

# AVAILABLE FOR SALE AND LEASE SIERRA BRAVO OFFICE PARK BUILDING "A"

EXISTING OFFICE AND MEDICAL BUILDING  
ON THE SOUTHWEST CORNER OF  
INA & LA CHOLLA BLVD.



**SUITE SIZES:** From  $\pm 1,000$  -  $\pm 41,000$  SF

**SALE PRICE:** \$230-240/SF (inc. \$35-40/SF TI Allowance)

**LEASE RATE:** \$27.50/SF/YR

**LEASE TYPE:** FULL SERVICE

**ANNUAL INCREASES:** 4%

**TOTAL LOT SIZE:**  $\pm 300,797$  SF

**ZONING:** TR - (PIMA COUNTY)

[WWW.MARKIRVIN.COM](http://WWW.MARKIRVIN.COM)

For more information please  
contact:

ED ORTELLI  
JANINE IRVIN  
MARK IRVIN, CCIM, SIOR

Phone: (520) 620-1833

Facsimile: (520) 620-1830

Email: [ed@markirvin.com](mailto:ed@markirvin.com)

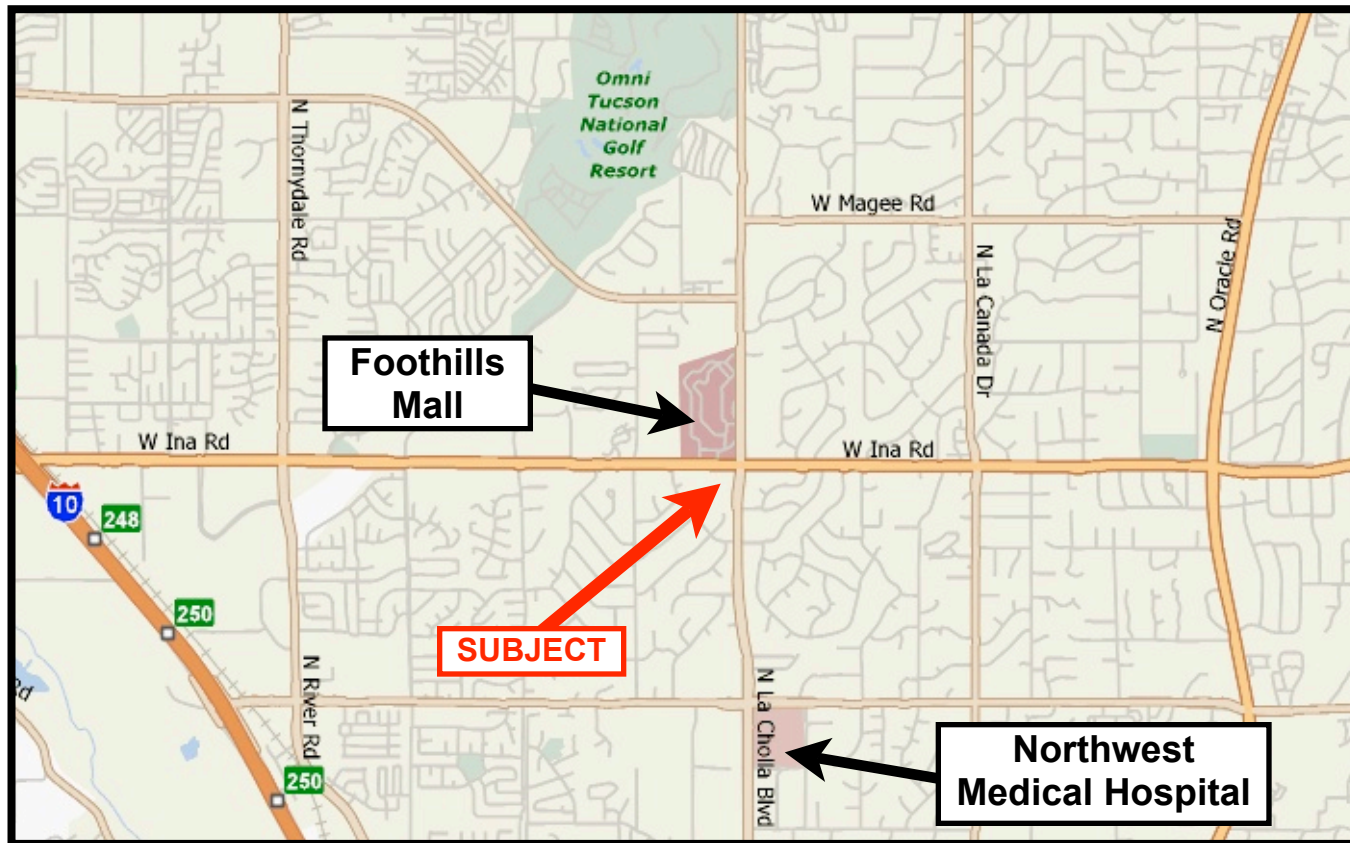
3777 E. Broadway Blvd, Suite 110  
Tucson, Arizona, 85716



Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct its own due diligence on the property and seek legal, tax and real estate advice from competent advisors or other such professional.

# OVERVIEW

Professional and medical office complex in the heart of the highly desirable Northwest sub-market. Located on the Southwest corner of Ina Road and La Cholla Blvd., this build to suit complex offers for sale and for lease opportunities. When completed this site will be comprised of eight Class A office buildings (see site plan for more details). This “gem” of the Northwest office market will be LEED Certified featuring geo-source heating and cooling and energy efficient windows for tenant utility savings.



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## Summary of Sustainable Environmental Development Features

- ★ **GEOHERMAL** ground source heat pumps for heating and cooling. Significant energy savings will be realized with this system.
- ★ **Rooftop SOLAR** panels for electrical generation. In combination with the other energy conservation measures, the **SOLAR** system will allow us to approach a net-zero energy consumption.
- ★ **Extensive new glazing** in the existing building is tinted with thermal “**LOW E**” glass with excellent thermal properties (this will be the standard for the new buildings).
- ★ **Energy efficient interior lighting** including direct/indirect fluorescent fixtures and **LED** lighting, which will provide further energy savings (estimated 83,000 KWH savings).
- ★ **Groundwater recharge system.**
- ★ **Low Water use desert planting** except at selected building entrance oasis areas.

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## Benefits for the Consumer

- ★ Reduction of 40 - 70% in energy consumption, lower peak demand and lower operating costs.
- ★ Simultaneously heat and cool different parts of the building.
- ★ Very quiet - you don't know when the system is running.
- ★ Pipes have a 50-year life expectancy.
- ★ Very low maintenance.
- ★ Improved air quality (indoor and outdoor).

## Benefits for the Environment

- ★ Conservation of natural resources through reduction in energy consumption (all electric system).
- ★ Reduction in air pollution by elimination of green house gas emissions.
- ★ Sealed refrigeration system minimized ozone layer destruction.
- ★ Conservation of water resources.
- ★ Landscape friendly - does not harm plants.

## Benefits for Southern Arizona

- ★ Saves our precious water resources.
- ★ Reduction in energy need reduces the need for new power sources.
- ★ Reduces our need for foreign oil.
- ★ The combination of GEOTHERMAL and SOLAR technologies dramatically enhance our ability to make buildings energy neutral.
- ★ Makes Arizona a true leader in sustainable energy cultivation.
- ★ Helps Southern Arizona meet and exceed Federal and State renewable energy mandates.

