

AVAILABLE FOR LEASE MEDICAL OFFICE BUILDING 7410 N. La Cholla Blvd, Tucson, AZ



WWW.MARKIRVIN.COM

For more information please contact:

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3777 E. Broadway Blvd, Suite 210
Tucson, Arizona, 85716

BUILDING SIZE: ± 2,788 SF (2,780 SF per assessor)

LEASE RATE: \$ 22.50 SF/YR (\$5,227.50 per month)

LEASE TYPE: NNN

IMPROVEMENTS: New Construction (2019)

TAX PARCEL: 225-45-126A

ZONING: TR, Pima County



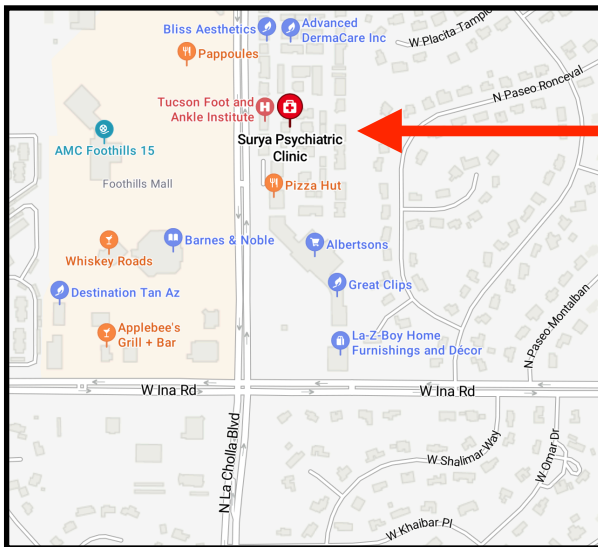
Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct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

PROPERTY OVERVIEW

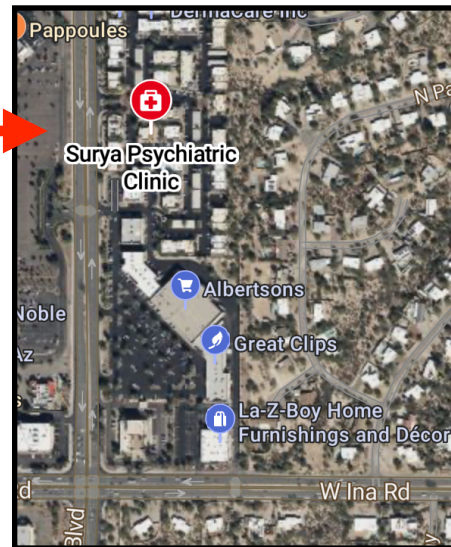
Available for immediate occupancy. This well situated medical office building is located in the second phase of the extremely successful La Cholla Corporate Center (LCCC II). This development was created as an office and medical park with occupants who both own and/or lease their respective properties. Overall, the park has an occupancy of close to 95%.

The extremely well-designed interiors are presented with a central lobby with ample seating for nine visitors. The receptionist station fronts 10 offices, break room, restrooms, and central work station. A floor plan is attached.

The building is situated on on a corner lots (42 & 43) offering excellent signage potential with abundant parking surrounding it. Additionally, 3 covered parking spaces are included. Currently used as a medical clinic the property is ideal for an office tenant as well.



SUBJECT



BUILDING EXPENSES	
Real Estate Taxes	\$11,365
Building Insurance	\$1,719
Association Fee	\$3,880
TOTAL	\$ 16,964 (\$6.08 PSF)

