

## FOR SALE/LEASE

### PROPERTY DETAILS:

- **BUILDING SIZE:** ± 5,107 SF
- **CONSTRUCTION:** BLOCK AND STUCCO
- **APN:** 133-15-3360, 133-15-3370 AND 133-15-3380
- **FURNITURE IS NEGOTIABLE**

*EXCLUSIVELY REPRESENTED BY:*

**Tucson Realty & Trust Co.**

**Mike Gross**

520-977-0144

mgross7270@aol.com

333 N Wilmot Rd., Suite 340

Tucson, AZ 85711

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

**1877  
N. KOLB ROAD**

**FOR SALE:**  
**\$1,075,470**  
**(\$211 PSF)**  
**FOR LEASE:**  
**\$20 MG**

**TUCSON, AZ**



**Sale Price:** \$1,075,470 (\$211 PSF)

**Lease Price:** \$20.00 MG

<b><u>Unit Sizes:</u></b>	1877 N. Kolb Rd.	2,420 SF
	1873 N. Kolb Rd.	1,140 SF
	1877 N Kolb Rd.	1,547SF

**Zoning:** O-2, City of Tucsn

**Assessor Parcel #s:**

133-15-3360, 133-15-3370 and 133-15-3380

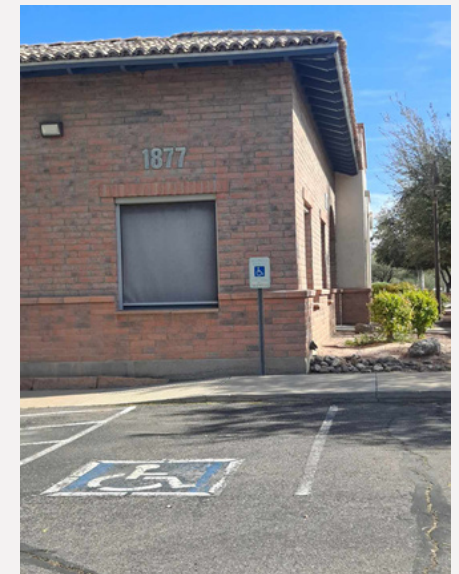
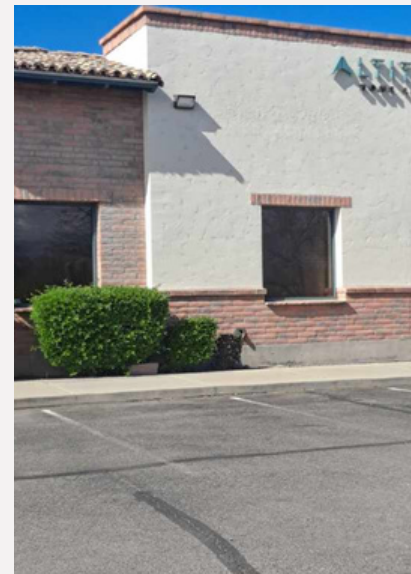
**Year Built:** 2002

