



11,200 SF Class “A” Medical Office

Sale Price: \$3,250,00.00 (\$290 SF) | Lease Rate: \$22.00/SF NNN

Seller Financing Available for Qualified Buyer: 6% Interest with 15% Down, 25-year Term with 10 Year Stop

7,153 SF vacant medical office suite for occupancy By Buyer or Tenant and 4,047 SF dental suite leased through 2031

Property Highlights

- **11,200 SF Class “A” Medical Office includes:**
 - **7,153 SF Vacant Medical Office for Buyer or Tenant** – fully improved with 13 exams with sinks, procedure / ultrasound room, lab, nurse station, large lobby & reception with vaulted ceiling, check in/out, 6 staff offices & admin, breakroom, storage, 5 restrooms
 - **4,047 SF Dental Office** – leased by North Valley Endodontics through 2031 at \$27.00 SF NNN
- 64 parking spaces on-site (5.70/1,000 SF)
- Adjacent to Carondelet St. Joseph’s Hospital campus
- Assessor Parcel 133-17-062G, City of Tucson “O-3” Zoning, 2022 RE Taxes \$37,301



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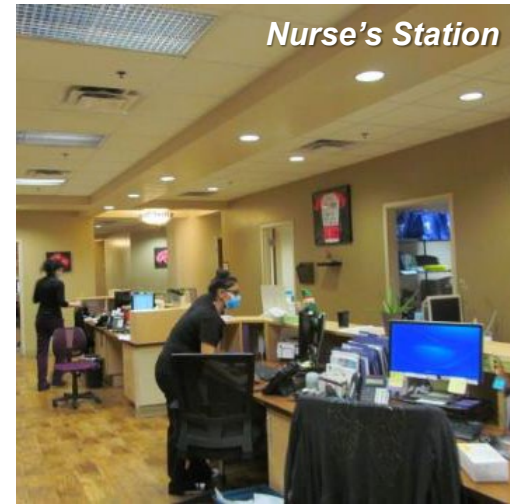
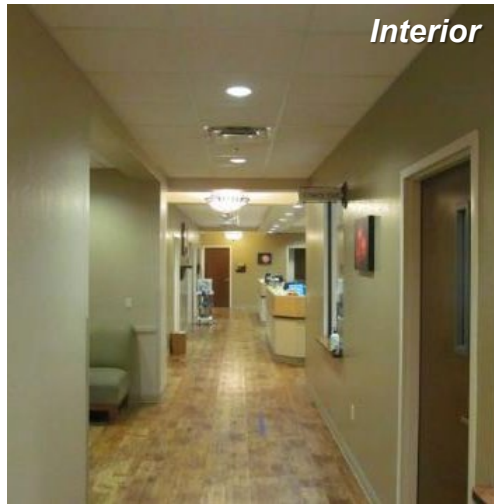
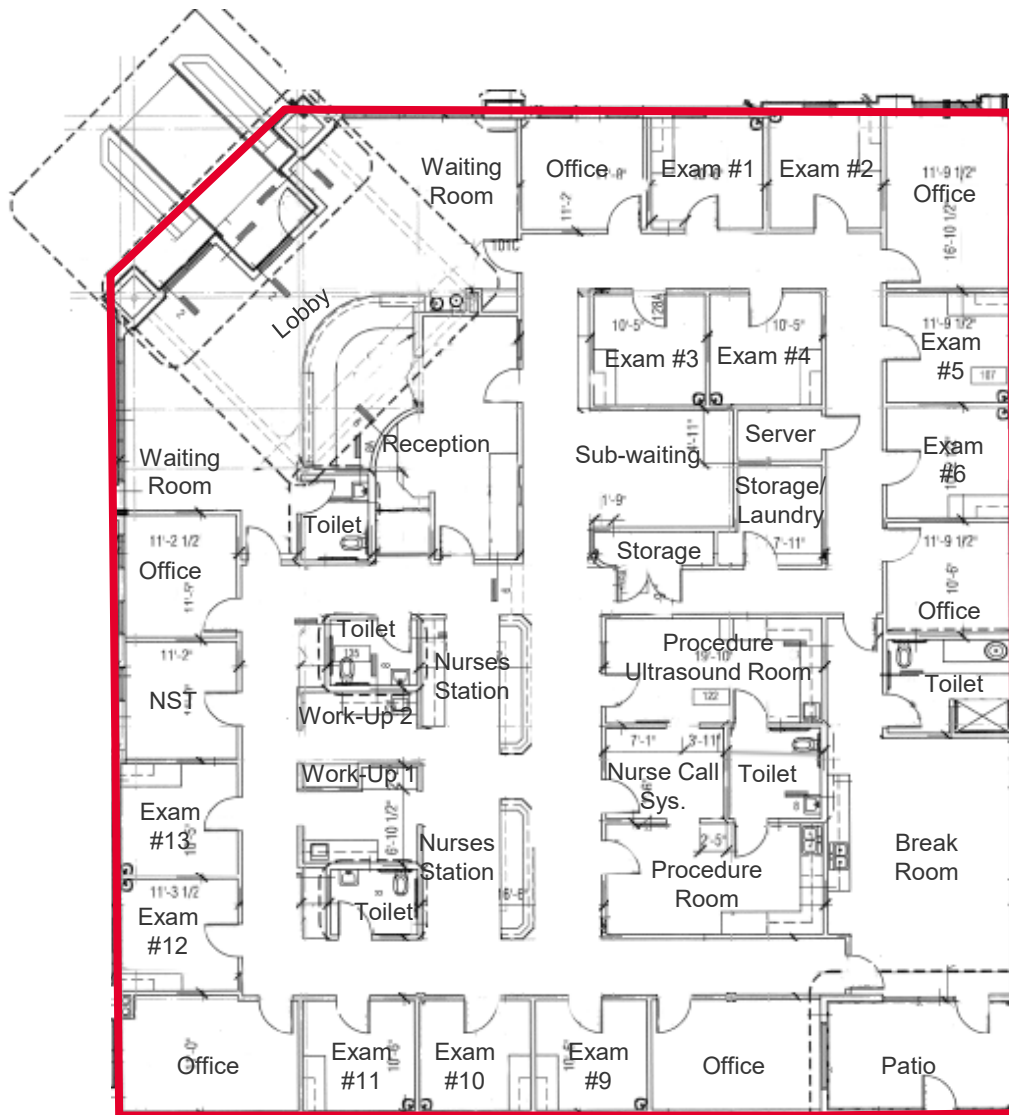
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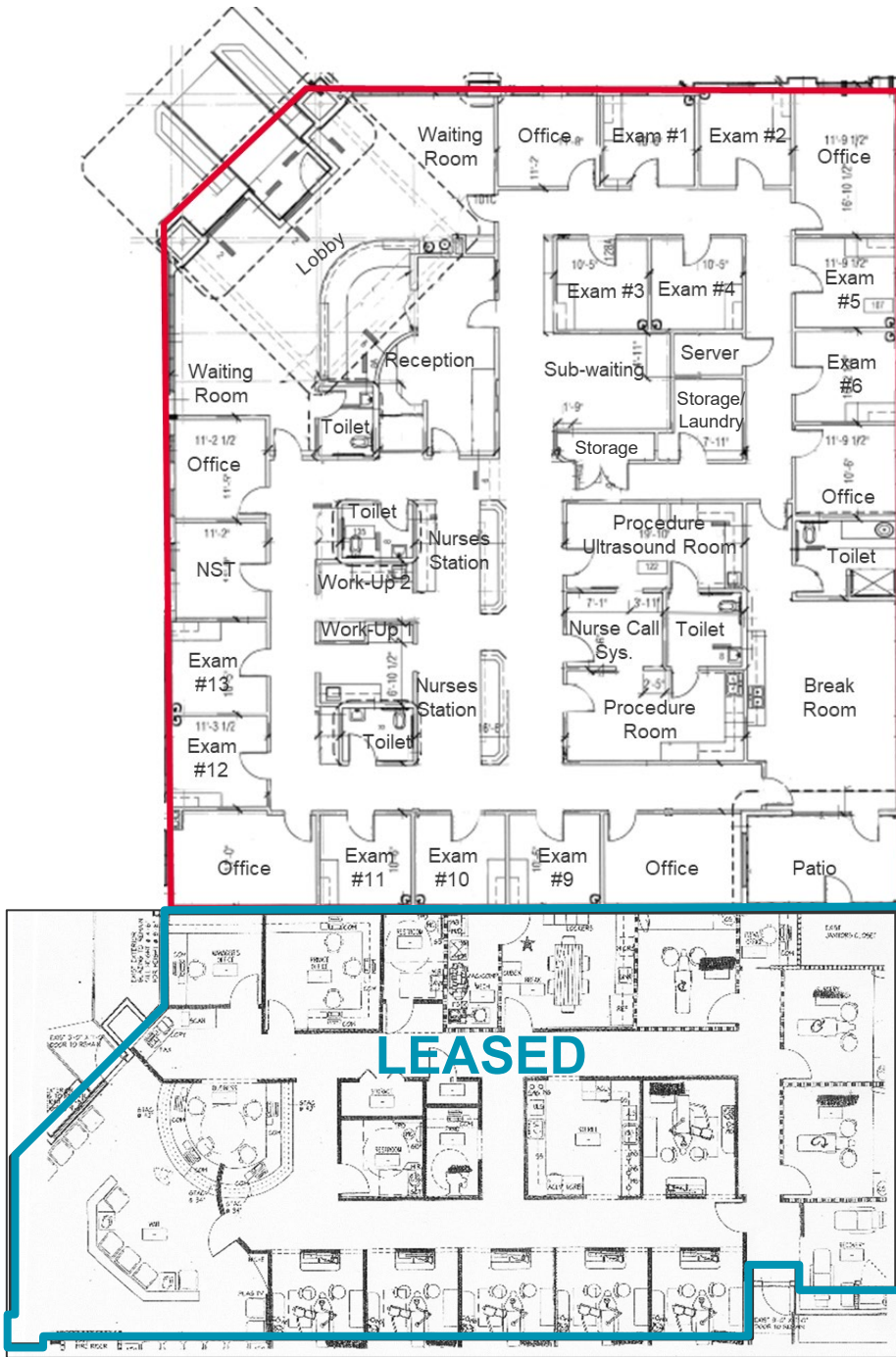
7,153 SF Vacant Medical Office – fully improved for immediate occupancy by Buyer or Tenant

