



**Up to ± 31,647 SF**

**Sale Price: \$3,900,000**

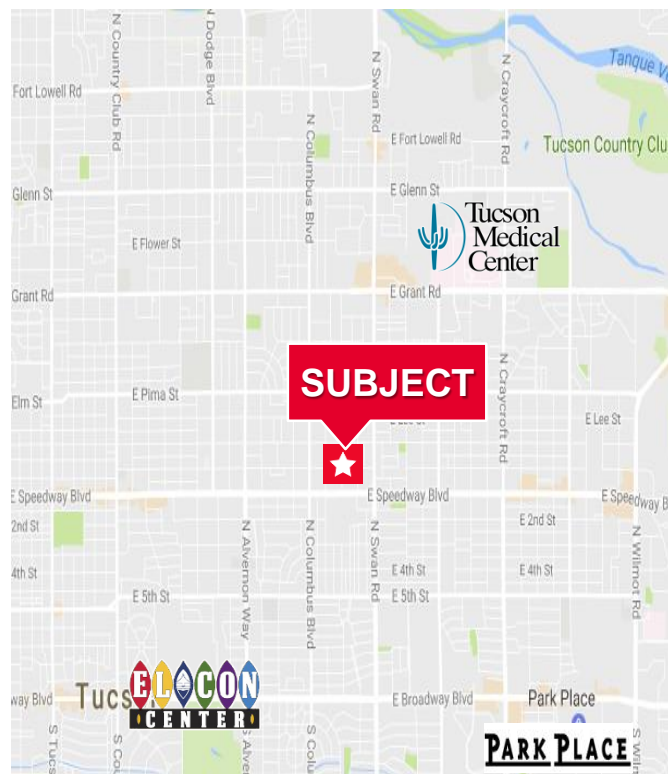
**Lease Rate: \$12.50 NNN**

### Property Highlights

- Convenient Central location
- Currently configured for adult educational space, and can be reconfigured as required
- High traffic commercial neighborhood
- Outstanding visibility and access
- At-door parking – 4.6/1000 ratio

### Property Details

Lot Size	2.42 AC
Tax Parcel No.	122-12-011A
Zoning	C-2 (City of Tucson)
Year Built	1986



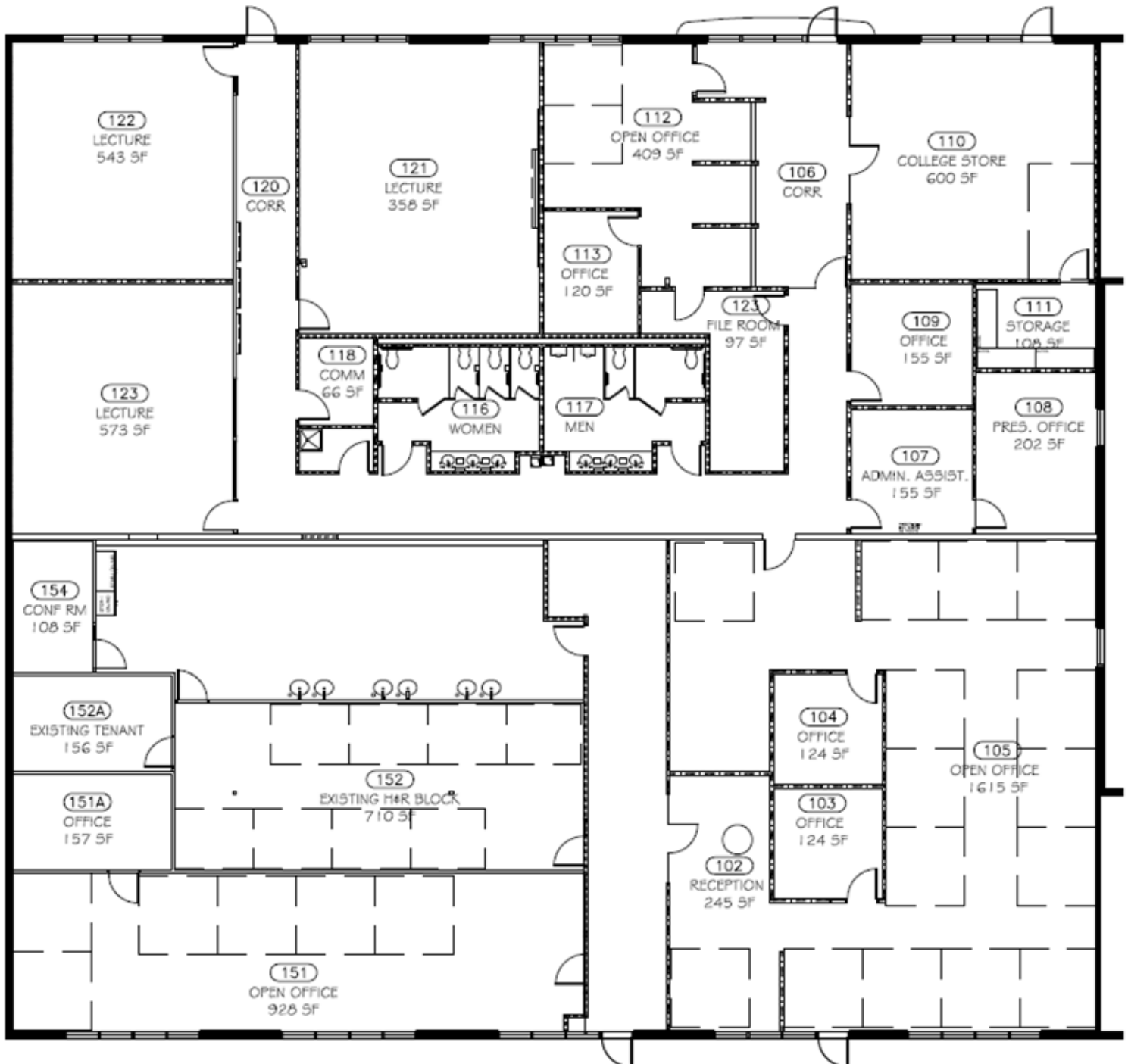
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## Floor Plan

