

# AVAILABLE FOR SALE

## MULTI-TENANT OFFICE BUILDING

### 5055 E. Broadway Blvd.

### Tucson, AZ



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

For more information please contact:

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

**SALE PRICE:** \$ 9,800,000 (\$107/SF)

**BUILDING SF:** ± 91,865 SF

**OCCUPANCY:** ± 90%

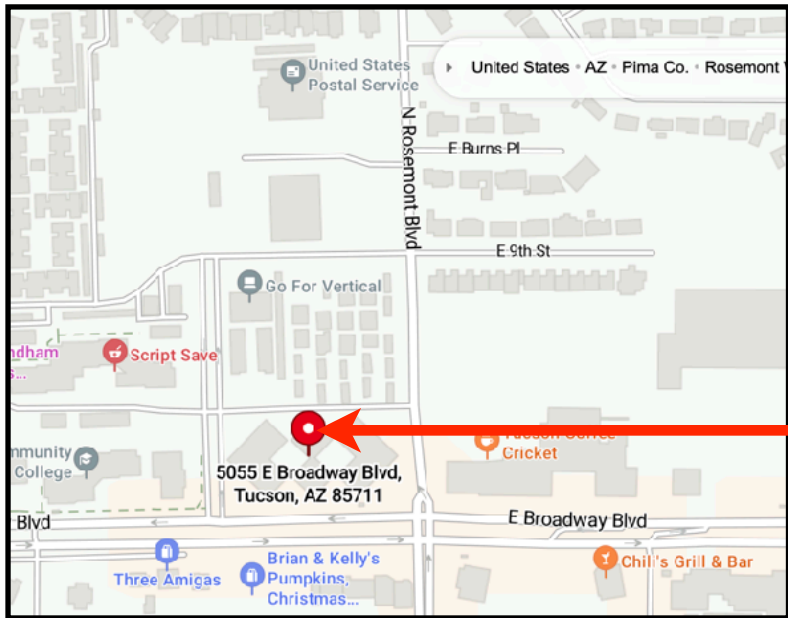
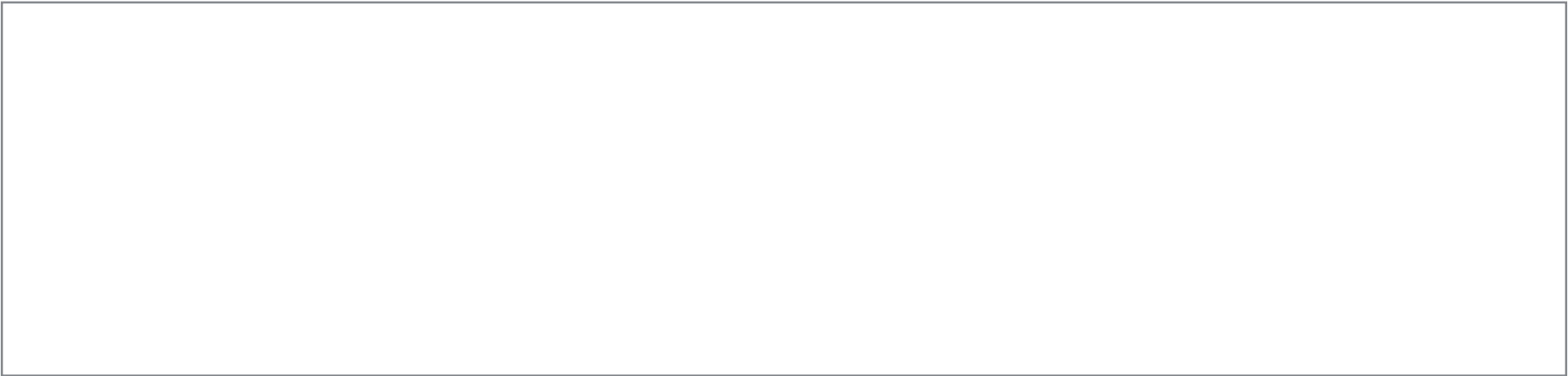
**CURRENT NOI:** ± \$769,364

