

SALE

Year 2014

Totaling 37,000 SF

Ideally Located for

Financial Services, Real Estate, and Medical Practices

Law Offices,

TOP OF SWAN FOOTHILLS PROFESSIONAL OFFICES

NEC Swan Rd. & Skyline Dr. 6420 - 6450 N. Swan, Tucson, AZ



6363 N. Swan Road Suite 200 Tucson, AZ 85718

RGcre.com

BOB DAVIS

520.906.5682 Bob@RGcre.com

TOM HUNT

520.288.1231 Tom@RGcre.com

SANDY ALTER



NEC Swan Rd. & Skyline Dr. 6420 - 6450 N. Swan, Tucson, AZ

HIGHLIGHTS

Prestigious Central Foothills

Proximity to other Professional Services

Close to Multiple Restaurants and other Amenities

Oro Valley- Sabino Canyon and all of Tucson Accessible

Incredible City and Mountain Views



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AVAILABLE SUITES

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1,500 - 29,000 SF Available Contiguous up to 10,579 SF BLDG 3 2,549 SF **BUILDING 1** 1,510 SF FIRST FLOOR **BUILDING 1** 2,242 SF SECOND FLOOI -3.345 SF 1,415 SF -5,316 SF -3,621 SF **BUILDING 2** MAIN LEVEL Research Corporation 1,681 SF **BUILDING 2** 3,132 SF Technologies LOWER LEVEL 1.572 SF -3,826 SF SITE PLAN SITE PLAN

Ground Level Suites

The information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Interested parties must verify this information and bear all risk for inaccuracies.

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Garden Level Suites

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Second Level Suites

520.275.3328 Sandy@RGcre.com

Tucson, AZ 85718

6363 N. Swan Road

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Suite 200



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SAMPLE FLOOR PLAN

Building 1 Ground Level North Suite: 3,345 SF

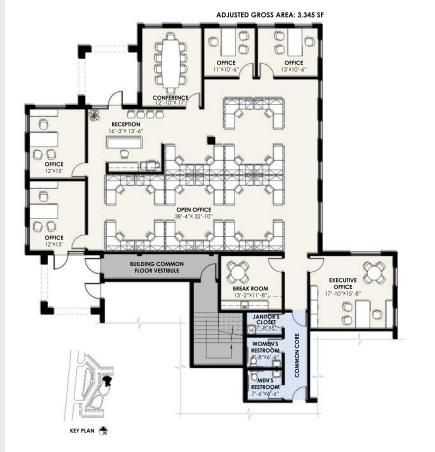
Building 1 Ground Level Suites can be Combined into an 8,661 SF Suite

Custom Design Services Available to Suit YOUR Needs

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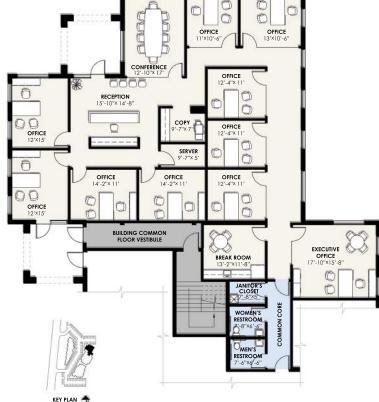


Space Plan Alternative: Open Office Layout

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AD IUSTED GROSS AREA: 3 345 S

Space Plan Alternative: Private Office Layout

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SAMPLE FLOOR PLAN

Building 1 Ground Level South Suite: 5,316 SF

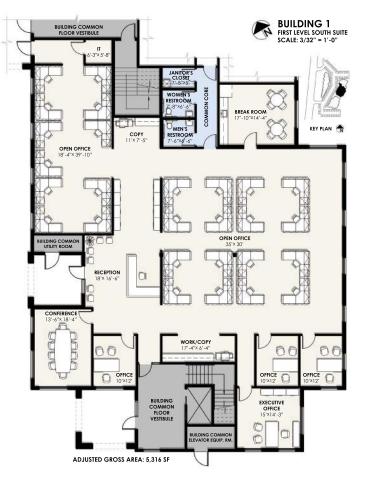
Building 1 Ground Level Suites can be combined into an 8,661 SF Suite