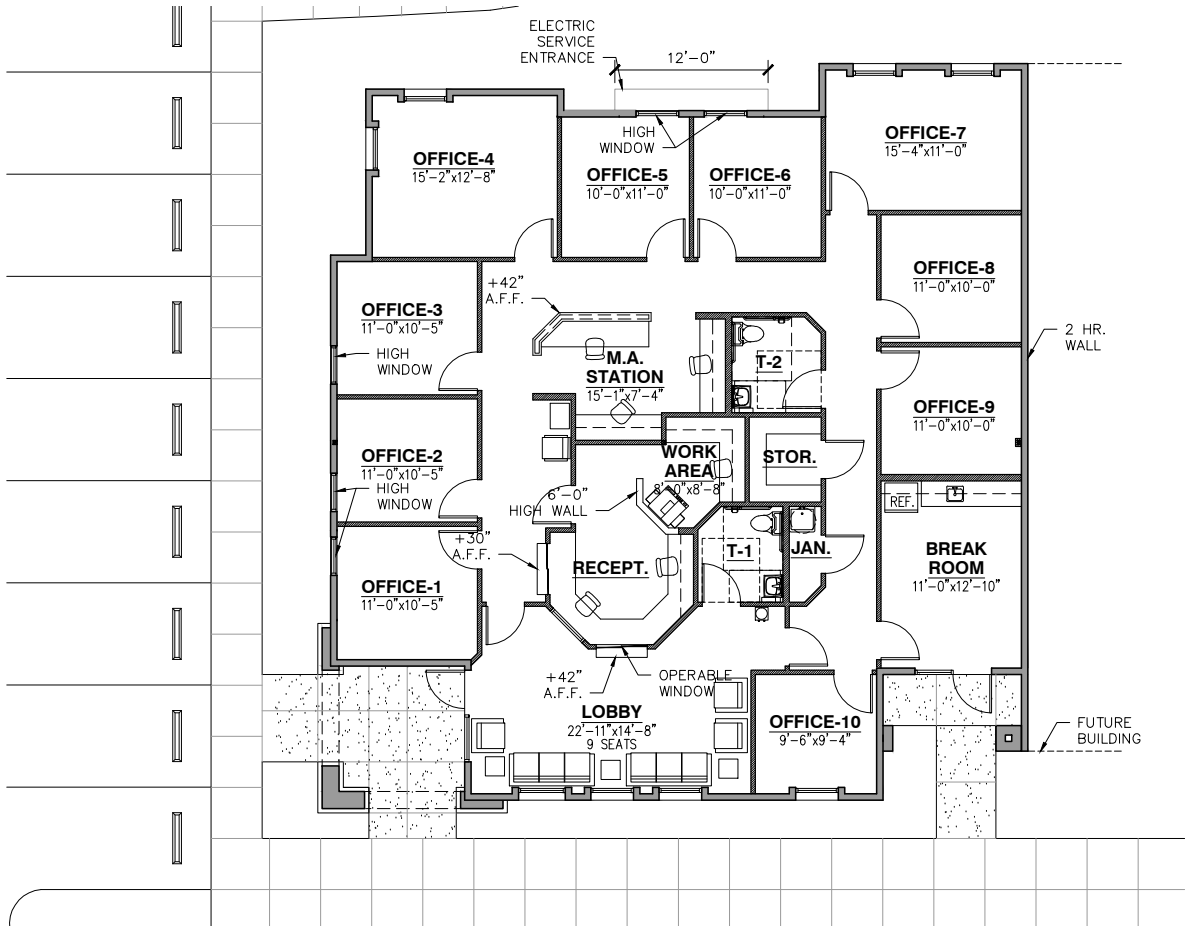
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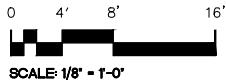


FLOOR PLAN

(Not to scale)



1 FLOOR PLAN SCHEME 2.0 2,768 SF.
SCALE: 1/8"=1'-0"



VENTURE WEST, INC.

OMKAR L.L.C.
LA CHOLLA CORPORATE CENTER LOTS 42-43
TUCSON, ARIZONA



7391 EAST TANQUE VERDE ROAD, TUCSON, AZ. 85715
TEL. (520) 885-4455
www.eglinbresler.com info@eglinbresler.com
9/28/2018 JOB# 3200-18

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