

OFFICE SPACE FOR LEASE

1331 N. WILMOT ROAD
TUCSON, ARIZONA



\$2,000 CASH
TO THE
SECURING AGENT!
(MINIMUM 3 YEAR LEASE TERM)

Suite 125
Suite 220

2,200 Rentable Sq. Ft.
1,842 Rentable Sq. Ft.

Ground floor suite
Second floor suite (with balcony)

- ◆ **Base Rent-\$16.50 per rentable square foot**
- ◆ **Modified Gross Lease; Tenant responsible for electricity and janitorial**
- ◆ **Rent Concession: One-half month of Rent per year of Term**
- ◆ **Signalized intersection**
- ◆ **Free covered parking**
- ◆ **Annual Base Rent increase of 75¢ per annum**
- ◆ **Nightly drive-by security**
- ◆ **Signage available to Wilmot Road**
- ◆ **Tenant Improvement/Decorating Allowance available**



*For More Information, please contact
Michael Stilb or Andrea Krug*

M.A.S. REAL ESTATE SERVICES, INC.

4750 N. Oracle Road, Suite #210

Tucson, Arizona 85705

(520) 888-5127 · (520) 292-9383 (FAX)

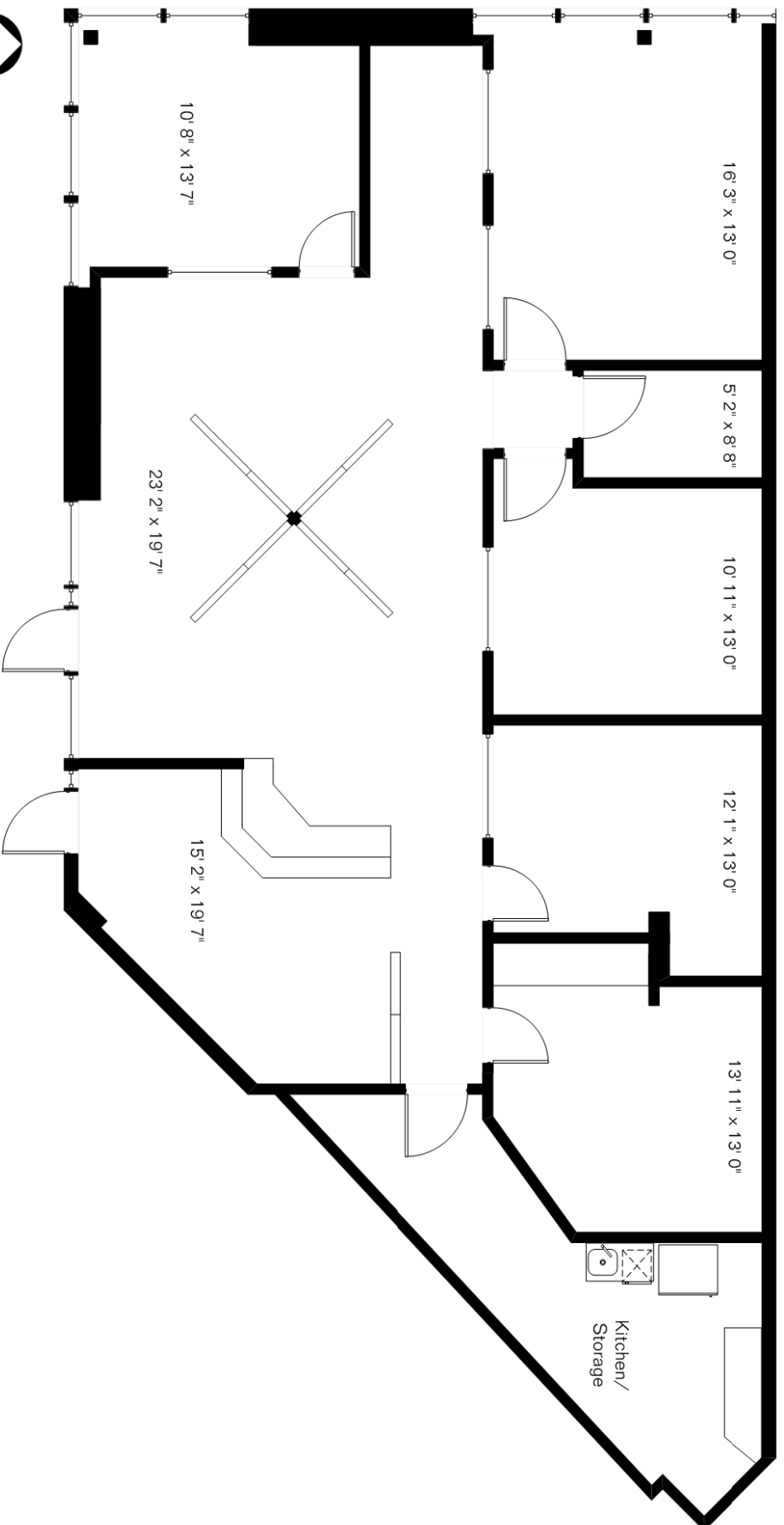
www.masrealestateservices.com

(please see attached floor plans)

The square footages and room size information are deemed to be reliable but are not guaranteed and should be independently verified.

