

FOR SUBLEASE

LA CHOLLA CORPORATE CENTER

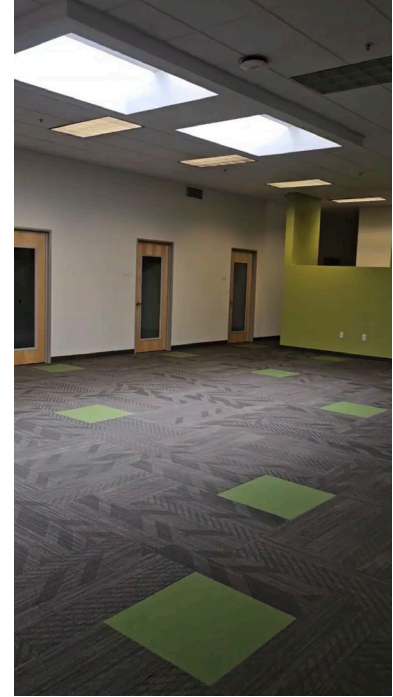
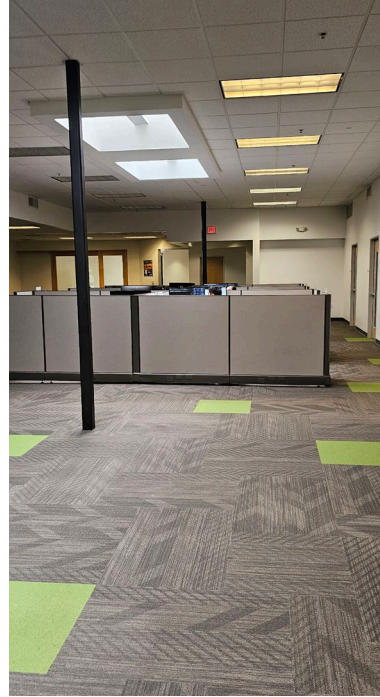
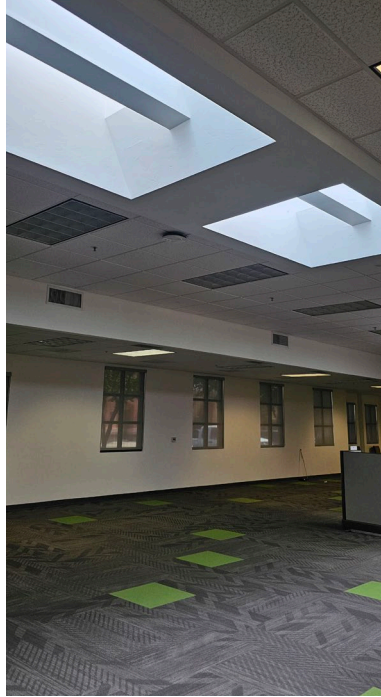
7458 N. LA CHOLLA BLVD., TUCSON, AZ 85741



