

FOR LEASE



Valencia Commerce Center 225 E. Valencia Road Tucson, Arizona

225 E. VALENCIA ROAD

<u>Space</u>	<u>Sq. Ft.</u>	<u>Monthly Rent</u>
140	1,800	\$2,175.00

**Commission of 5% of
the total Base Rent
(up to a 5 year term)**

- **Triple net lease at \$14.50 per square foot**
- **Base Rent is subject to:**
 - 1. Annual Escalations**
 - 2. Rental tax**
 - 3. Pro-rata share of actual monthly operating, common area maintenance, real estate tax, insurance, and exterior building maintenance expenses (averaging \$4.56 per square foot)**

For further information
please contact:

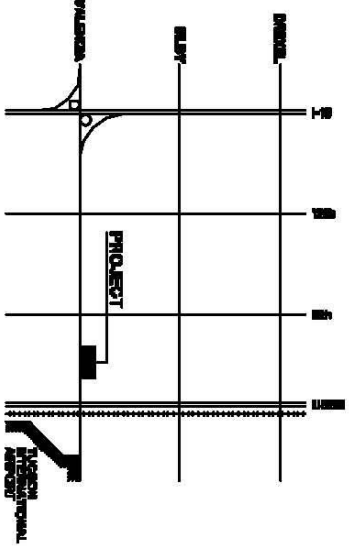
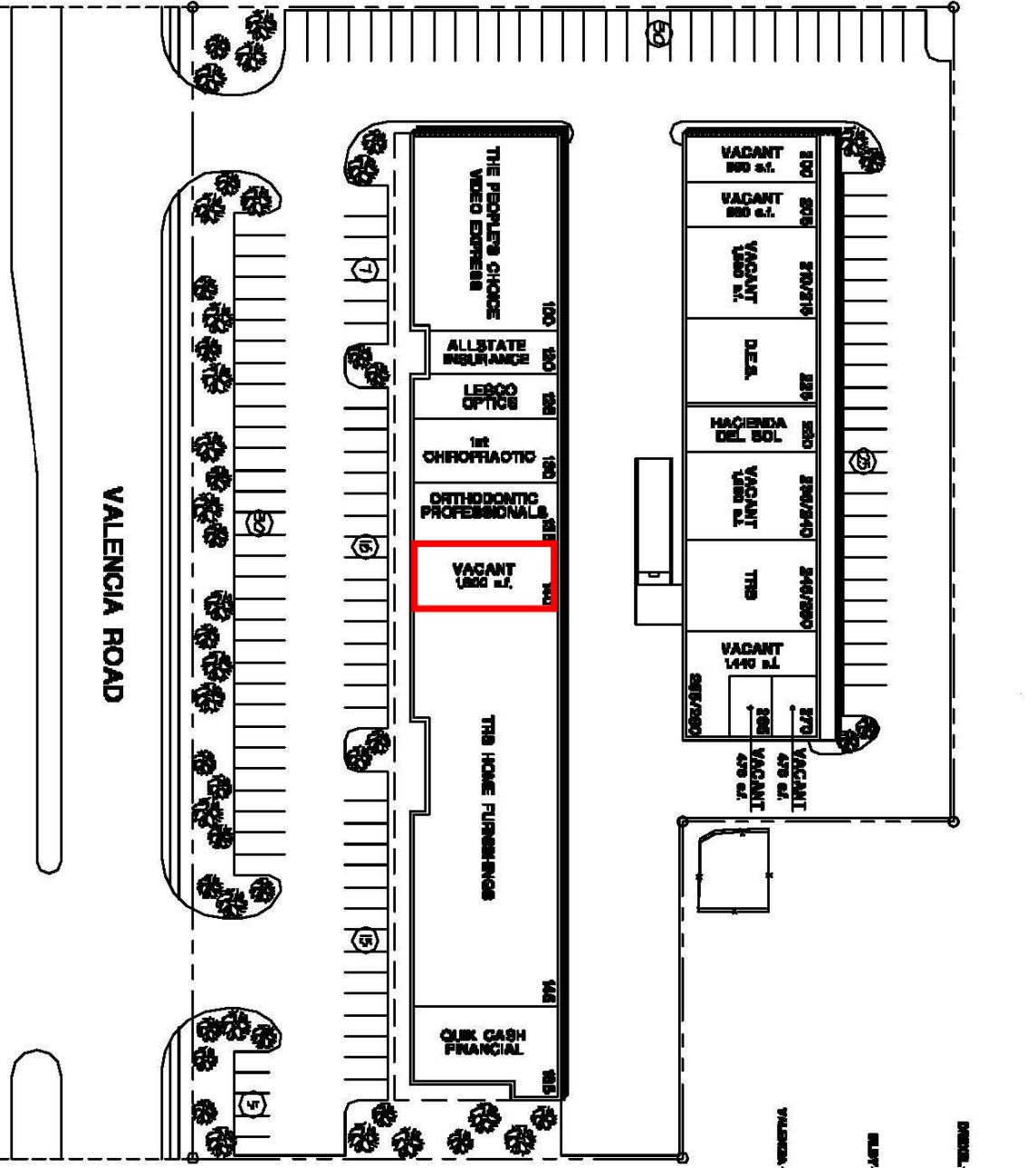
M.A.S. Real Estate
Services, Inc.

Michael Stilb or
Andrea Krug
(520) 888-5127

www.masrealestateservices.com

(site plan attached)

April 6, 2009



TABLATIONS
 22,434 SQ. FT. RETAIL SHOP SPACE
 13,310 SQ. FT. OFFICE / WAREHOUSE
 128 PARKING SPACES

VALENCIA COMMERCE CENTER