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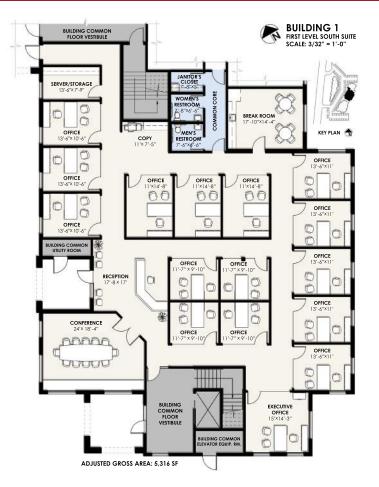
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Space Plan Alternative: Open Office Layout

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Space Plan Alternative: Private Office Layout

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SAMPLE FLOOR PLAN

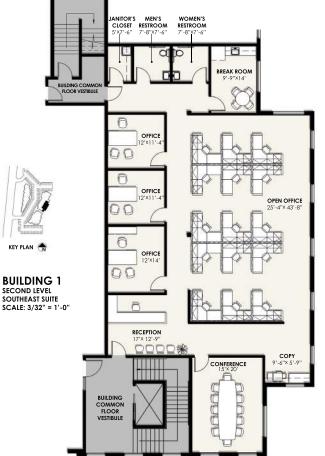
Building 1 Second Level South East Suite: 3,621 SF

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ADJUSTED GROSS AREA: 3,621 SF

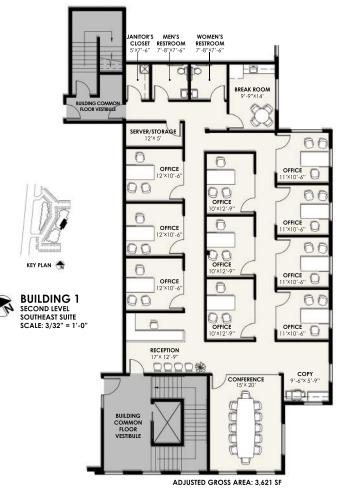
Space Plan Alternative: Open Office Layout

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Space Plan Alternative: Private Office Layout

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SAMPLE FLOOR PLAN

Building 2 Ground Level North Suite: 3,132 SF

5 Private Offices Workroom Conference Room Break Room Reception Open Office Area

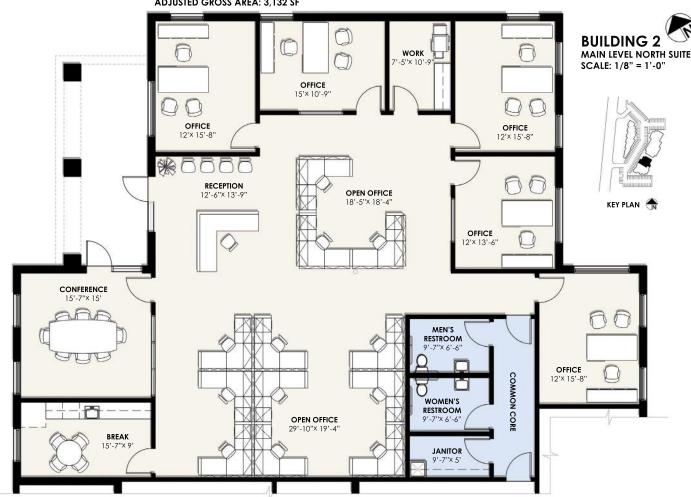
Building 2 Ground Level Suites can be Combined into a 6,985 SF Suite

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ADJUSTED GROSS AREA: 3,132 SF

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SAMPLE FLOOR PLAN

Building 2 Ground Level South Suite: 3,826 SF

4 Private Offices Large Open Office Area Break Room Reception Conference Room

Building 2 Ground Level Suites can be Combined into a 6,985 SF Suite

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MEN'S RESTROOM NOMEN'S RESTROOM OFFICE JANITOR ADJUSTED GROSS AREA: 3,826 SF 00 OPEN OFFICE BREAK OFFICE RECEPTION 00 õ D OFFICE 12'× 12'-6' CONFERENCE 10'Y 14' 9 OFFICE OPEN OFFICE 16'-4"× 9'-7 22'-4"X 24'-4 OPEN OFFICE 16'-2"X 15'-4 **BUILDING 2**

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KEY PLAN



SAMPLE FLOOR PLAN

Building 2 Garden Level 1,572 SF Suite 3 Private Offices Work Room/ Break Room Open Office Area Conference Room Reception

Building 2 Garden Level 1,681 SF Suite 1 Private Office File/ Copy Area Reception Open Office Area