Building A - 11,379 SF

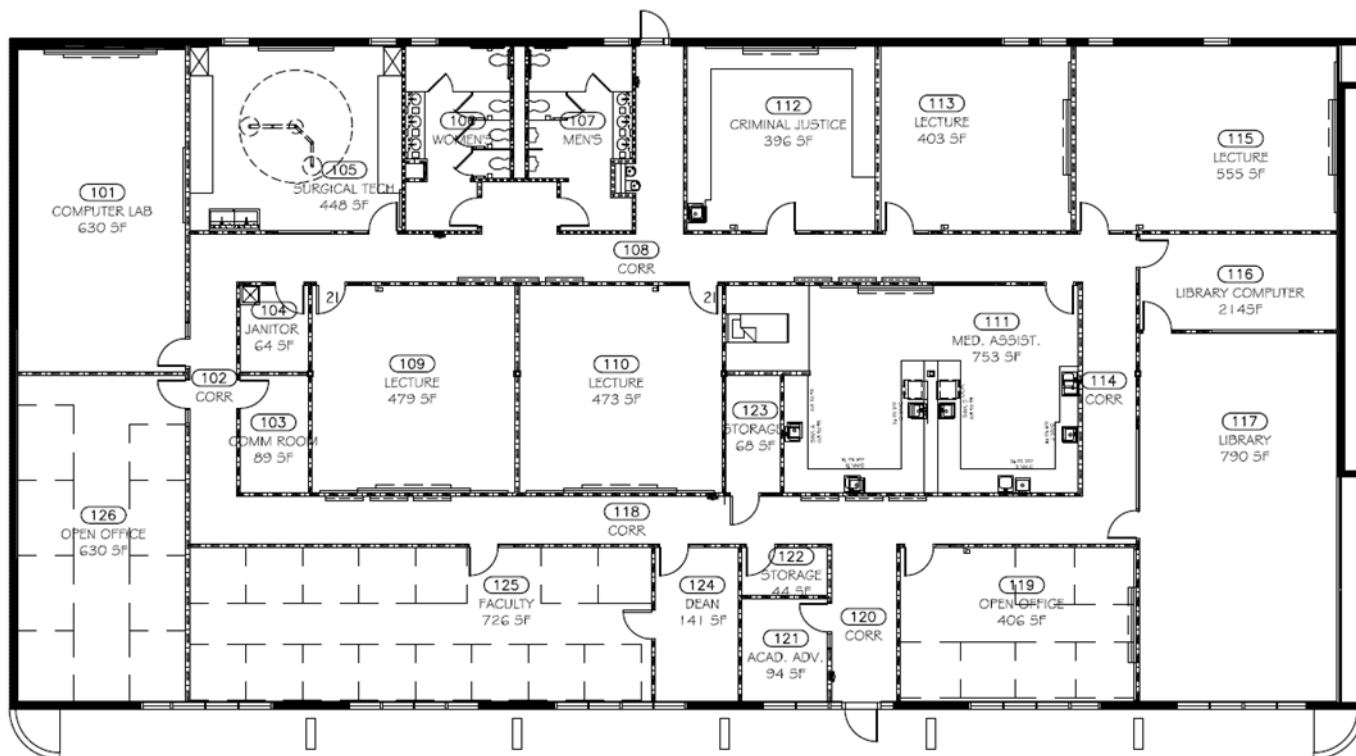
OFFICE / SCHOOL / FLEX



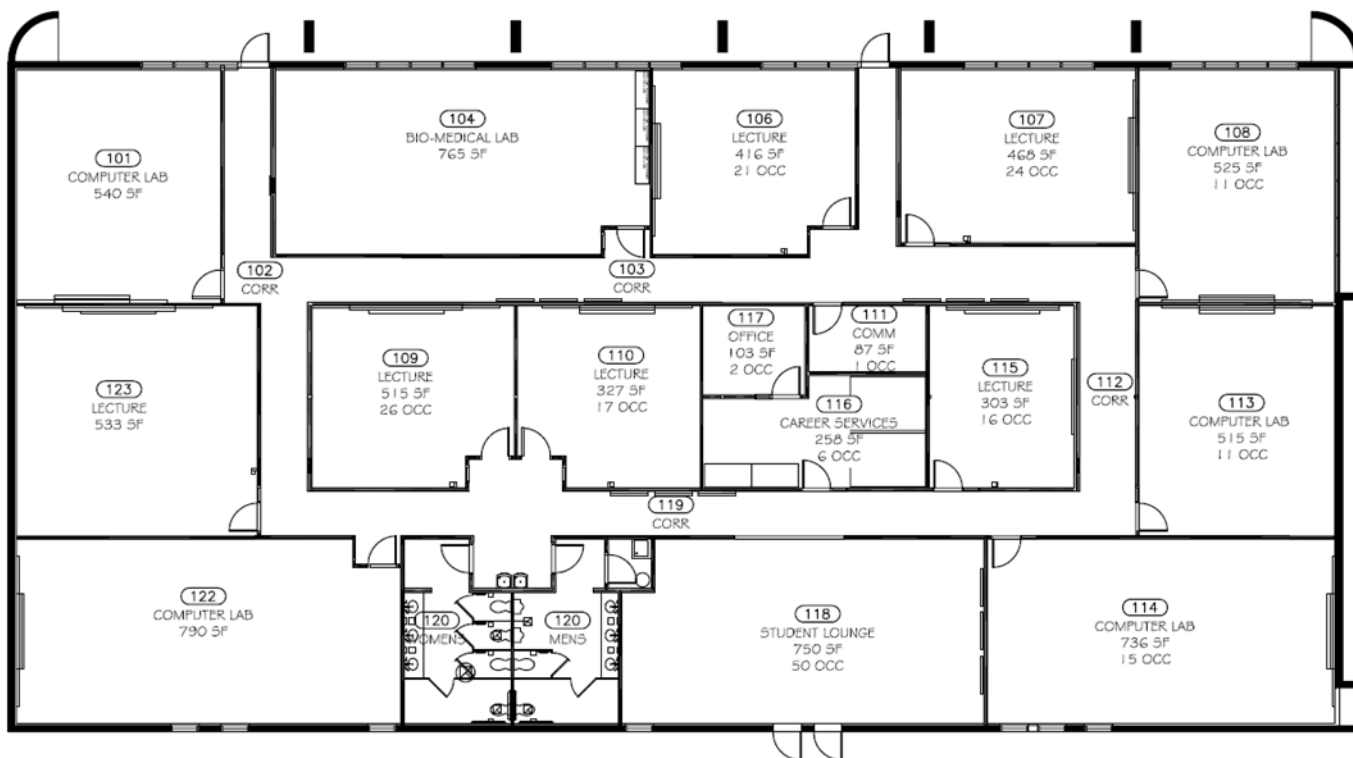
