

**FOR LEASE:**  
RETAIL / OFFICE SPACE

**VAST COMMERCIAL**  
REAL ESTATE SOLUTIONS

**FOR LEASE:**  
**OFFICES ON**  
**THE LOOP**

**732 - 2,255 SQ FT**



**PROPERTY OVERVIEW**

Vast Commercial Real Estate Solutions is pleased to offer retail and office space for lease at 7650-7670 East Broadway Blvd. Offices on the Loop is a highly visible, multi-tenant office/service/retail property with frontage on Broadway Blvd, directly across from Home Depot. It is located just west of Pantano Road and is surrounded by shopping, restaurants, banks, and other businesses. The property was recently transformed with a brand new look through the completion of a major capital improvement campaign, including a new roof, new paint, new parking lot, gated interior courtyards, and new vehicle/pedestrian access from both Broadway and The Loop. The property features beautifully landscaped garden style offices. French doors and multiple windows provide lots of natural light, and most suites include private balconies. Covered parking and fiber optic cable are available. Leases are modified gross with a base year on expenses. Electricity and telephone/internet are separately metered and in Tenant's name.

**PROPERTY HIGHLIGHTS**



C-1 Zoning



Loop Bike Path



Modified Gross

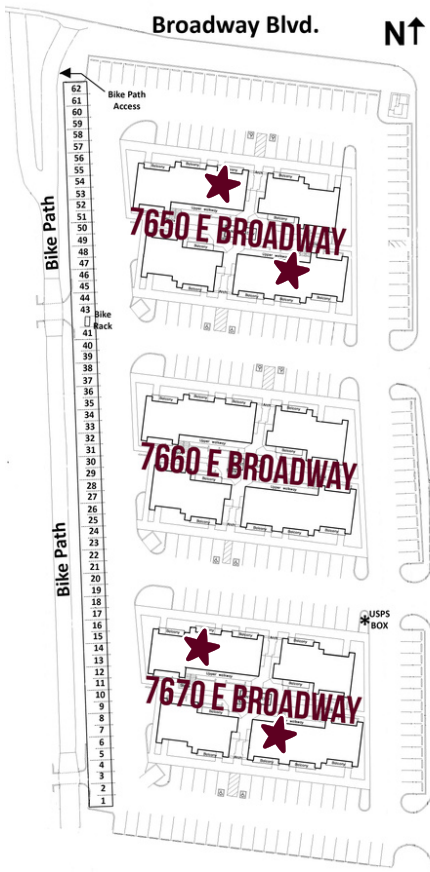


732 - 2,255 SF

**JON O'SHEA**

**JON@VASTTUCSON.COM**  
[www.vasttucson.com/lease/loop](http://www.vasttucson.com/lease/loop)

**(520) 780-4743**



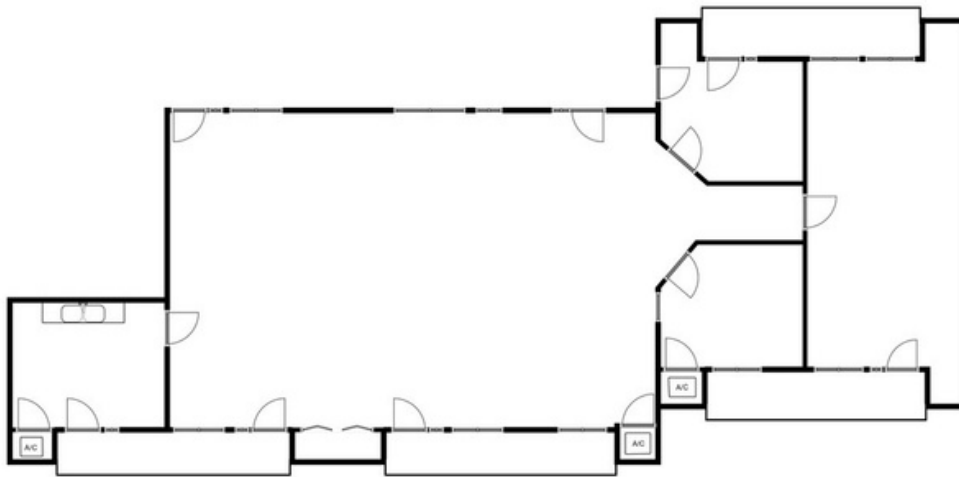
|      |       |       |                      |
|------|-------|-------|----------------------|
| 7650 | A-308 | 1,103 | \$1,838/mo (\$20/SF) |
|------|-------|-------|----------------------|

|      |       |       |                      |
|------|-------|-------|----------------------|
| 7650 | A-203 | 2,255 | \$3,383/mo (\$18/SF) |
|------|-------|-------|----------------------|

|      |       |     |                     |
|------|-------|-----|---------------------|
| 7670 | C-309 | 732 | \$1,220mo (\$20/SF) |
|------|-------|-----|---------------------|

