

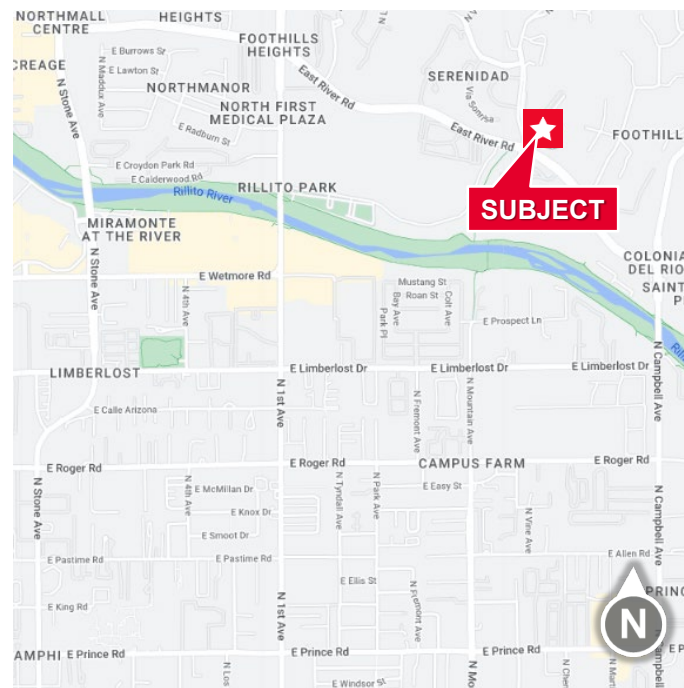


**8.06% CAP INCREASING TO 9.66%  
NNN LEASE THRU 2029**

**10,000 SF Two-Story Professional Office**  
**\$2,700,000 (\$270 SF)**  
**8.06% CAP increasing to 9.66% CAP thru 2029**

**Property Highlights**

- Exceptional 5.09% Assumable Mortgage of ±\$911,000
- Outstanding Investor or 1031 Purchase
- Tierra Right Of Way Services 10-year NNN Lease Ends 7/31/29
- Outstanding River Road Visibility & Signage
- Convenient Access - 52 Parking Spaces (12 Covered & Reserved)
- Assessor Parcel 108-12-024H City of Tucson “O-3” Zoning, 2023 RE Tax \$32,511.51

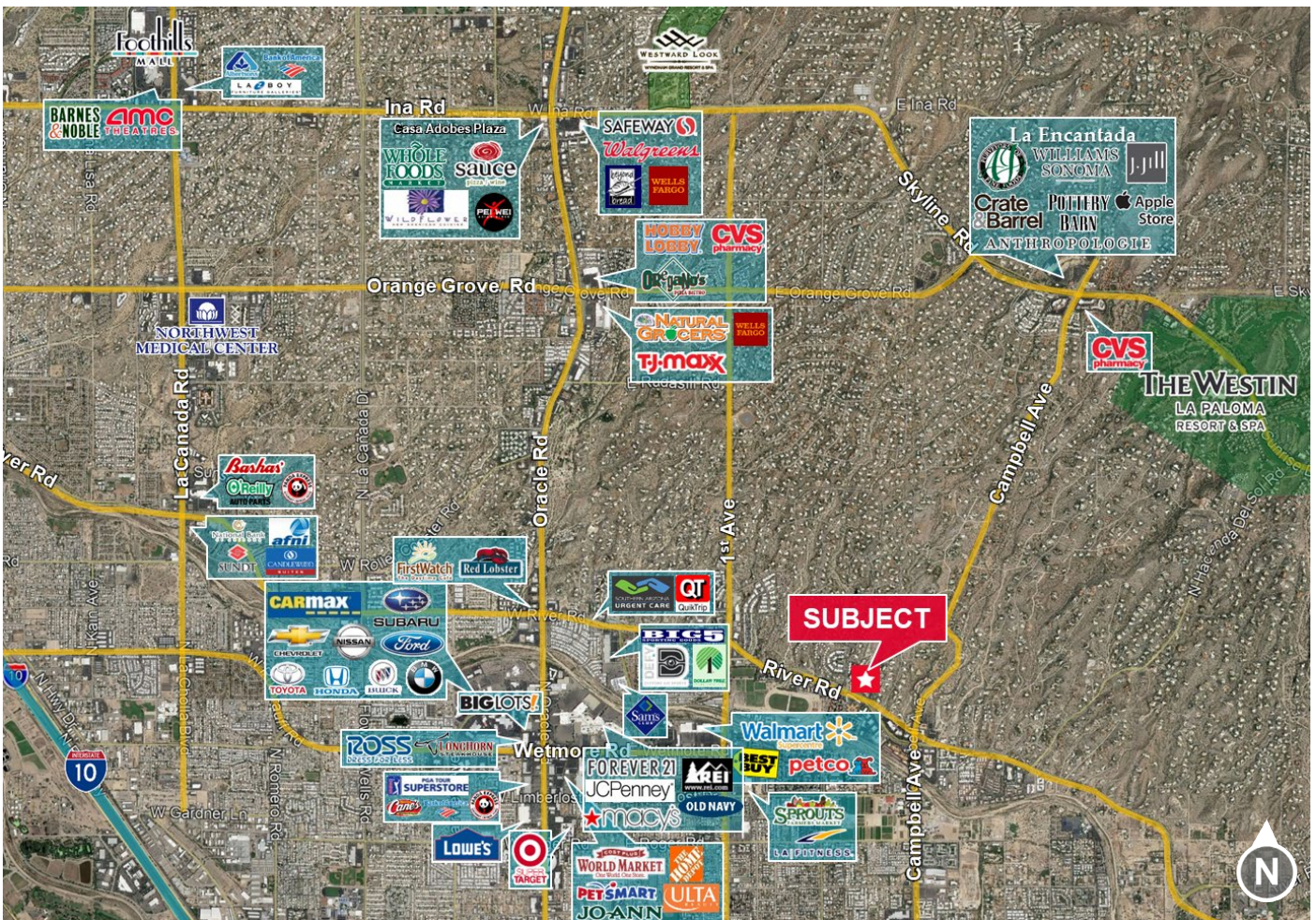


**Richard M. Kleiner, MBA**  
Principal, Office Properties  
+1 520 546 2745  
[rkleiner@picor.com](mailto:rkleiner@picor.com)

**Alexis Corona**  
Associate, Office Properties  
+1 520 546 2729  
[acorona@picor.com](mailto:acorona@picor.com)

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

Building & Trade Area Aerial



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

2/23/2024