# CUSHMAN & PICOR

# FOR LEASE 4481 Campus Drive

Sierra Vista, Arizona 85635

### SIERRA VISTA OFFICE / MEDICAL



## 1,029 – 5,647 SF Sierra Vista Office Space Lease Rate: \$17.00 / SF NNN

### **Property Highlights**

- · Very functional space that can accommodate medical uses
- · Space can be provided fully furnished for office use
- · Conveniently located close to Cochise College and HWY 90
- · Room to expand with preliminary drawings for second building
- · Multiple ADA restrooms in the space
- · Owner would consider a sale

#### **Property Details**

Available	Suite A: 3,606 SF Suite B: 1,059 SF Suite C: 1,029 sF
Lot Size	1.32 Acres
Tax Parcel No.	107-16-05601
Parking	9 / 1000 SF

**Molly Mary Gilbert Office Properties** +1 520 546 2766 mgilbert@picor.com

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5/30/2023



**PICOR Commercial Real Estate Services** 5151 E. Broadway Blvd, Suite 115 Tucson, Arizona 85711 phone: +1 520 748 7100 picor.com

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Floor Plan 16' 6 x 6' 10 17' 11 x 12' 1 12' 6 x 17' 4 SUITE C 12' 4 x 10' 5 1029 SF 12' 5 x 5' 4 22' 2 x 11' 9'8 x 8'3 SUITE A 12' 6 x 7' 9 12' 6 x 10' 3603 SF 12'6 x 7'9 13' 7 x 9' 9 G 16' 10 x 22' 10 12' 6 x 10' ADA 12' 6 x 9' 5 ADA Q ()0 T Ф Θ 12'6 x 9'9 ()10'4x7 ADA ADA 12' 6 x 10' 8  $\bigcirc$ 13'7 x 9'4 12' 6 x 10' 5 RISER 10' x 12' 3 10' x 12' 3 10' x 12' 3 9' 10 x 12' 3 9'9 x 8'6 22' 2 x 11' 11 SUITE B 1059 SF **PICOR Commercial Real Estate Services Molly Mary Gilbert Office Properties** 5151 E. Broadway Blvd, Suite 115 Tucson, Arizona 85711 +1 520 546 2766

mgilbert@picor.com

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