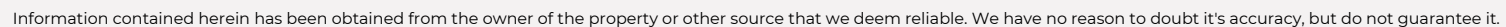
### **Property Description**

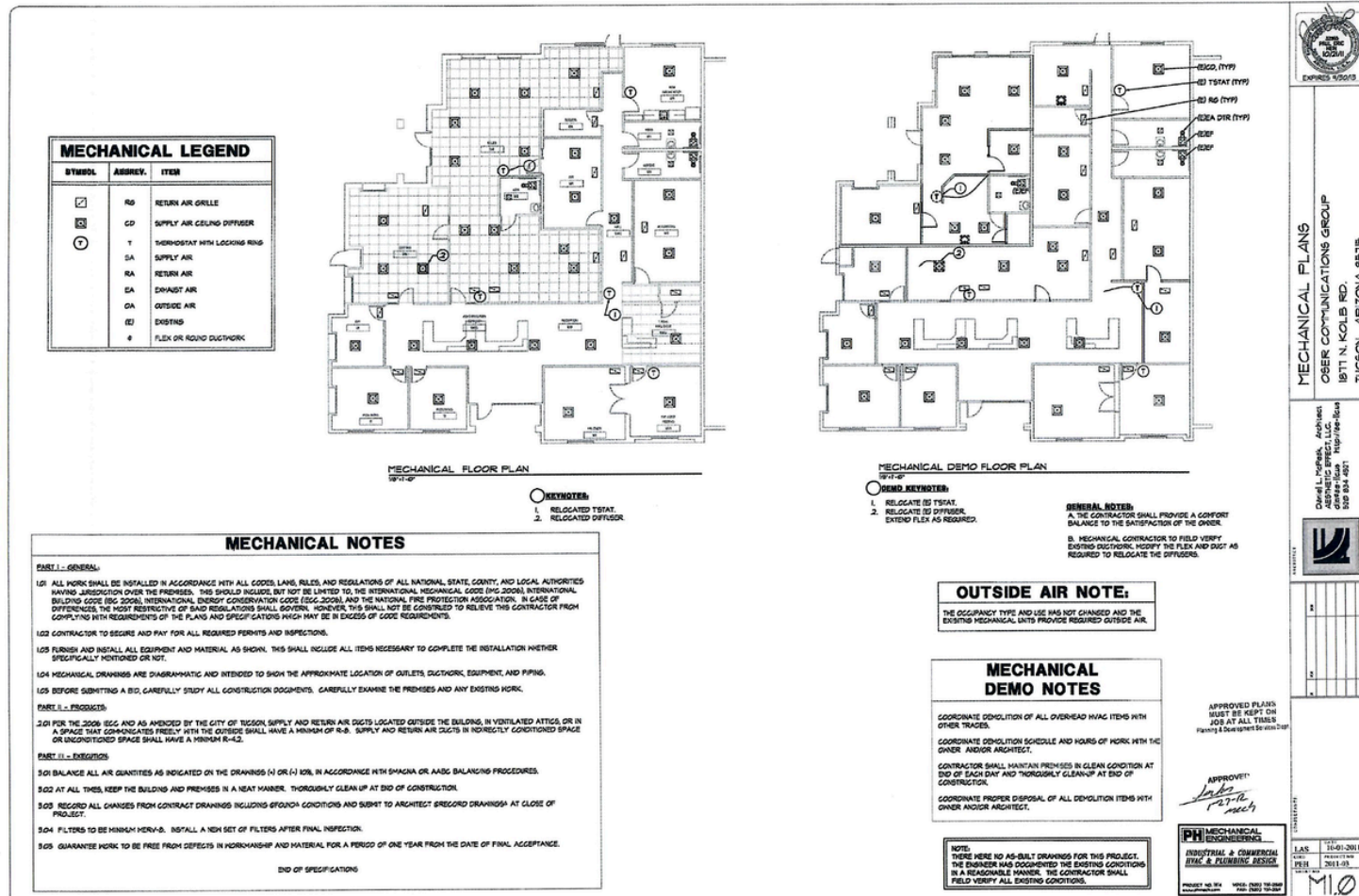
La Playa Offices is a professional office condominium development located on Kolb Rd. between Grant Rd. & Speedway Blvd. The La Playa Caliente Offices offer a convenient eastside location, covered parking, easy access to “The Loop” walking and biking path, and is in close proximity to numerous restaurants, coffee shops & retailers.

### **Parking:**

Covered parking and uncovered spaces are available in common with other occupants











**LIGHTING DEMOITION PLAN**  
10-17-08

[illegible]

A. (C) CIRCUIT NUMBERS CALLED OUT ON THIS DRAWING ARE BASED ON AS-BUILT DRAWINGS. BALDA ELECTRICAL CONSULTING HAS NOT VERIFIED THE ACCURACY OF THE CROSSING SHOWN ON THESE DRAWINGS.