6,372 RSF
AVAILABLE



PROPERTY PHOTOGRAPHY



SUBLEASE PREMISES HIGHLIGHTS



6,372 RSF
PREMISES



Newly Built Out Space
CONDITION – FF&E Not Included



**Negotiable + Utilities/
Janitorial + Rental Tax**
Base Rental Rate



May 31, 2027
EXPIRATION

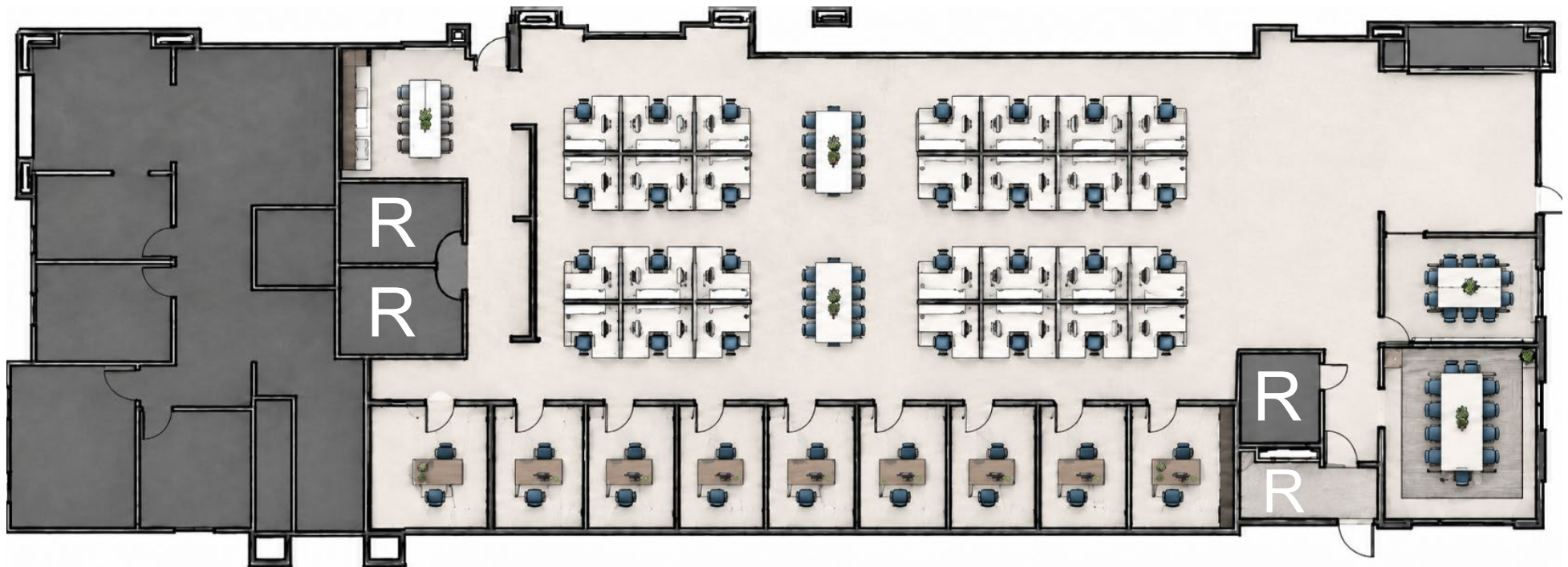
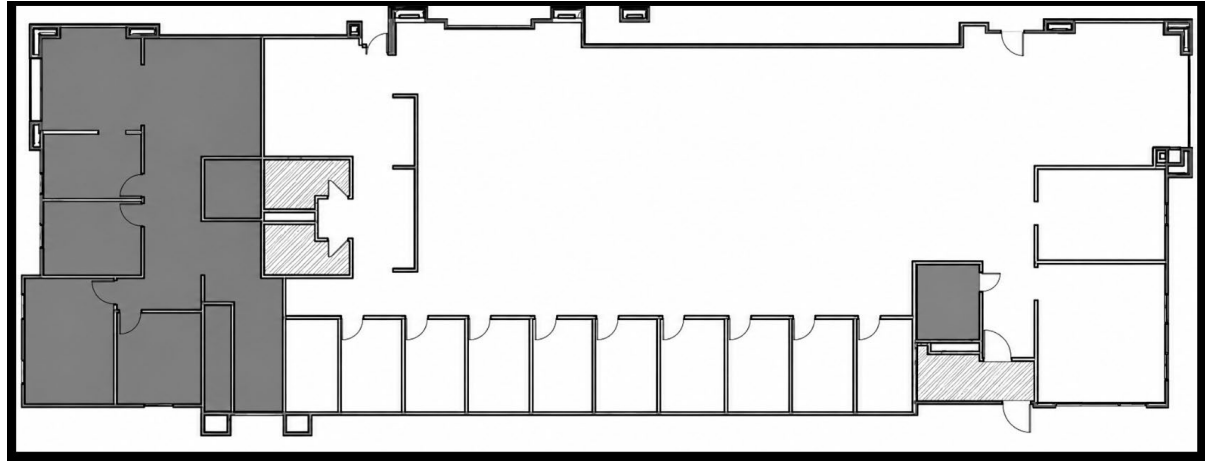