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**SUBJECT  
PARCEL #:  
101-01-004M**

**ASSESSOR'S RECORD MAP**

101-01-02

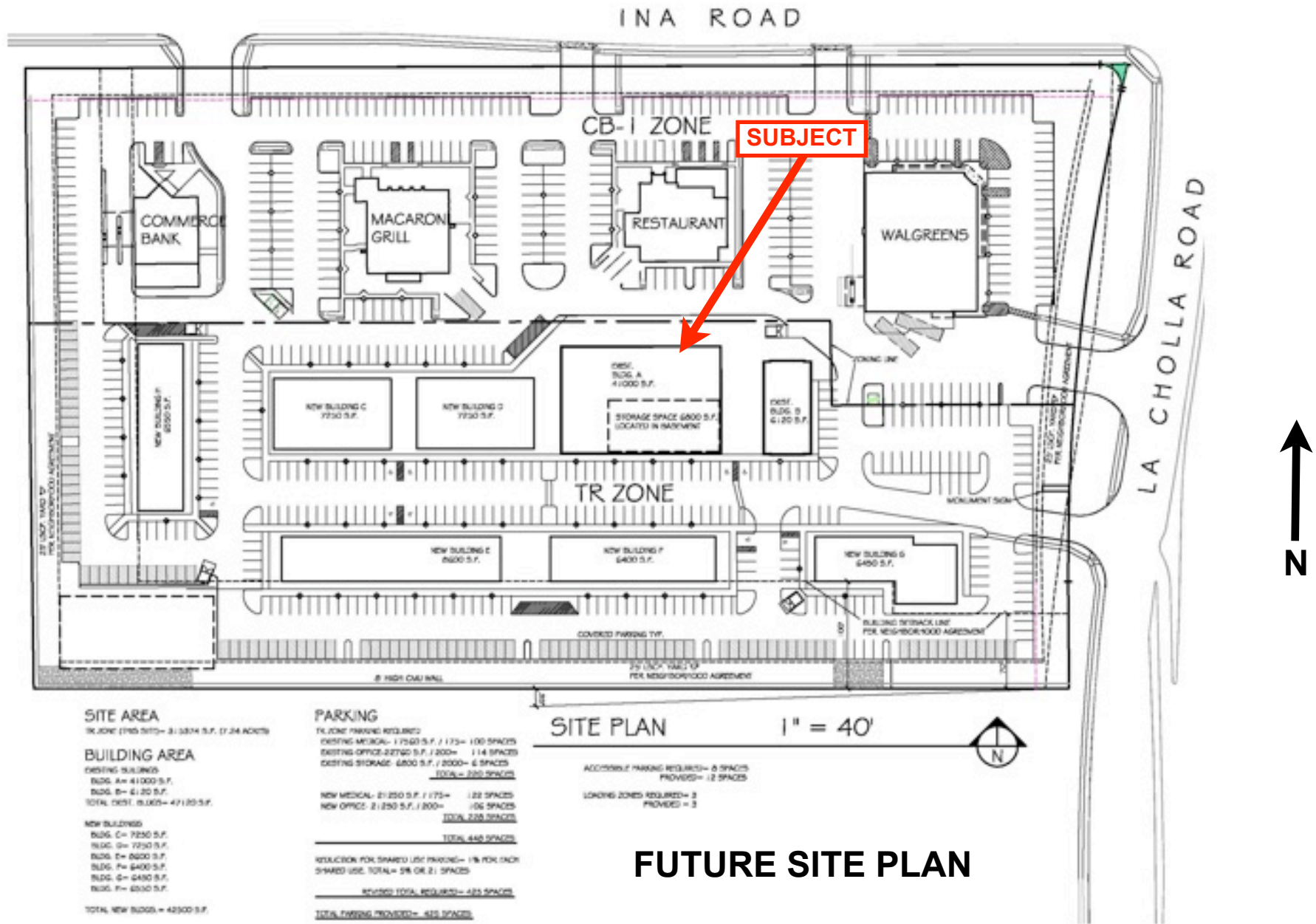
**SECTION 4, TOWNSHIP 13 SOUTH, RANGE 13 EAST**