1. ☐ SWITCH AND ASSOCIATED CROCKERY TO BE RELOCATED SEE (6) WORK LIGHTING PLAN.
2. ☐ DEND (2) SWITCH AND ASSOCIATED CROCKERY AS SHOWN.
3. ☐ DEND ALL (3) LIGHT FIXTURES, SWITCHES AND ASSOCIATED CROCKERY (LOCATED WITHIN THIS AREA UNLESS OTHERWISE NOTED).
4. ☐ SUPPLY CROCKERY TO REMAIN AND BE REUSED.
5. ☐ PARABOLIZED TO BE RELOCATED. SEE (6) WORK POWER PLAN.
6. ☐ BROWND ROOM RECEPTABLES TO BE RELOCATED TO (6) RIGOR. SEE (6) WORK POWER PLAN. BROWND ROOM RECEPTABLES CONSIST OF (2) COUNTERTOP RECEPTABLE (UNIONIZED CHAIRS), (1) REFRIGERATION RECEPTABLE (X-7), (1) DISHWASHER RECEPTABLE (X-8), AND (1) WATER HEATER X-9 (X-14-15).
7. ☐ RECEPTABLE LOCATED AT 42" AFT. RELOCATE TO 18" AFT.

**APPROVED PLANS  
MUST BE KEPT ON  
JOB AT ALL TIMES**  