**LAND SF:** ± 258,311

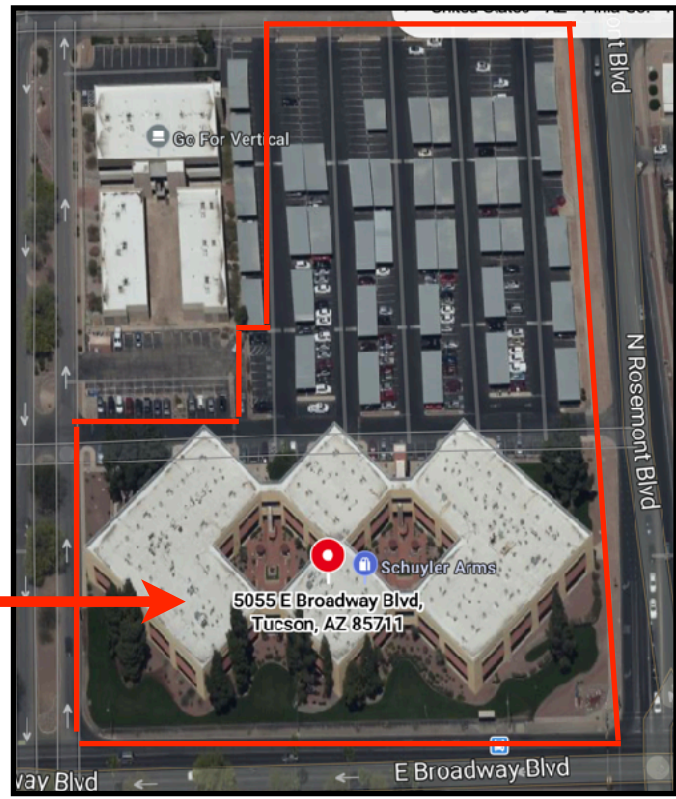
**ZONING:** 0-3 (City of Tucson)



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.



**SUBJECT**



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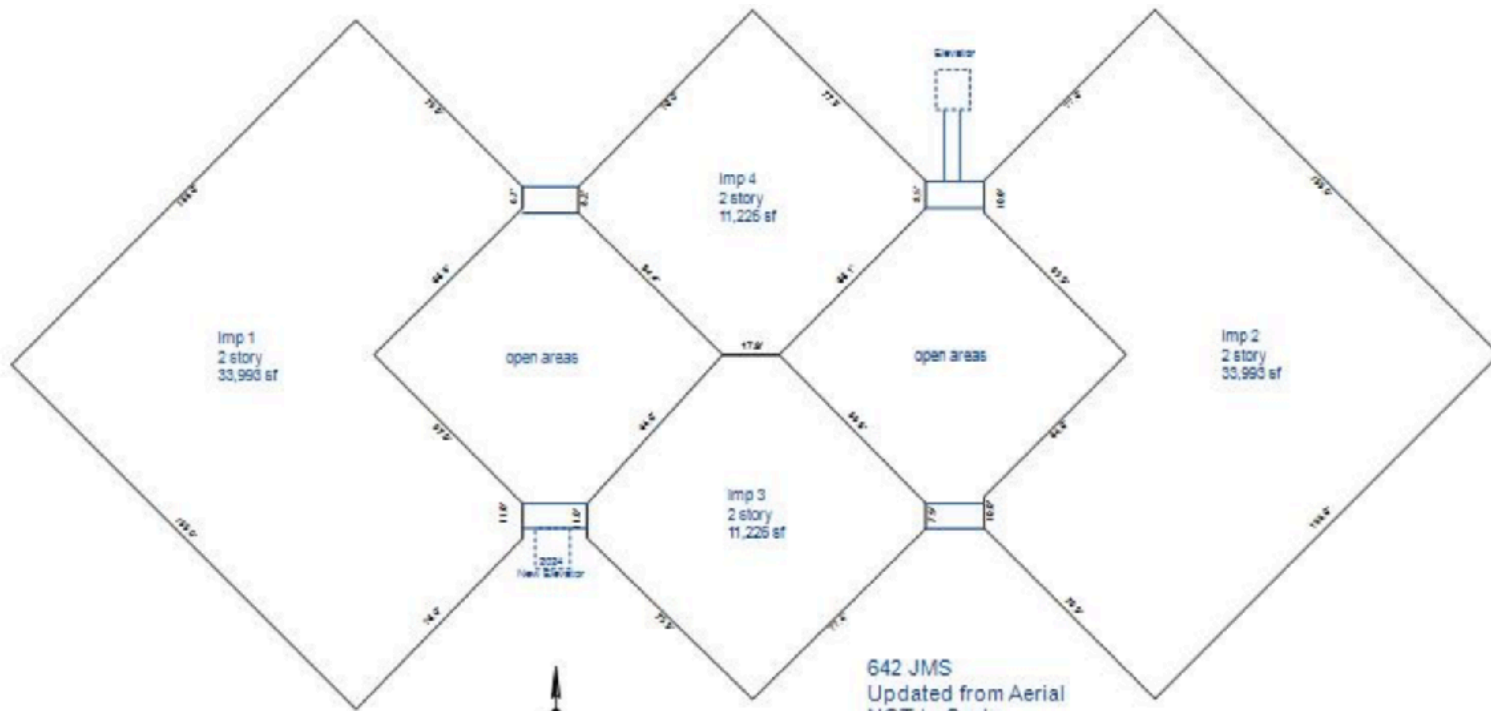


