

AVAILABLE FOR SALE

MULTI-TENANT OFFICE BUILDING

5055 E. Broadway Blvd.

Tucson, AZ



WWW.MARKIRVIN.COM

For more information please
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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%

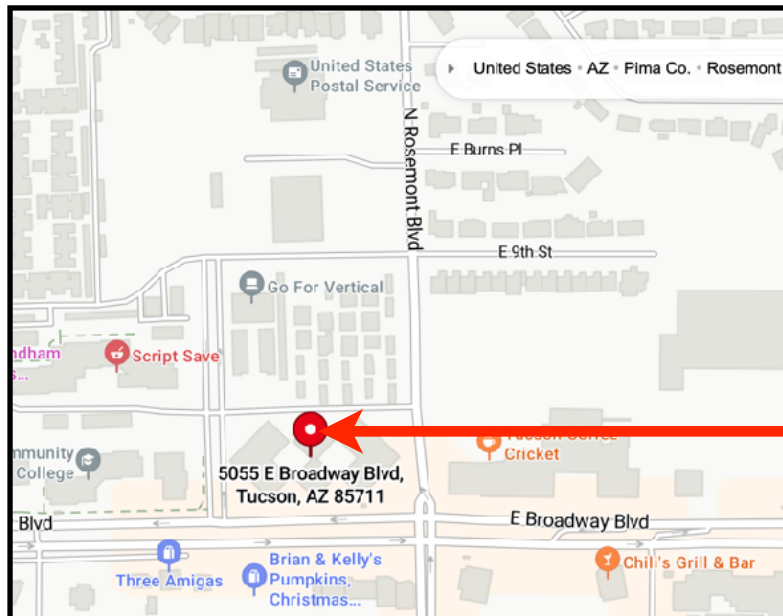
CURRENT NOI: ± \$769,364

LAND SF: ± 258,311

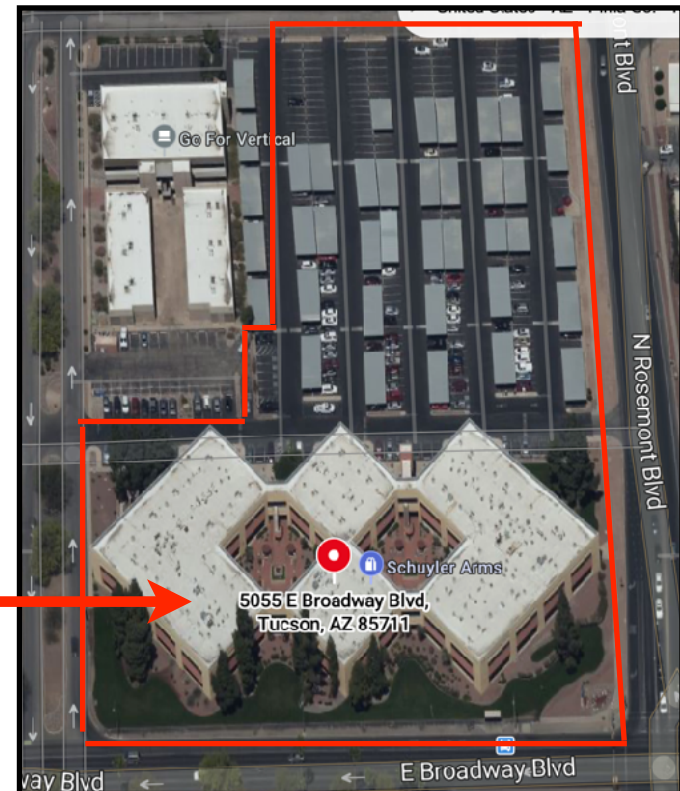
ZONING: 0-3 (City of Tucson)



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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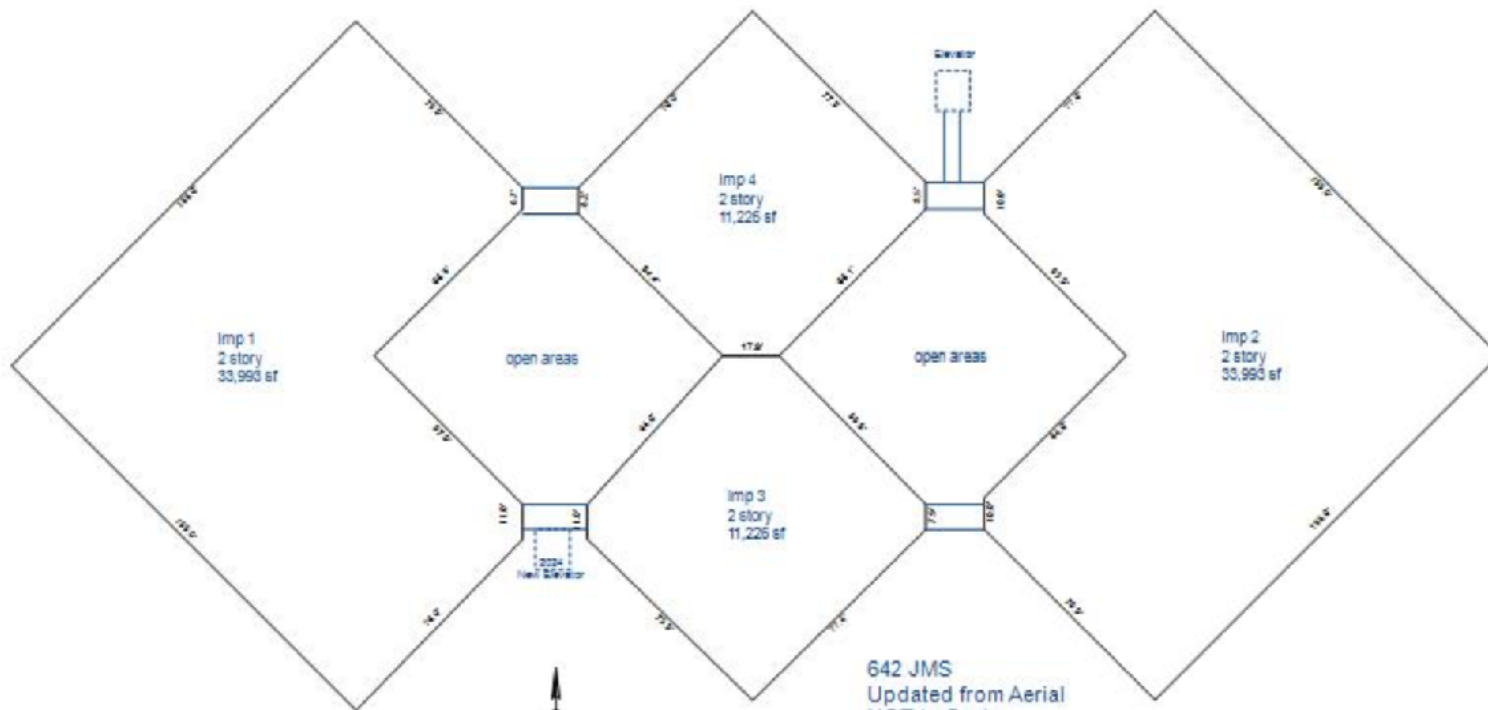


Detailed property information including rent roll, building operating costs, tenant detail, title report, ALTA survey, and other confidential property information to be provided to a potential Buyer after the completion a Non-Disclosure Statement and confirmation of their financial ability.

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