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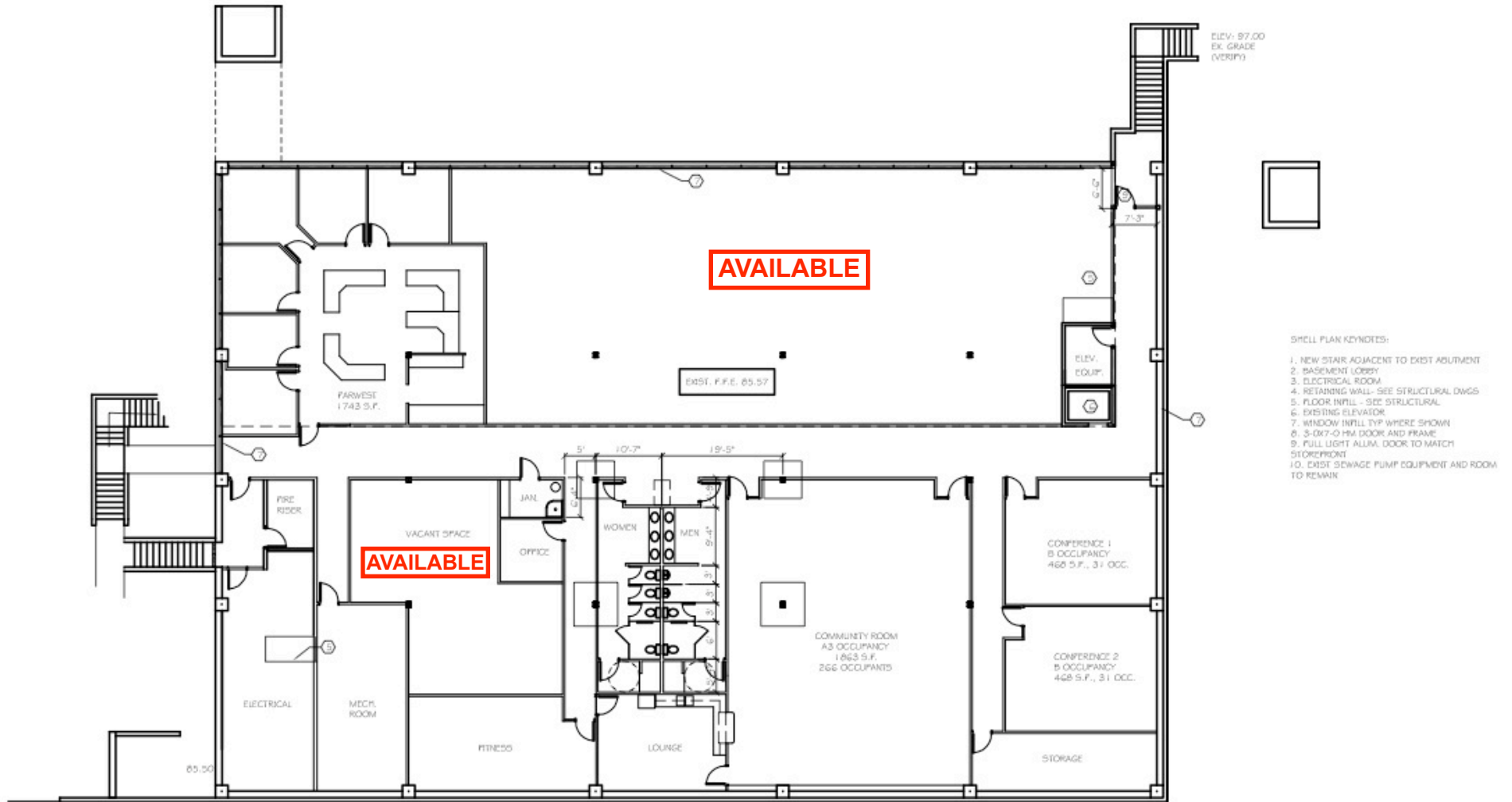