**Detailed property information including rent roll, building operating costs, tenant detail, title report, ALTA survey, and other confidential property information to be provided to a potential Buyer after the completion a Non-Disclosure Statement and confirmation of their financial ability.**

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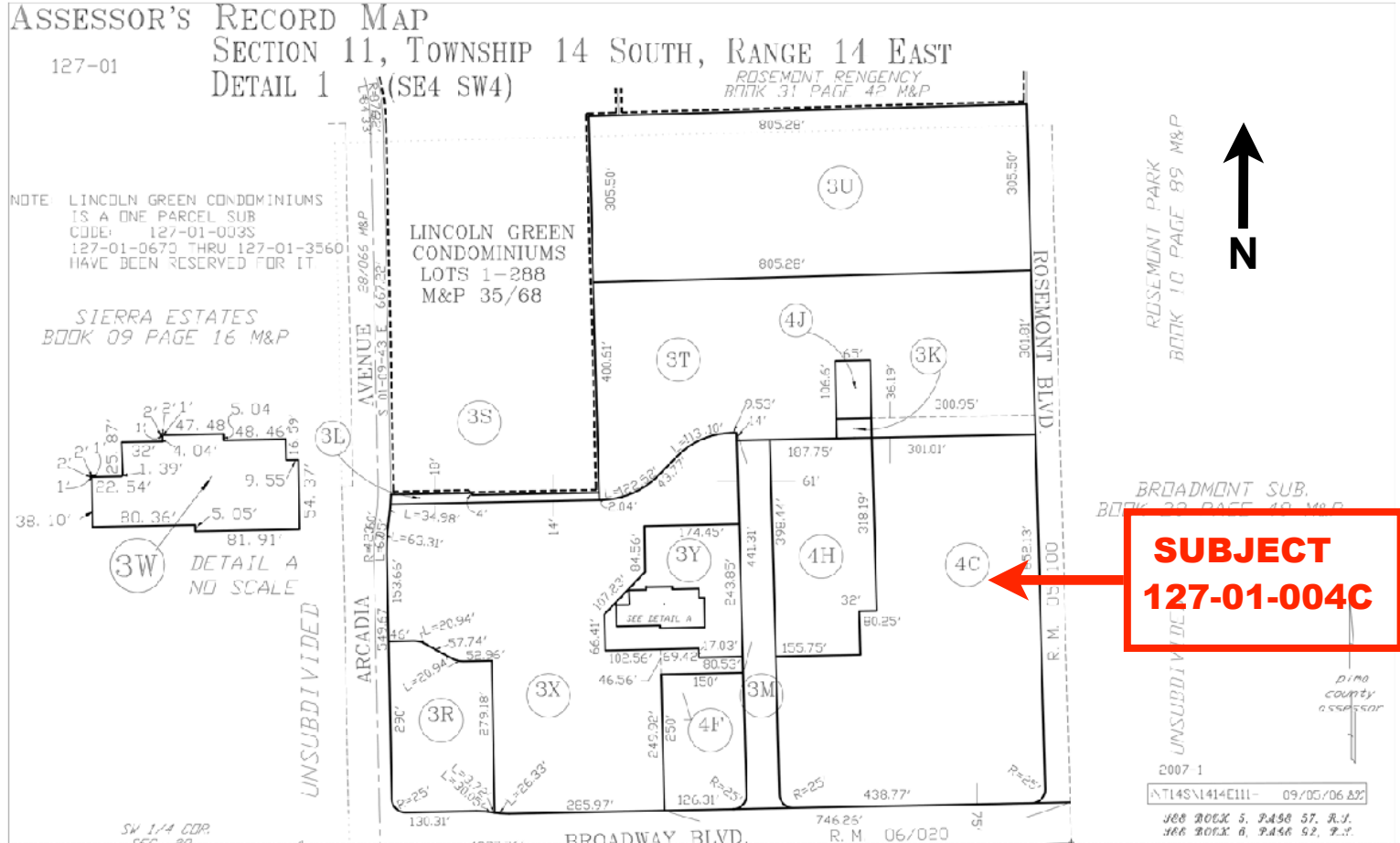




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