

Tucson, Arizona 85718



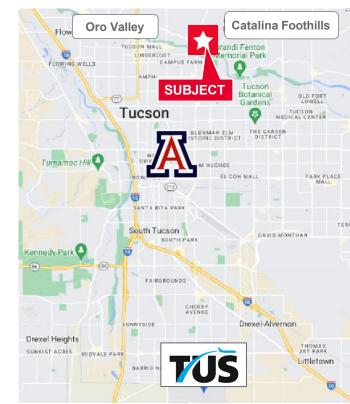


±1,587 RSF Professional Office Condo Lease Rate: \$24.00/SF, NNN (\$3,174.00/Mo.)

Property Highlights

- Beautifully landscaped and maintained professional office park
- Condo includes two executive offices, multiple open desk areas, private patio and balcony, and two designated covered parking spots
- · Recently remodeled modern interior with two full floors
- · Turn-key and ready for occupancy
- · Located in the highly desirable Catalina Foothills
- Adjacent to St. Philip's Plaza and Joesler Village, as well as a variety of other popular restaurants and high-end amenities

Property Details	
Lease Type	NNN; Triple Net (Tenant responsible for Taxes and Association Dues)
Lease Rate	\$24.00/SF (\$3,174.00/Mo)
Est. NNN	\$6.27/SF (\$828.74/Mo)
Parking	2 Designated Covered Spaces



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PICOR Commercial Real Estate Services

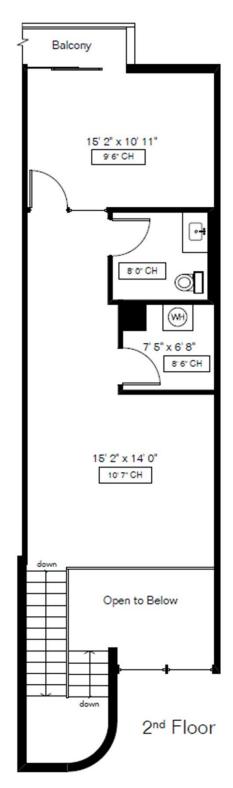
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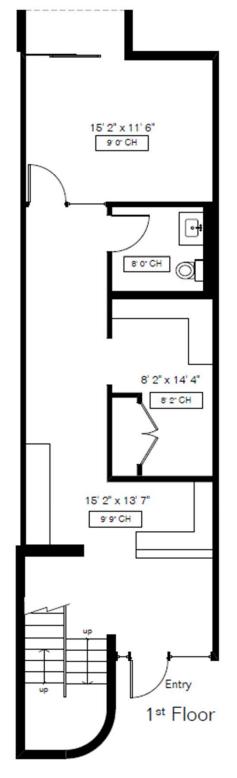


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Floor Plan | Suite 121

±1,587 RSF





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Office Plaza Entrance



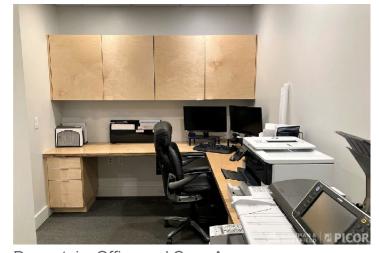
Downstairs Executive Office



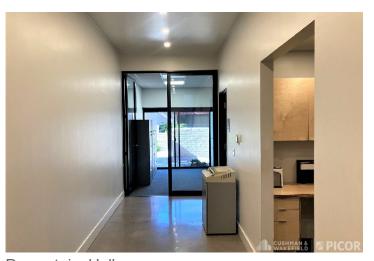
Upstairs Executive Office



Entry Lobby & Reception



Downstairs Office and Copy Area

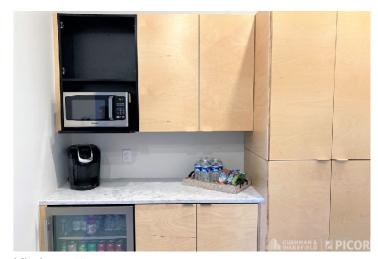


Downstairs Hallway

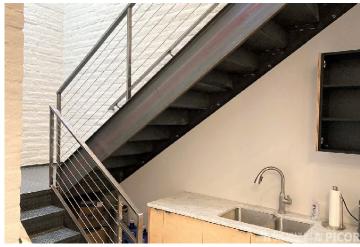
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5/3/2023

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Kitchenette



Stairwell



Upstairs Open Office Area



Storage/Mail Area



Private Patio and Balcony



Courtyard

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Trade Map