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# GARDEN LEVEL FLOOR PLAN

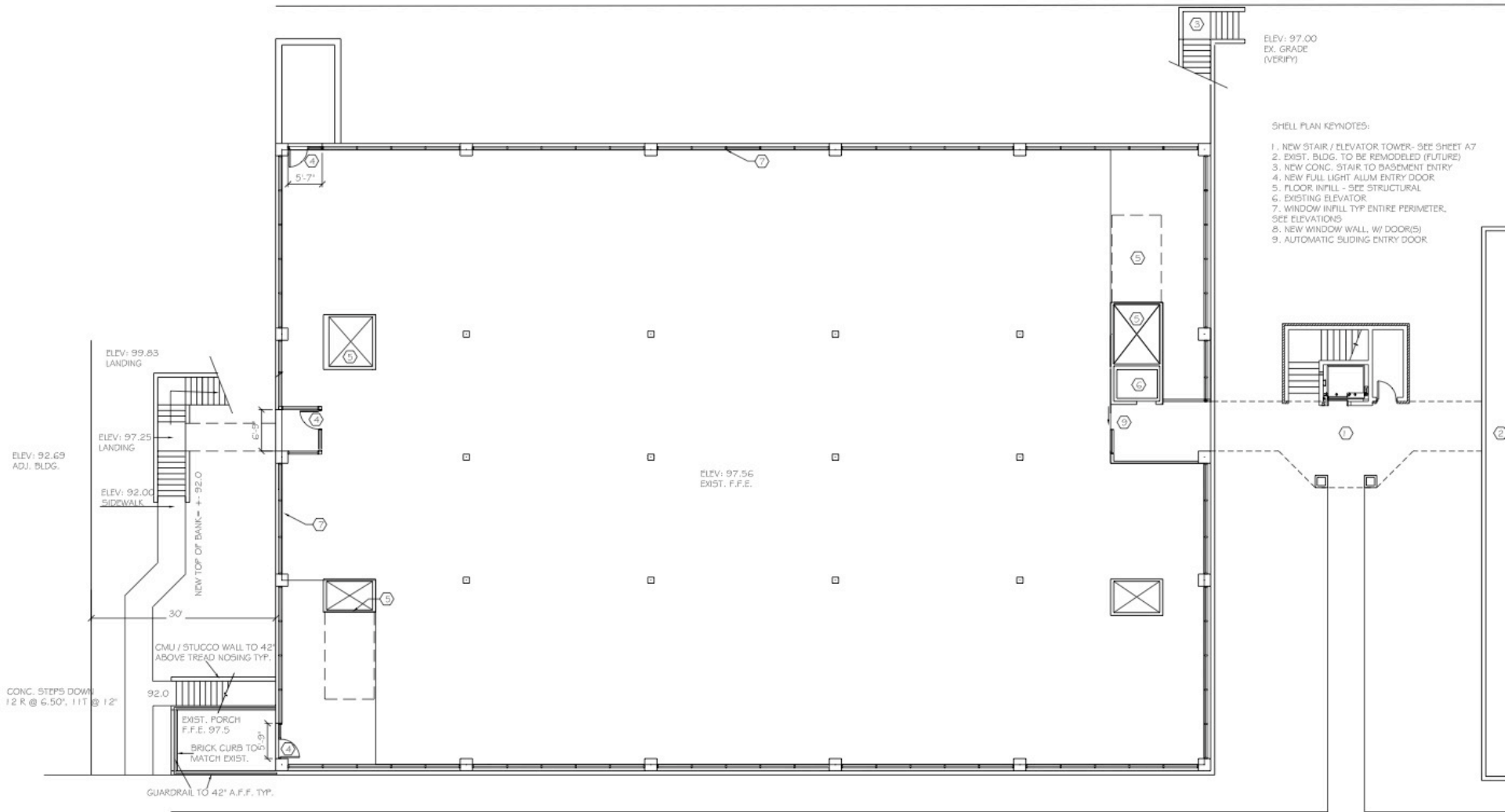


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# FIRST LEVEL FLOOR PLAN

