

**PROFESSIONAL OFFICE**



**9,150 SF Professional Office  
Opportunity For Investor Or Owner User  
Sale Price: \$1,025,000 (\$112/SF)  
Lease Rate: \$22.00 SF MG  
Suite 10: 956 SF and Suite 80: 1,186 SF**

**Property Highlights**

- Multi-tenant office building with a diverse mix of tenants providing medical, social and financial services to the area
- Convenient location just off I-19 freeway
- At-door parking + covered spaces
- 2 suites available for lease, \$22.00 MG
- Can be combined to 2,142 SF
- Both suites have exterior access plus interior restroom and break room
- Assessor parcel 304-20-6570, Pima County
- 2024 RE taxes \$16,373.38



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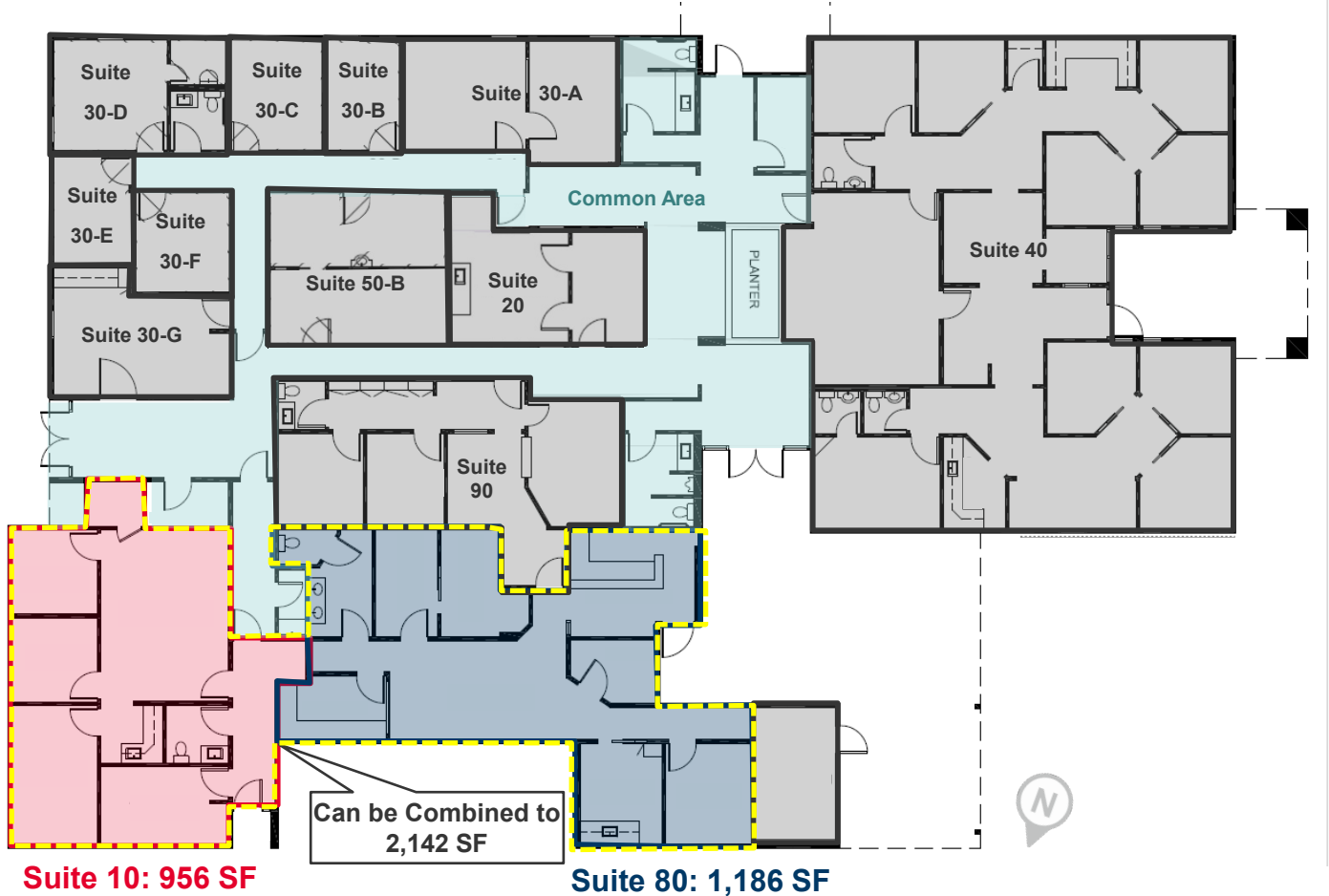
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## Floor Plan

