  
1,200 SF



Floor plan for reference only, not to scale.

3,720 SF



Floor plan for reference only, not to scale.