

FOR LEASE

196 W. SIMPSON STREET

HISTORIC OFFICE BUILDING IN BARRIO VIEJO



196 W. SIMPSON STREET
BEAUTIFUL OFFICE BUILDING IN DOWNTOWN TUCSON

CONTACT INFORMATION

Jeff Casper

Senior Associate

+1 520 323 5181

jeff.casper@cbre.com

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PROPERTY HIGHLIGHTS

DESCRIPTION: Barrio Viejo is a unique and historic neighborhood adjacent to Downtown Tucson. 196 W. Simpson is a beautiful professional office building with architectural features and finishes that make it distinctly Tucson. Freestanding building with outdoor space and ample parking within walking distance of Downtown Tucson. Functional office floor plan with beautiful vaulted ceilings and brick flooring.

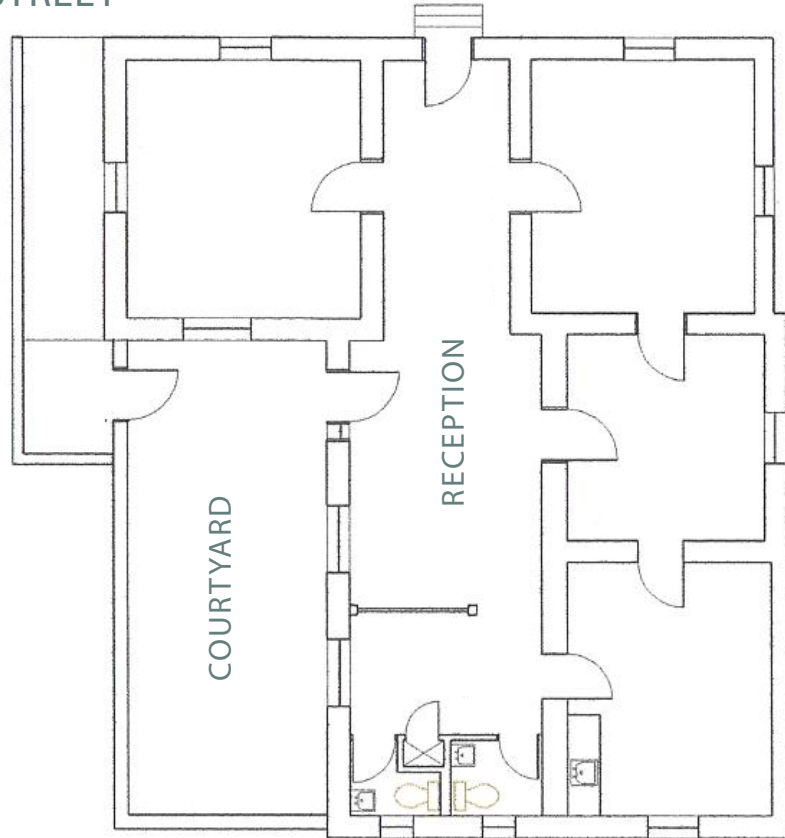
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|-------------|----------------------------------|
| ADDRESS: | 196 W. Simpson Street |
| BUILDING: | Freestanding Office ±1,390 SF |
| PARKING: | 5 reserved parking spaces |
| ZONING: | HC-3 |
| LEASE RATE: | \$18.00/SF, Modified Gross |

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FLOOR PLAN

196 W. SIMPSON STREET
± 1,390 SF



FLOOR PLAN NOT TO SCALE



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AERIAL



WALKING DISTANCE TO DOWNTOWN COURTS, RESTAURANTS, AND AMENITIES.



PRIME LOCATION IN **HISTORIC BARRIO VIEJO**

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