### 9,150 SF Professional Office

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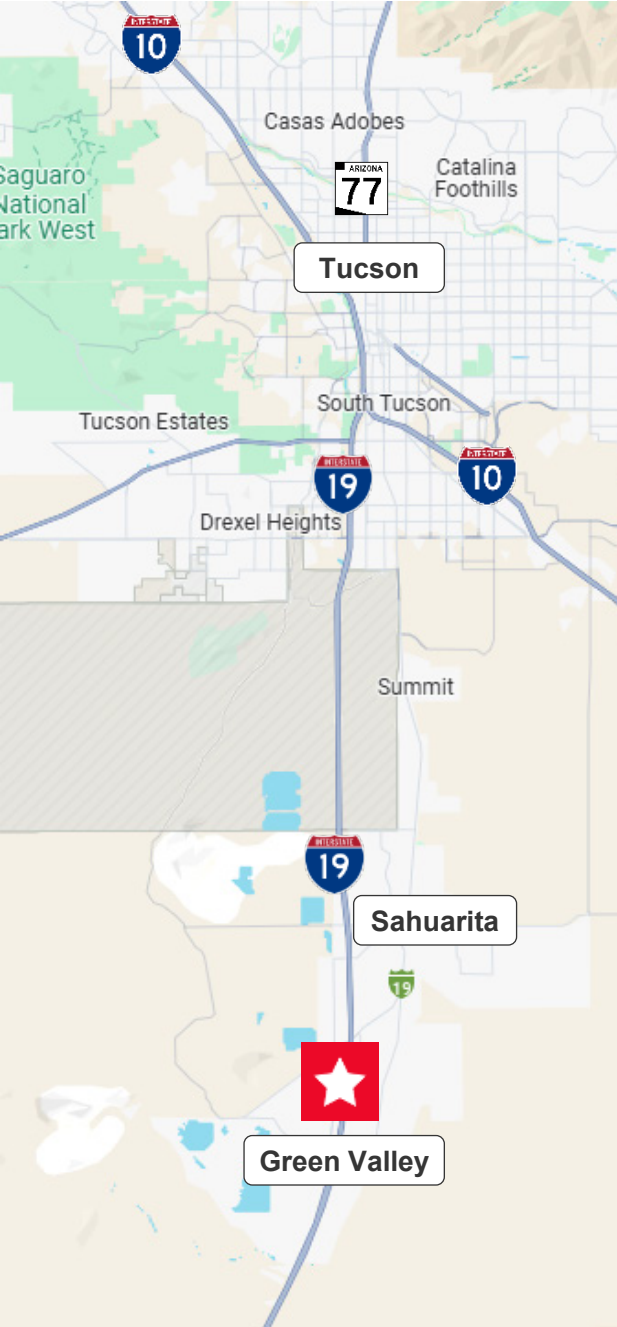
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**Suite 80: 1,186 SF**

TENANTS	SUITE #	SQ FT	START	END
<b>AVAILABLE</b>	<b>10</b>	<b>956</b>		
Kelly Knight	20	289	7/1/2020	6/30/2025
Crystal Healing Concepts	30	117	12/20/2024	12/31/2025
Massage Studio B	30-B	102	1/1/2024	12/31/2026
Liz's Room	30-C	125	1/1/2022	12/31/2026
Lorien Caldwell	30-D	233	3/1/2025	2/28/2026
Massage Studio B	30-E	108	1/1/2024	12/31/2026
John S Williams DC PC	30-F	116	12/1/2021	12/31/2026
Agape Hospice	30-G	241	5/15/2024	4/30/2025
Home Instead Senior Care & Sterling Financial	40	2,307	9/1/2018	9/30/2026
Misty Young & Janice Sullivan	50-B	320	1/1/2020	12/31/2027
<b>AVAILABLE</b>	<b>80</b>	<b>1,186</b>		
Affordable Hearing Solutions	90	624	4/1/2018	3/31/2025

**Aerials**

- \*6.08 Miles to Sahuarita
- \*25 Miles to Tucson
- \*2 Miles to Continental
- \*as the crow flies



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