Available
Estimated 2026
Operating Expenses

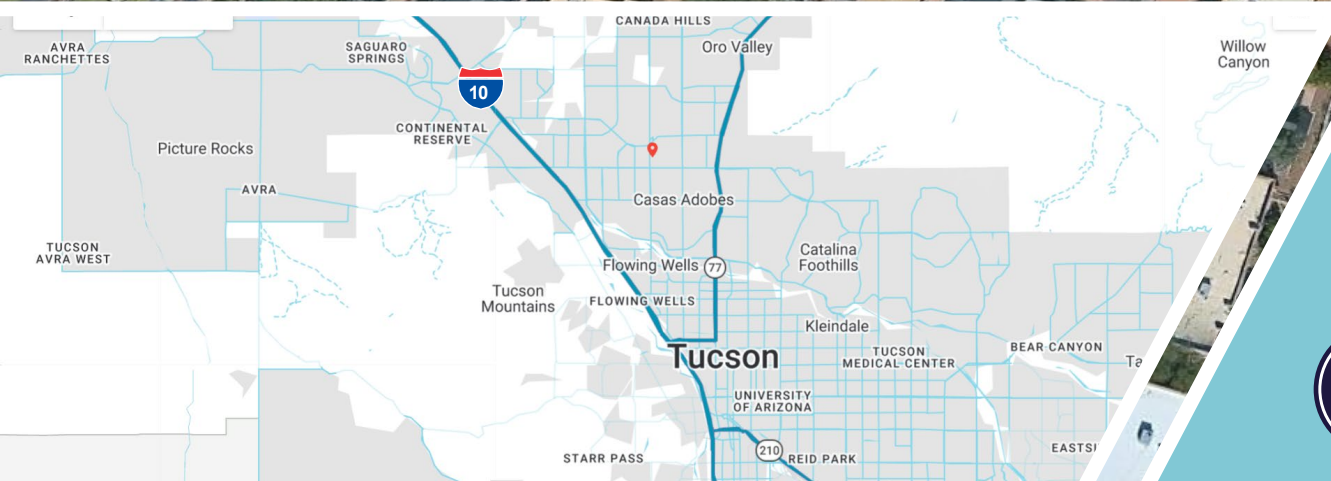
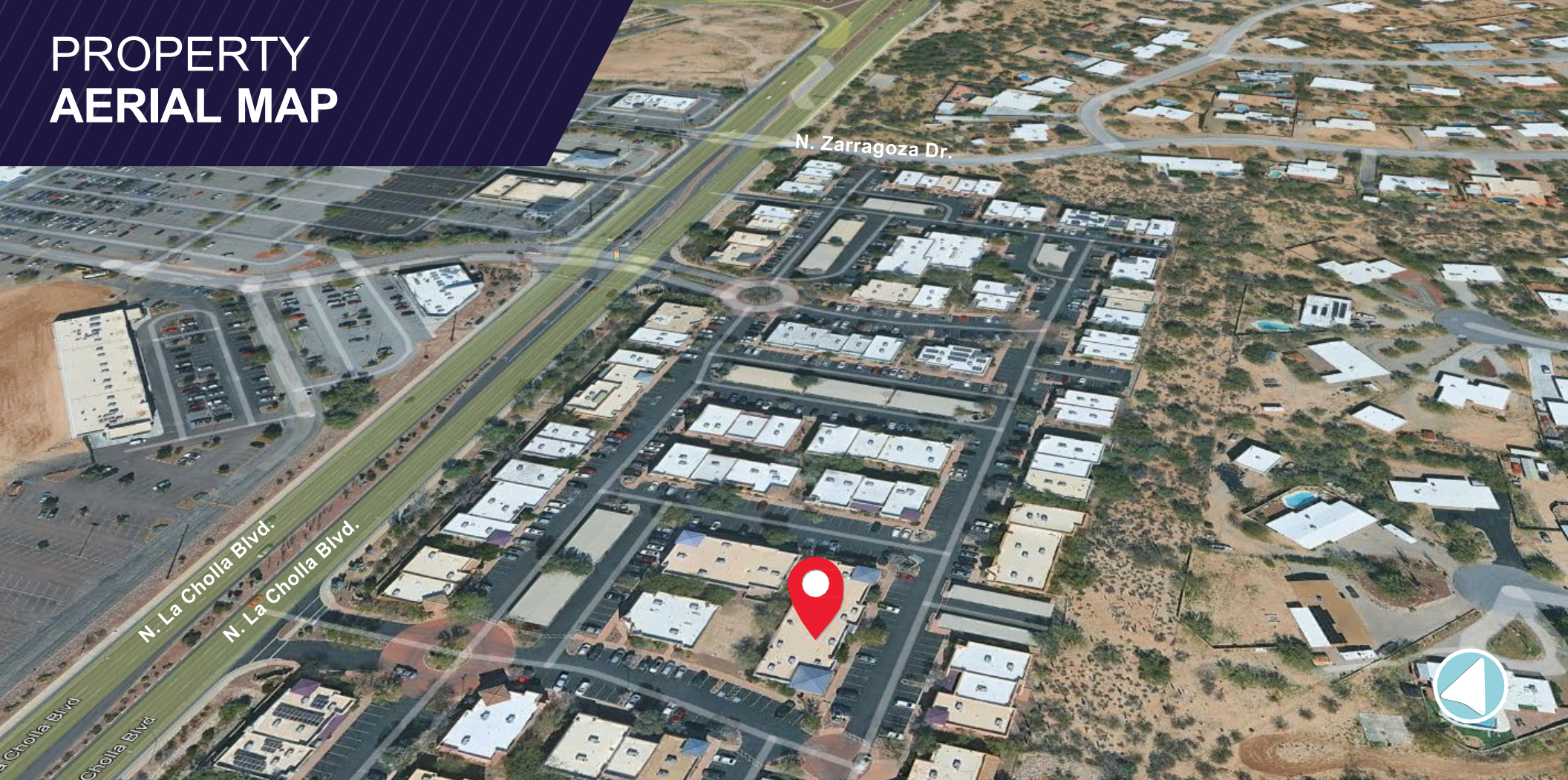


**6 Covered Reserved
Parking Spaces @ No Cost**
PARKING

PROPERTY FLOOR PLAN



PROPERTY AERIAL MAP



8 MIN (3.7 MILES)



17 MIN (12.4 MILES)



Tucson International Airport
29 MIN (18.7 MILES)

7458 N. La Cholla Blvd., Tucson, AZ 85741



Morgan Relyea Colt
Executive Managing Director
Direct: +1 713 331 1787
Mobile: +1 713 702 1547
morgan.relyea@cushwake.com

5151 E. Broadway Blvd., Suite 115
Tucson, AZ 85711

Thomas J. Nieman
Broker (Principal)
Cushman & Wakefield | PICOR
Direct: +1 520 546 2728
tنيان@picor.com

1330 Post Oak Blvd., Suite 2600
Houston, TX 77056