Custom Design Services Available to Suit YOUR Needs

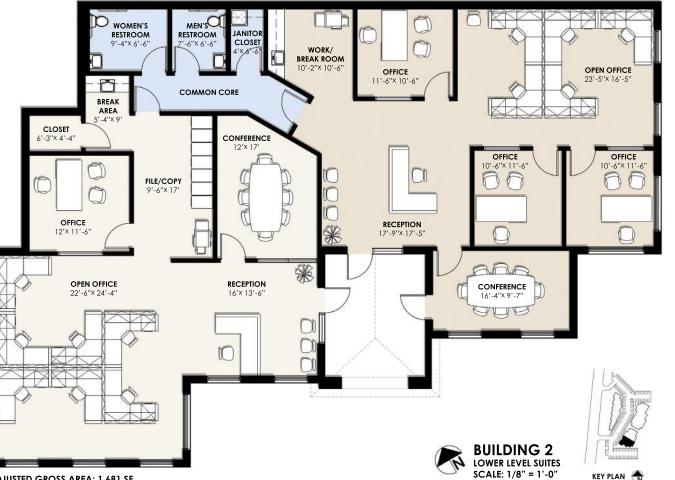
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ADJUSTED GROSS AREA: 1,572 SF

ADJUSTED GROSS AREA: 1,681 SF

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SAMPLE FLOOR PLAN

Building 3 Ground Level South Suite: 1,415 SF

3 Private Offices

Work/ Break Area

Conference Room

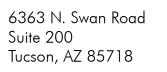
Reception

Open Office Area

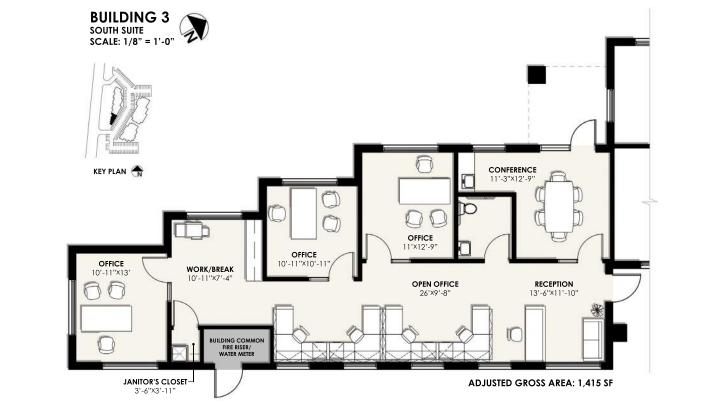
Private Restroom

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SAMPLE FLOOR PLAN

Building 3: 1,510 SF Suite 3 Private Offices Open Office Area Conference Room Reception

Building 3: 2,242 SF Suite 4 Private Offices Open Office Area

Break/ Work Room Conference Room Reception

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BUILDING 3 CENTRAL SUITES SCALE: 3/32" = 1'-0" 5 00 D D COMMON OFFICE 9'-8"×12'-3 OFFICE 9'-3''×12'-3 OFFICE CORE-9'-3"×12'-3" -JANITOR'S KEY PLAN 1 CLOSET OFFICE 12'-3"×11 ADJUSTED GROSS AREA: 2,242 SF WOMEN'S MEN'S RESTROOM RESTROOM "-6"×10'-6" 7'-6''×10'a D AAAF CONFERENCE OFFICE **OPEN OFFICE** 0 0^{12'×11'-9"} 17'-2"×11'-9" OFFICE BREAK/WORK CLOSET 25'×22'-5" PUPP 12'-3"×11 11'X8' 4'×6 RECEPTION 11'-9"X12 RARF **OPEN OFFICE** 29'-2"×21'6' CONFERENCE 17'-5"×11'-6" OFFICE SPALA RECEPTION 10'×9' 19'-2"×13'-6' ADJUSTED GROSS AREA: 1,510 SF

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SAMPLE

FLOOR PLAN

Building 3 Ground Level

Large Open Office Area

North Suite: 2,549 SF

4 Private Offices

Conference Room

Private Restrooms

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Break Room

Reception

Needs

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OFFICE 99 00 ADJUSTED GROSS AREA: 2,549 SF OFFICE 12'×15'-9 ARAA JANITOR'S SERVER 5'-6''×5' CLOSET CONFERENCE ______ 17'6"×12'-8"]SPARS BREAK ROOM OFFICE R 11'-8"×12'-8 MEN'S OFFICE RESTROOM RECEPTION WOMEN'S RESTROOM OPEN OFFICE 29'-7"×32'-7 **BUILDING 3** NORTH SUITE SCALE: 1/8" = 1'-0" KEY PLAN 🌨

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for inaccuracies.

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