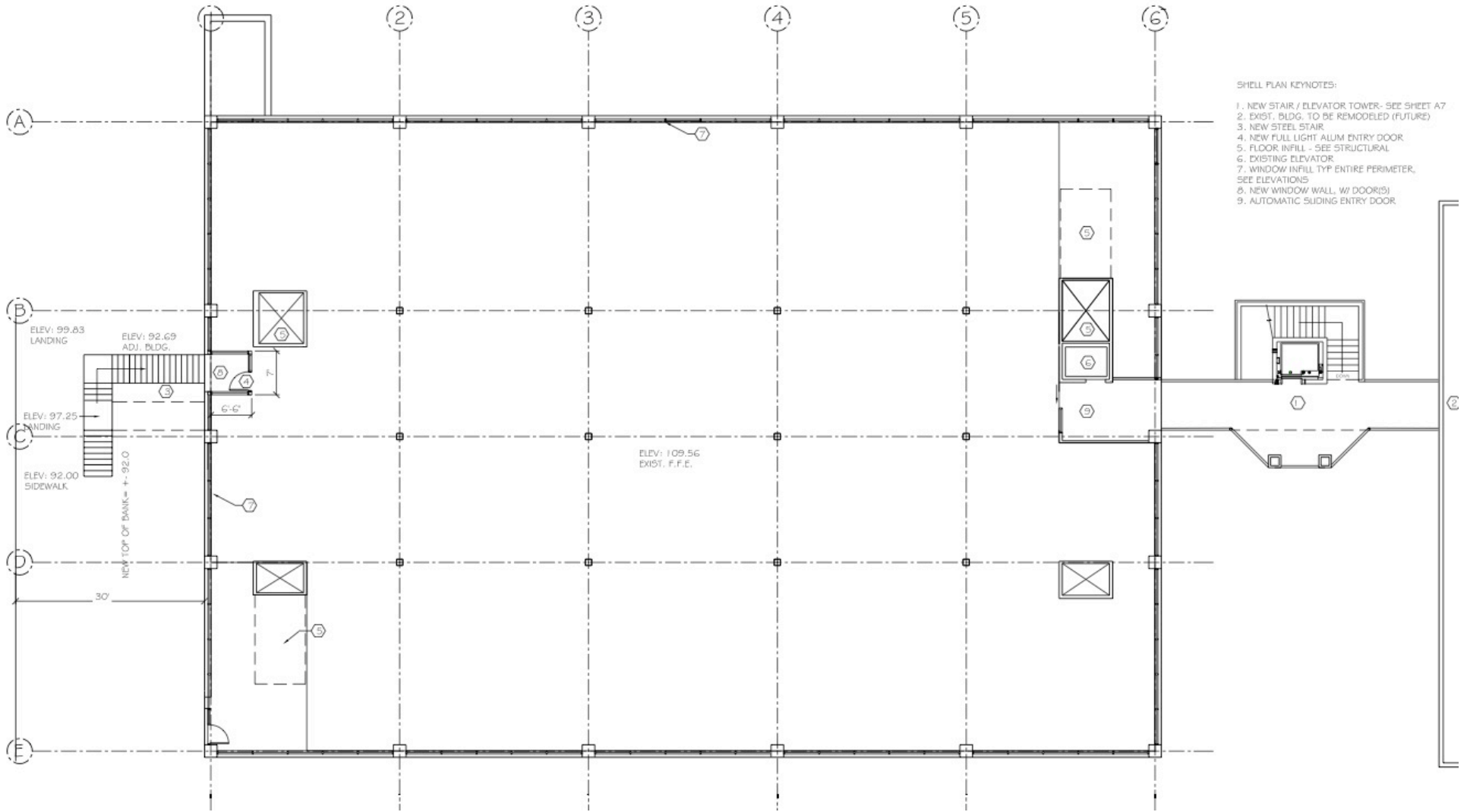


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# SECOND LEVEL FLOOR PLAN



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