Planning & Development Services, Inc.

ALL ELECTRICAL EQUIPMENT SHALL:

1. BE LISTED AND LABELED BY AN INDEPENDENT TESTING LABORATORY
2. BE USED AND INSTALLED IN ACCORDANCE WITH LISTING INSTRUCTIONS

**APPENDIX**

Rev 1-20-12  
Divided by 1000

**BALDA**  
ELECTRICAL CONSULTING, INC.  
9426 E. 9th Place  
Tucson, Arizona 85748  
Office (520) 886-8131  
Fax (520) 886-3929  
Project: TACO



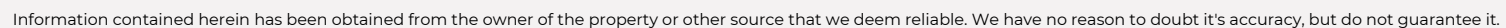
**ELECTRICAL DEMOLITION PLANS**  
**OSER COMMUNICATIONS GROUP**  
1877 N. KOLB RD.  
MILWAUKEE, WISCONSIN 53222

Daniel L. McPeak, Architect  
 AESTHETIC EFFECT, LLC  
 dlm@ae-effect.com <http://ae-effect.com>

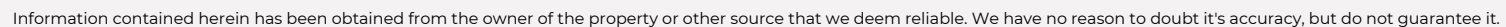


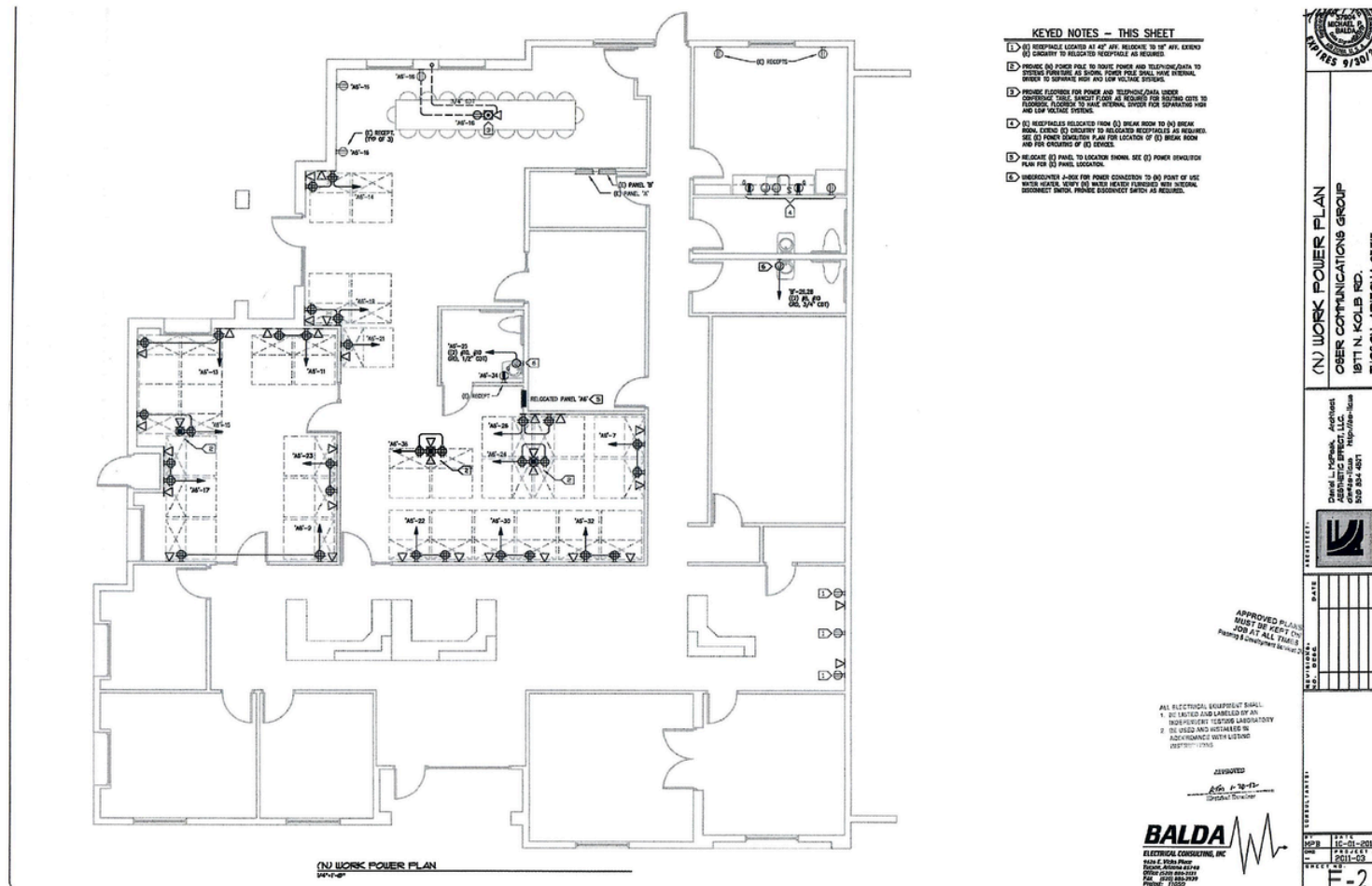
VISIONS:	DATE
G. DRG.	