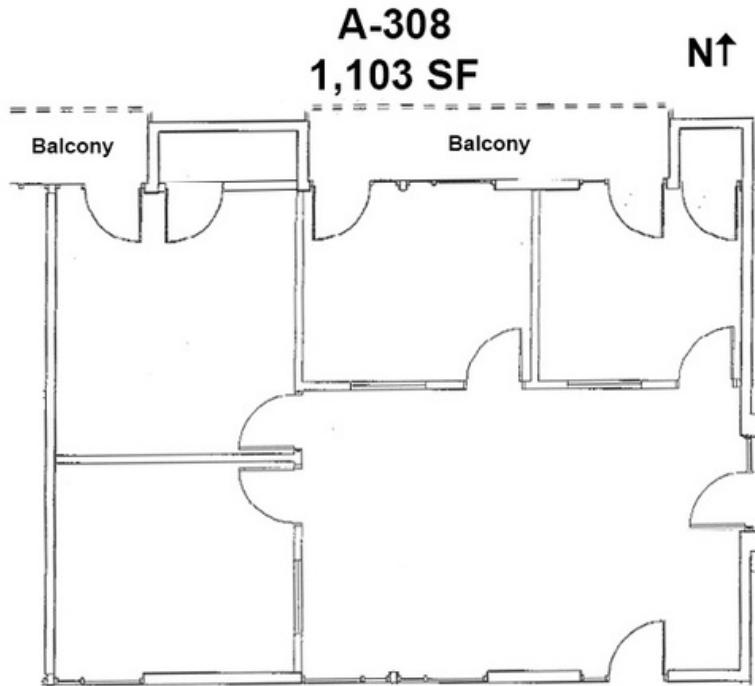
|      |       |     |                      |
|------|-------|-----|----------------------|
| 7670 | C-203 | 919 | \$1,379/mo (\$18/SF) |
|------|-------|-----|----------------------|

**SUITE A-203**



- 2,255 SF
- \$3,383/mo (\$18/SF)
- Modified Gross, electric separate

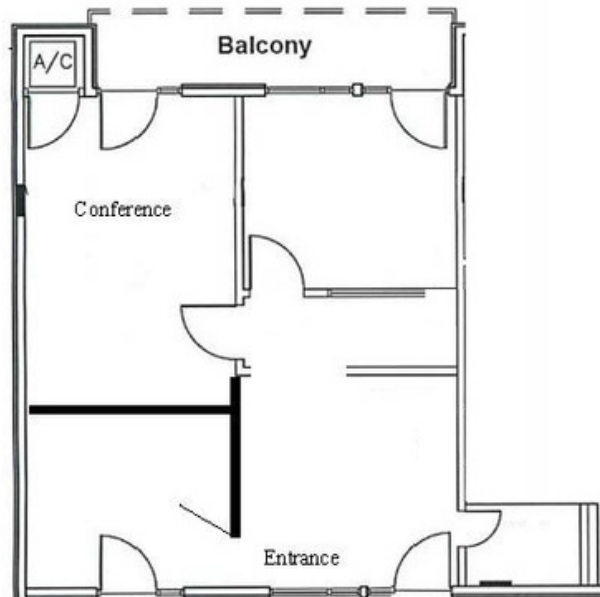
**SUITE A-308**



Floor plan for reference only, not to scale.

- 1,103 SF
- \$1,838/mo (\$20/SF)
- Modified Gross, electric separate
- Broadway Facing Building Signage Available

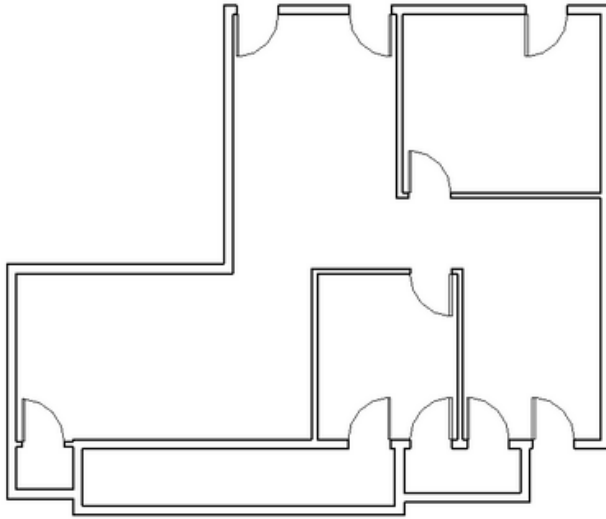
**SUITE C-309**



**732 SF**

- 732 SF
- \$1,220mo (\$20/SF)
- Modified Gross, with Electric Included

**SUITE C-203**



- 919 SF
- \$1,379/mo (\$18/SF)
- Modified Gross