

AVAILABLE FOR SUBLEASE

5662 N. Professional Park Dr.

Tucson, Arizona

± 6,856 RSF



WWW.MARKIRVIN.COM

For more information please contact:

JANINE IRVIN, CCIM
CHRISTOPHER IRVIN
MARK IRVIN CCIM, SIOR

Phone: (520) 620-1833
3777 E. Broadway Blvd, Suite 210
Tucson, Arizona, 85716



ANNUAL LEASE RATE:

\$21.61 SF/YR “NNN”

ESTIMATED “NNN” EXPENSES:

\$ 4.32 SF/YR

ANNUAL RATE INCREASES:

3%

CURRENT LEASE EXPIRATION:

October 31, 2031

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

An outstanding, well positioned, single-tenant office building situated in an professional office park, just off the northeast corner of La Cholla Blvd and River Road. The property is in move in condition and is fully furnished (the furniture is available for use during the sub-lease term).

The property offer excellent signage potential and includes abundant parking, including 15 covered parking spaces adjacent to the building.

Although offered as a sub-lease, the building owner has advised they are open to offers to purchase and would could consider a longer term direct lease rather than a sub-lease.



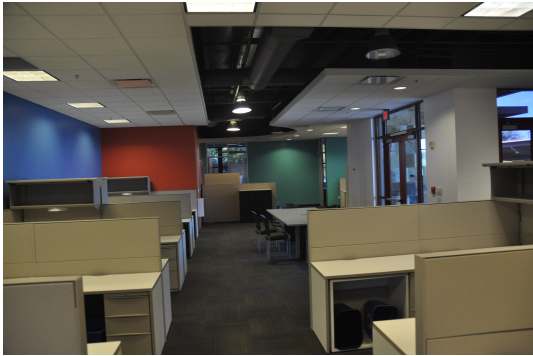
SUBJECT



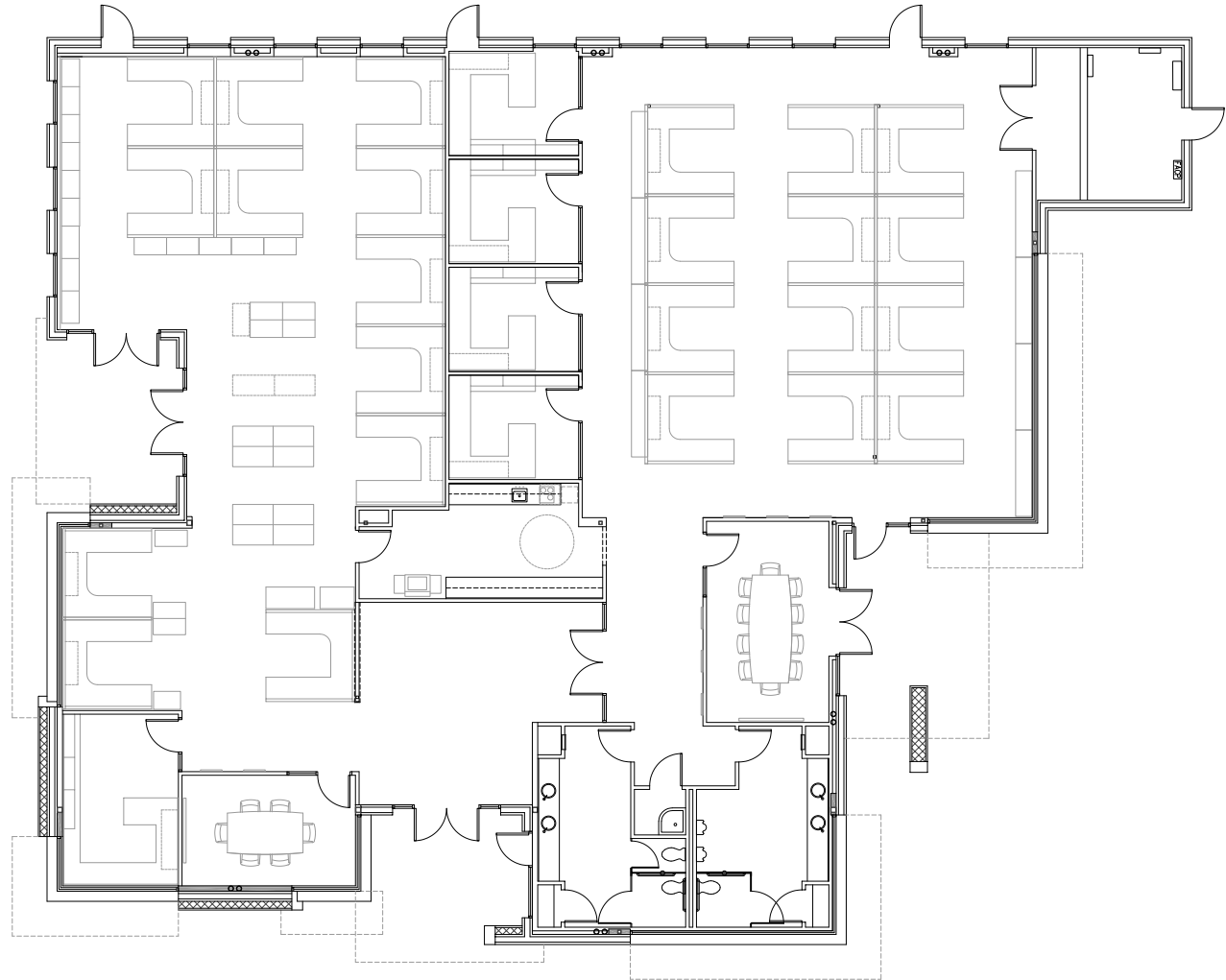
3777 E. Broadway, Suite 210, Tucson, Arizona, 85716 ~ Phone: (520) 620-1833 ~ Facsimile: (520) 620-1830

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.





FLOOR PLAN
± 6,856 RSF
(Not to scale)



3777 E. Broadway, Suite 210, Tucson, Arizona, 85716 ~ Phone: (520) 620-1833 ~ Facsimile: (520) 620-1830

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.