DATE	10-21-2011
PROJECT	2011-03
SHEET NO.	1





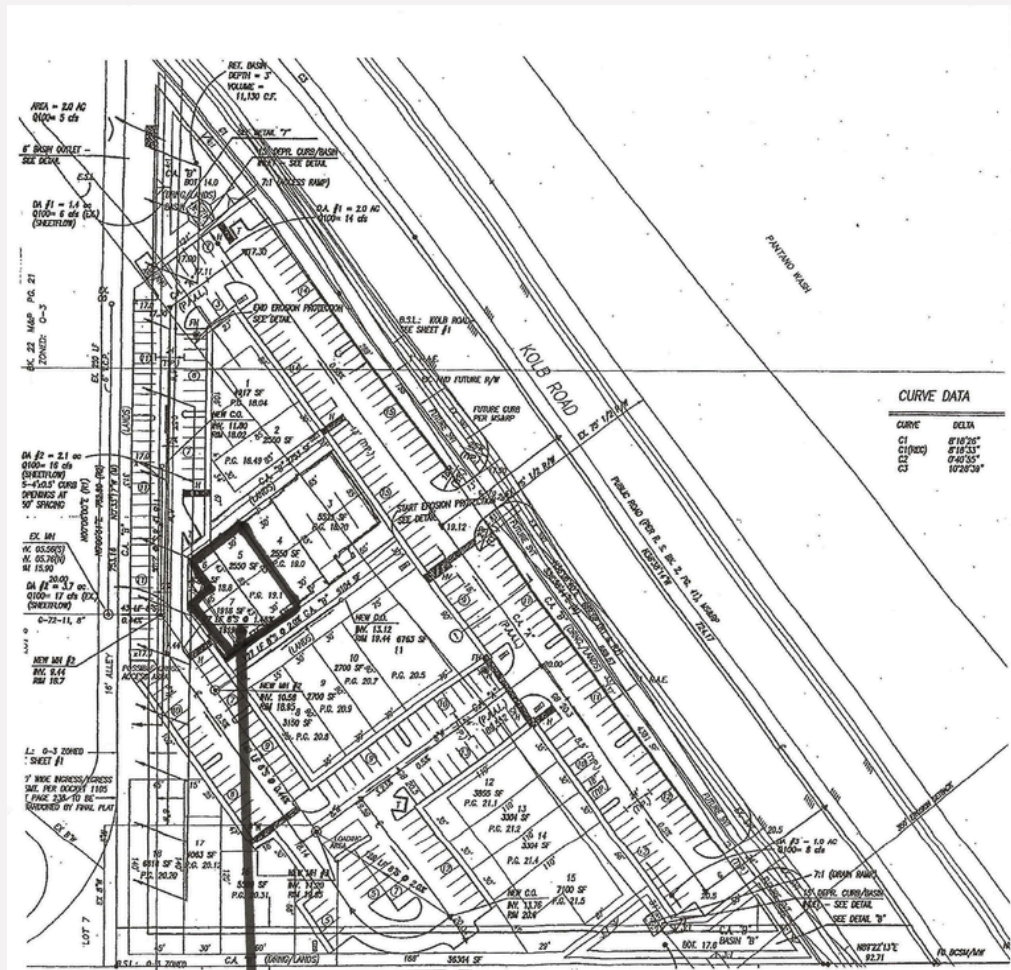
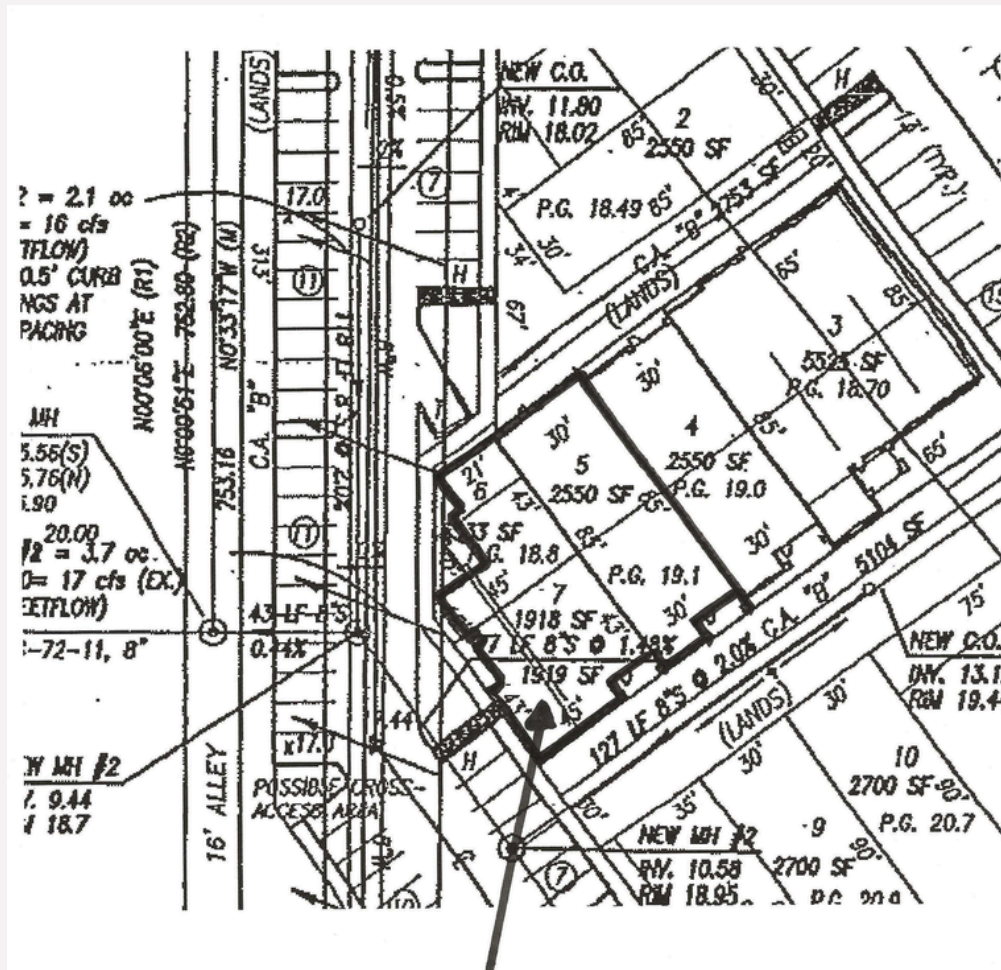






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