



**OFFICE CONDO**

**1,250 SF Office Space**

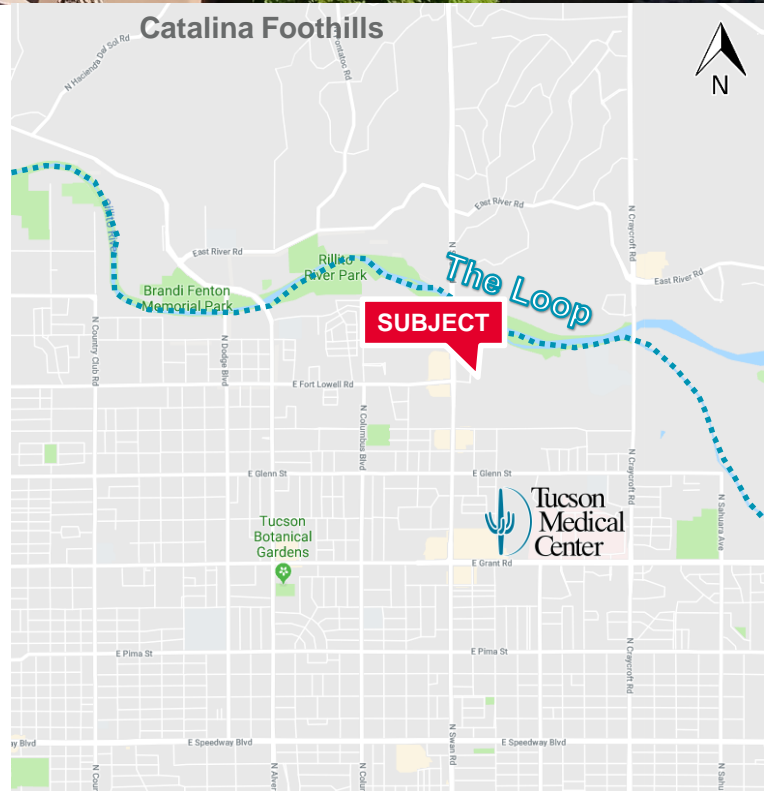
**Lease Rate: \$21.00/SF MG**

**Sale Price: \$245,000 (\$196.00/SF)**

\*\*available with 30 days-notice

**Property Highlights**

- Well maintained professional office nestled at the base of the Catalina Foothills on The Loop, within the Swan Corporate Center. Neighbors include professional medical and office users.
- Floor plan consists of reception area, one large private office, open space for modular systems, a kitchen and restroom.
- Well maintained by ownership, this office space is available for lease or for sale.
- New windows (with 5 year transferable warranty)
- New exterior paint coat
- All interior fluorescent bulbs replaced with new LED bulbs
- Roof recently re-rolled, 5 year transferrable warranty



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Property Photos

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10/8/2020



4775 E. Camp Lowell Drive  
Tucson, Arizona 85712

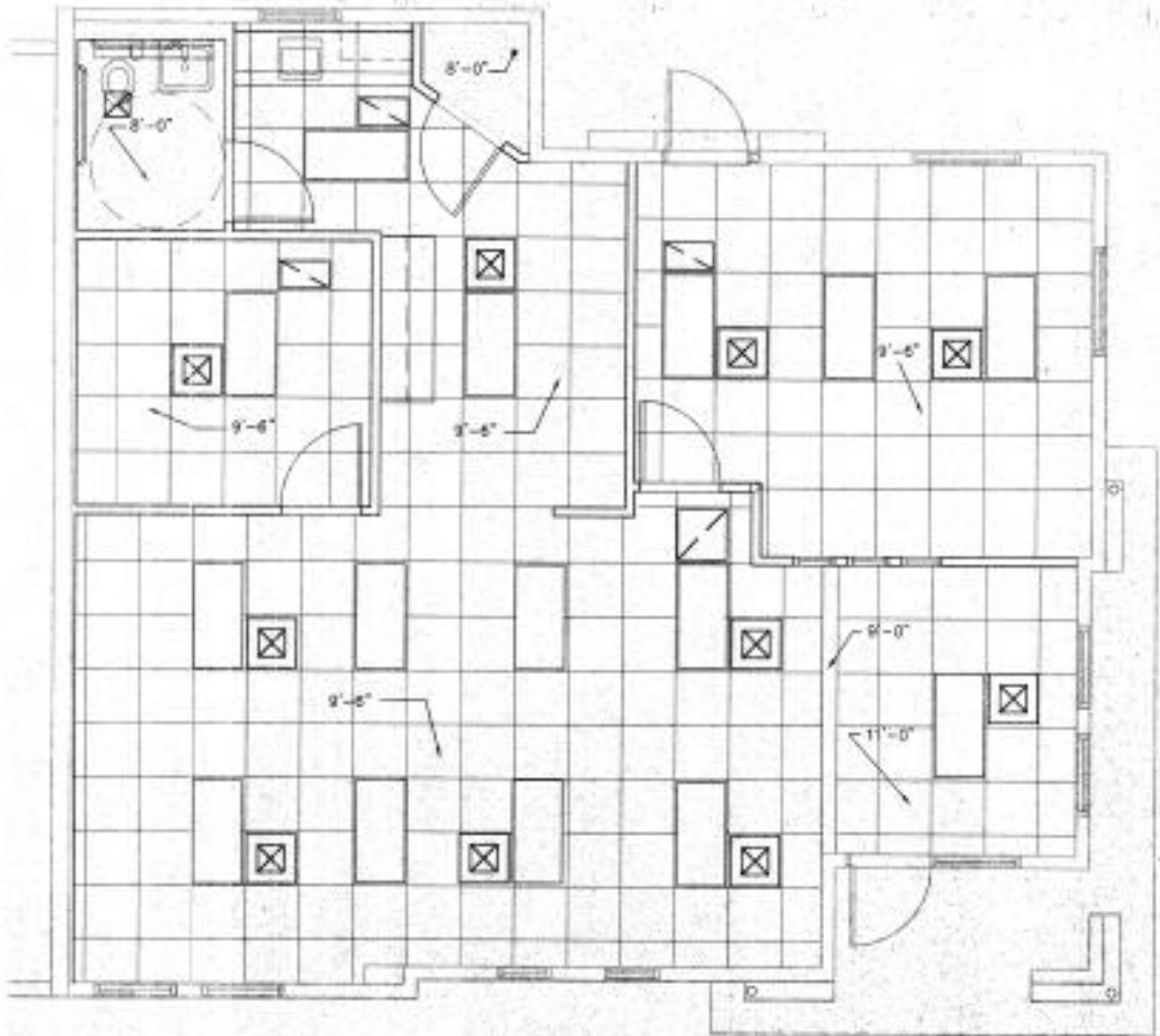


SCALE: 1/4" = 1'-0"



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## REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