## Floor Plan

Building B – 10,135 SF

OFFICE / SCHOOL / FLEX



Building C - 10,133 SF



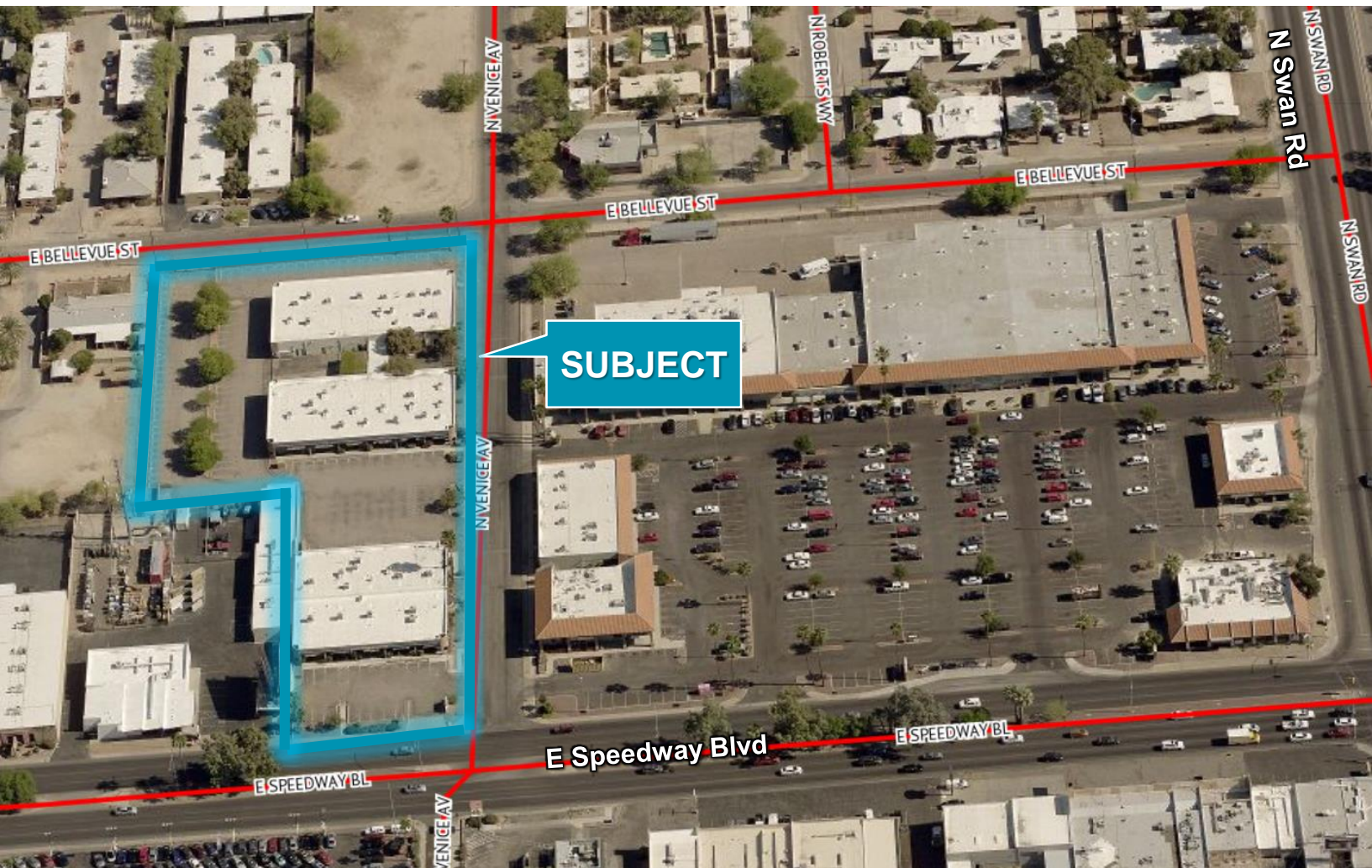
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1/14/2021



Aerial & Property Photos



For more information, please contact:

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