1331 N Wilmot Rd #125

Presented by
MAS Real Estate Services
(520) 888-5127



Site Visit October 2006



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Gross 2,015 Sq Ft

www.FloorPlansFirst.com

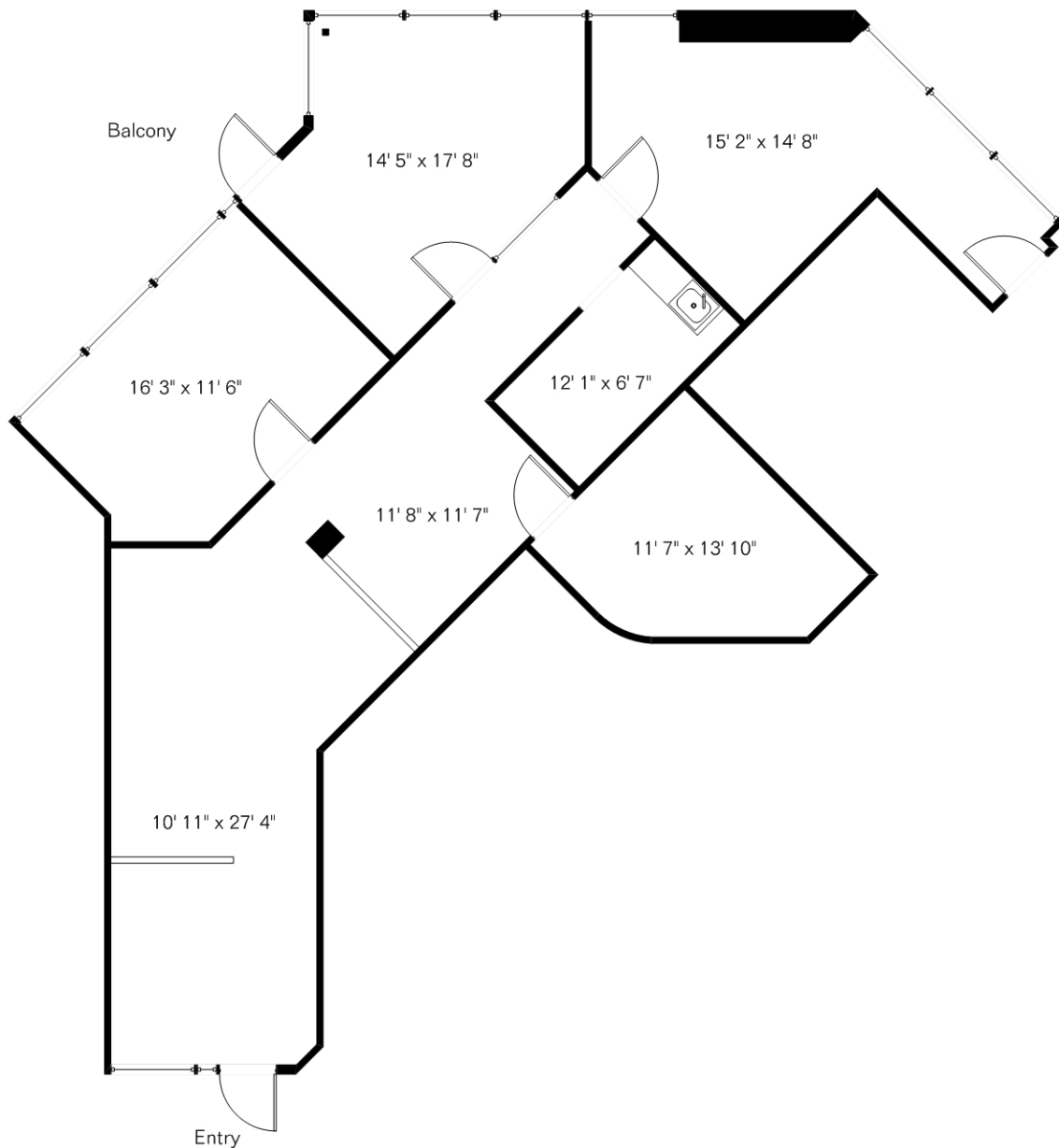
Toll Free (877) 887-1500
Voice (520) 881-1500
Fax (520) 791-7701

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See the Floor Plan First[™]

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1331 N Wilmot Rd Suite 220

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(520) 888-5127



Site Visit August 2007

0 ft. 6 ft. 10 ft. 20 ft.



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