Sale Price: \$3,250,00.00 (\$290 SF) | Lease Rate: \$22.00/SF NNN

13 exams with sinks, procedure/ultrasound room, lab, nurse station, large lobby & reception with vaulted ceiling, check in/out, 6 staff offices & admin, breakroom, storage, 5 restrooms



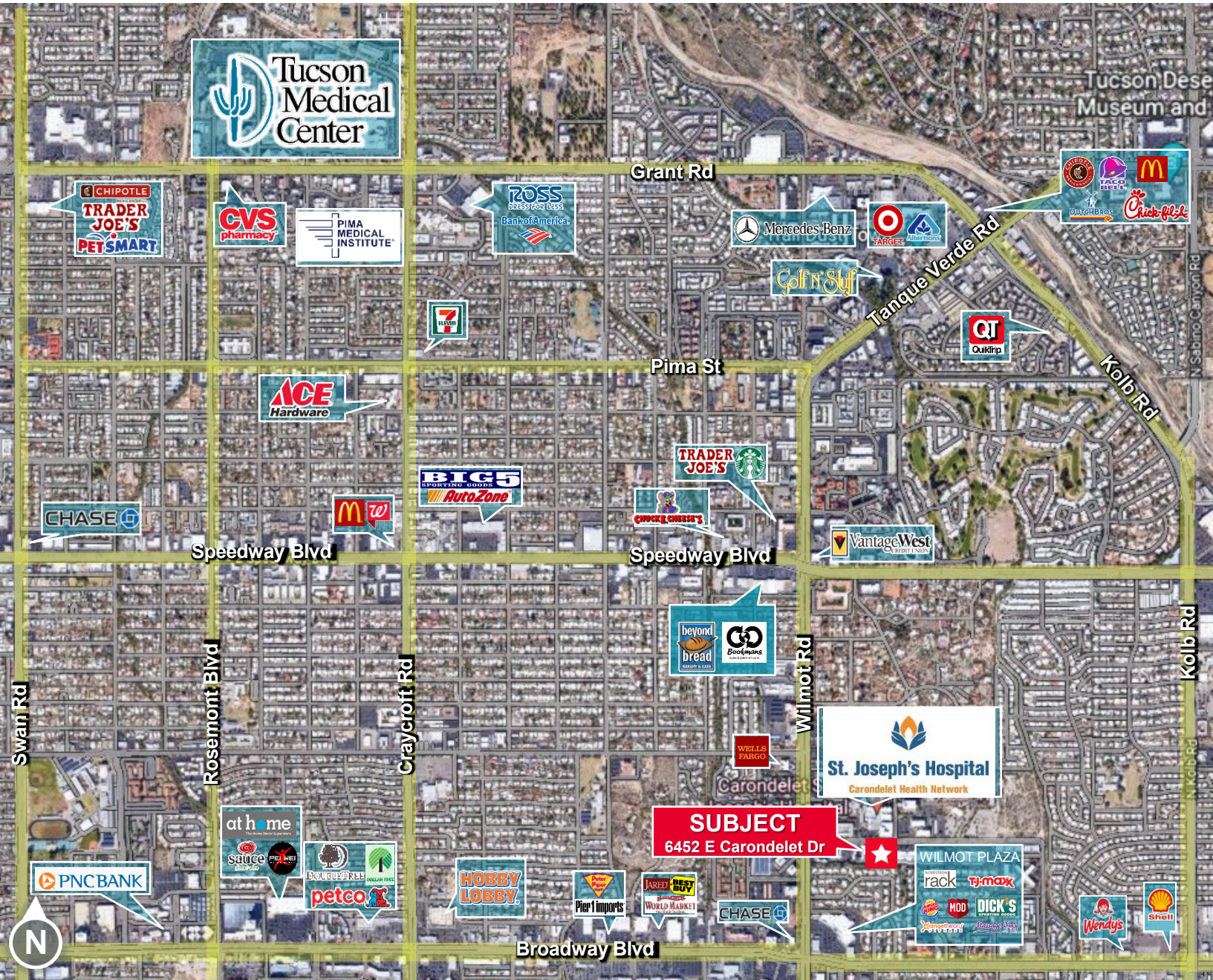
Building Interior Plan



- 7,153 SF
Vacant Medical Office
- 4,047 SF
North Valley Endodontics



Market Aerial



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10/23/2023