

OFFICE

Property Details

Available	Suite 120 - ±3,003 SF
Sale Price	\$555,000 (\$185/SF)
Lease Rate	\$21/SF MG (tenant pays utilities, janitorial and any increases in operating expenses over the base year.)
Parking	2 free covered spaces, 50 free surface spaces
Zoning	O-3, City of Tucson

Operating Expenses:

Insurance Premium Aug 2018 - Aug 2019	=	\$2,796.00
Property Taxes (2018)	=	\$12,323.30
Office Association dues for 2018	=	\$5,852.24
Total	=	\$20,971.54


Property Highlights

- Located in one of Tucson's most successful condo office projects
- Durable masonry construction
- Ample on-site parking

Ryan McGregor
Office Properties
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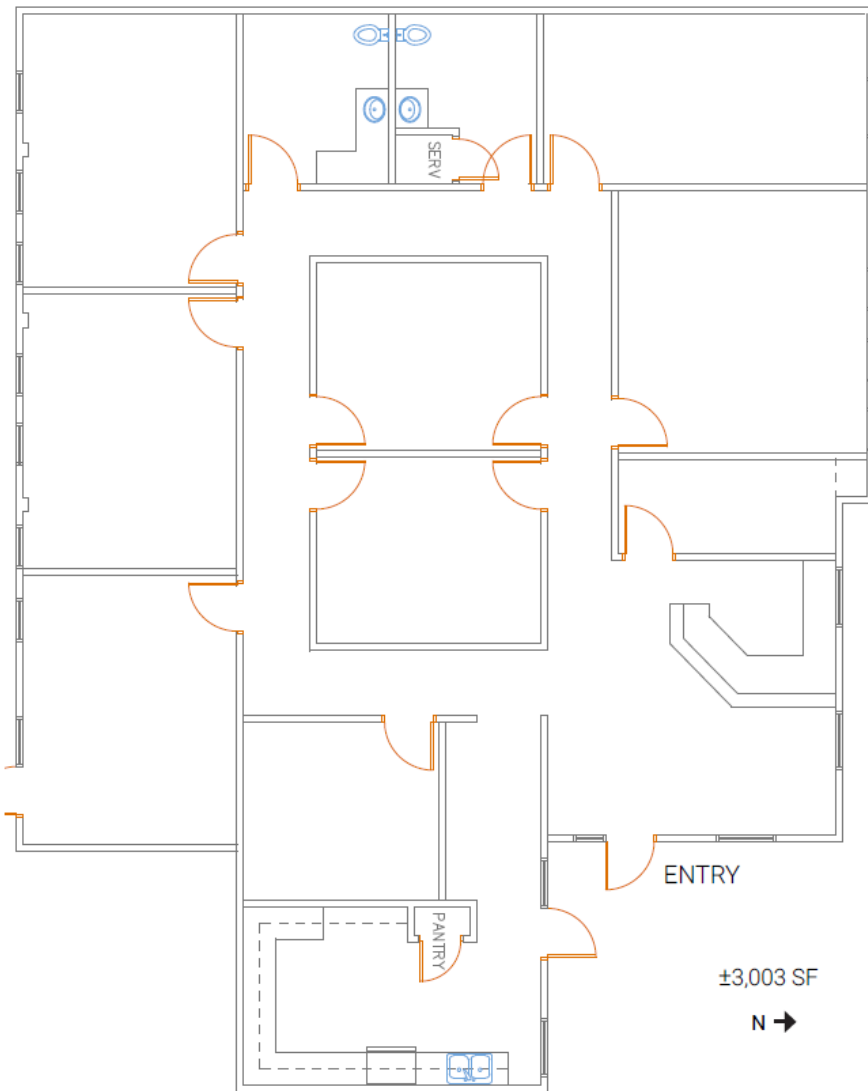
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Floor Plan

Suite 120 - ±3,003 SF



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