



OFFICE

**8,698 SF Centrally Located Office Space
Sale Price: \$1,490,000**

Property Details

| | |
|-------------------------|---|
| Available | 100 - 3,086 SF 120 - 1,657 SF* 130 - 1,986 SF 140 - 1,969 SF |
| Total SF | 8,698 SF |
| Blended Price/SF | \$171.30/SF |
| Average Rental Rate PSF | \$1.08/SF or \$12.96/SF |
| Tax Parcel No. | 121-07-4810; 121-07-483A; 121-07-484A; 121-07-4820* |
| Terms | Sellers will consider offers of cash or cash to new financing |
| Use | 100% medical and professional office |
| A/C Build Out | 100% |
| Zoning | O-2, City of Tucson |

***Contact agent for further details.**



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| Unit | Tenant | Suite Size | Annual Rent | Tenant Since |
|------|------------------------|-----------------|---------------------|--------------|
| 100 | Athletico | 3,086 SF | \$54,317.34 | 2019 |
| 120 | Darin Guthrie, CPA | 1,657 SF | Mo. 2 Mo | 2015 |
| 130 | Executive Suites | 1,986 SF | \$46,574.28 | N/A |
| 140 | El Dorado Audiology | 1,969 SF | \$39,299.52 | 2020 |
| | | 8,698 SF | \$140,191.14 | |

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2/11/2021

Aerial



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