

# **AVAILABLE FOR SUBLEASE**

## **5650 N. Professional Park Dr.**

### **Tucson, Arizona**

#### **± 8,950 RSF**



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Tucson, Arizona, 85716



<b>ANNUAL LEASE RATE:</b>	<b>\$21.61 SF/YR “NNN”</b>
<b>NNN EXPENSES:</b>	<b>\$ 4.32 SF</b>
<b>ANNUAL INCREASES:</b>	<b>3%</b>
<b>LEASE EXPIRATION:</b>	<b>October 31, 2031</b>

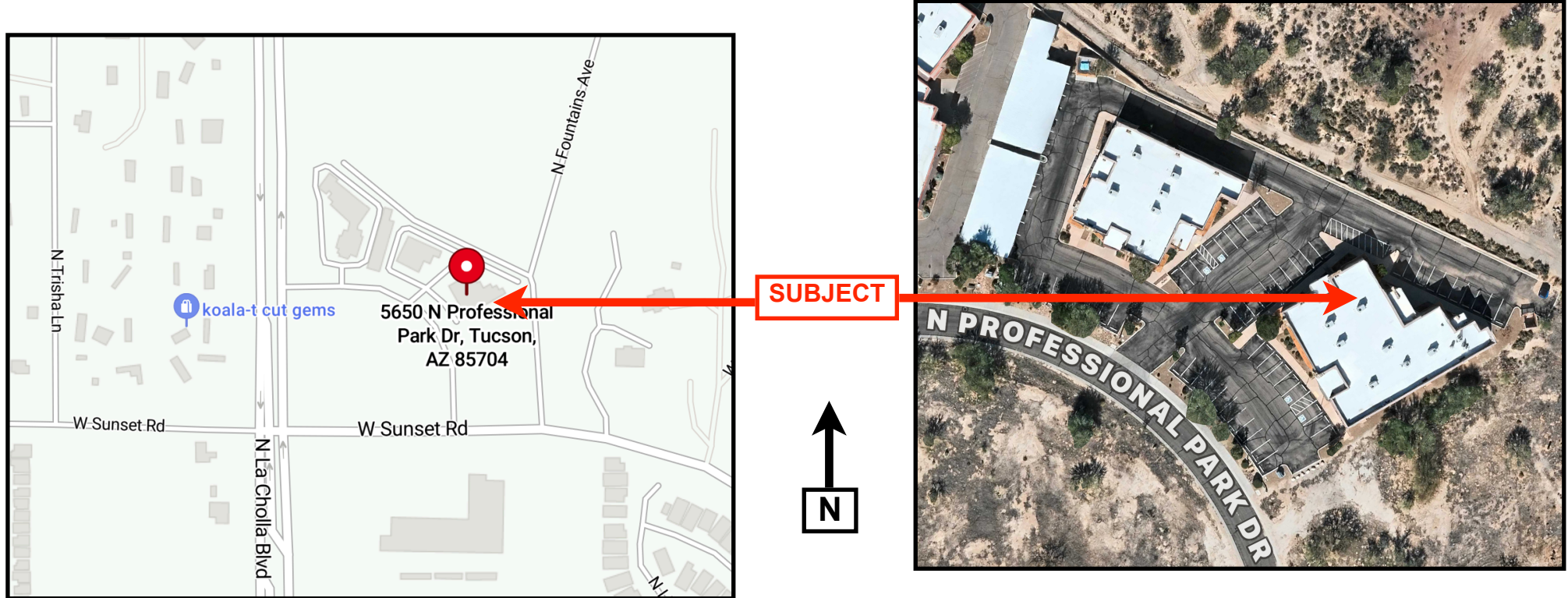
Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct 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 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.

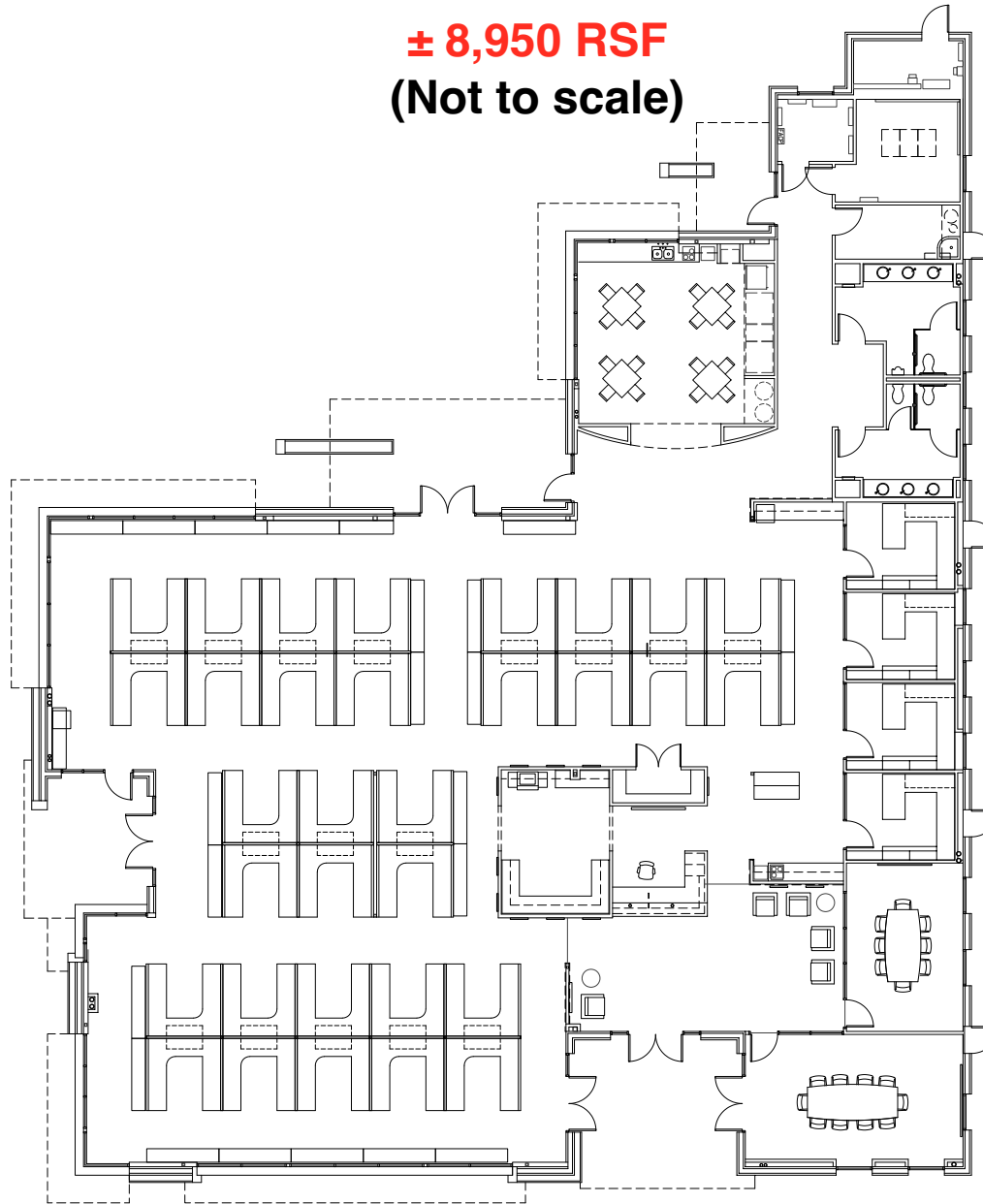


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**FLOOR PLAN**  
**± 8,950 RSF**  
**(Not to scale)**



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