



PICOR

FOR LEASE OR SALE

1601 N. Swan Road

Tucson, Arizona 85712



**REDUCED SALE PRICE
OFFICE BUILDING**

Reduced Sale Price: ~~\$1,850,000 (\$218/ SF)~~ \$1,500,000 (\$176/ SF)

8,500 SF Office Building

Lease Rate: \$18.50/ SF, NNN

Property Highlights

- 8,500 SF Office - Vacant and Available for Immediate Occupancy
- Ideally Suited for either Medical or Non-Medical Uses
- Convenient Mid-town Location on North Swan Road
- Nearby to Tucson Medical Center and St. Joseph's Hospital
- Lighted Signage
- Reserved Covered Parking



Richard M. Kleiner, MBA
Principal, Office Properties
+1 520 546 2745
rkleiner@picor.com

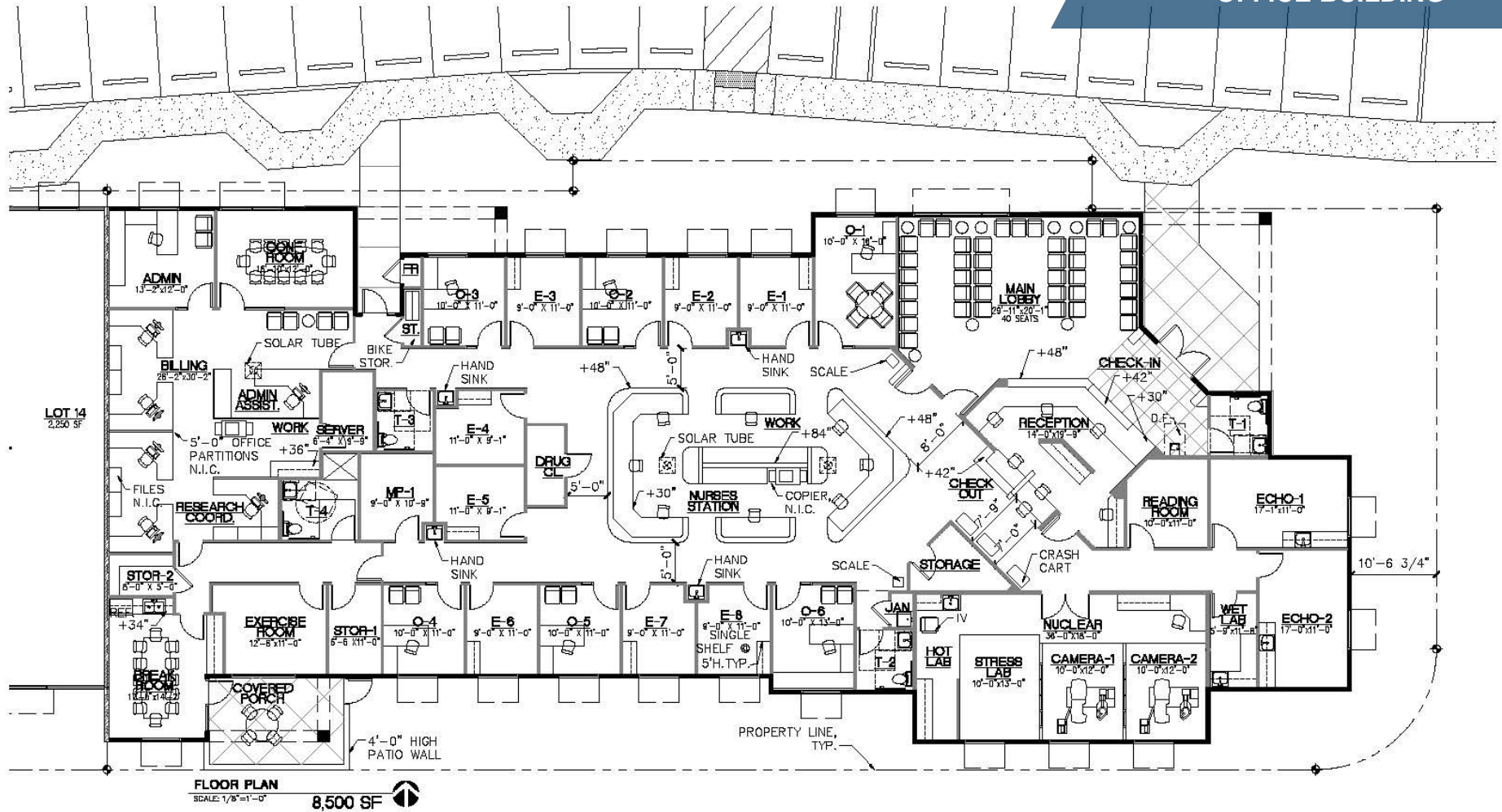
PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

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5/6/2020

Floor Plan



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