

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

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333 N Wilmot Rd., Suite 340
Tucson, AZ 85711

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

Unit Sizes:

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 Tucson

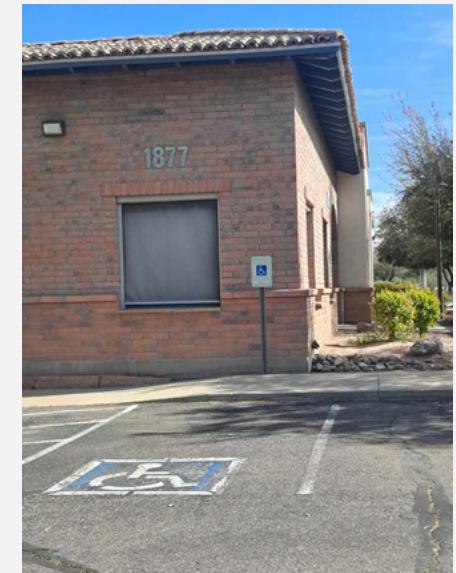
Assessor Parcel #s:

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

Year Built: 2002

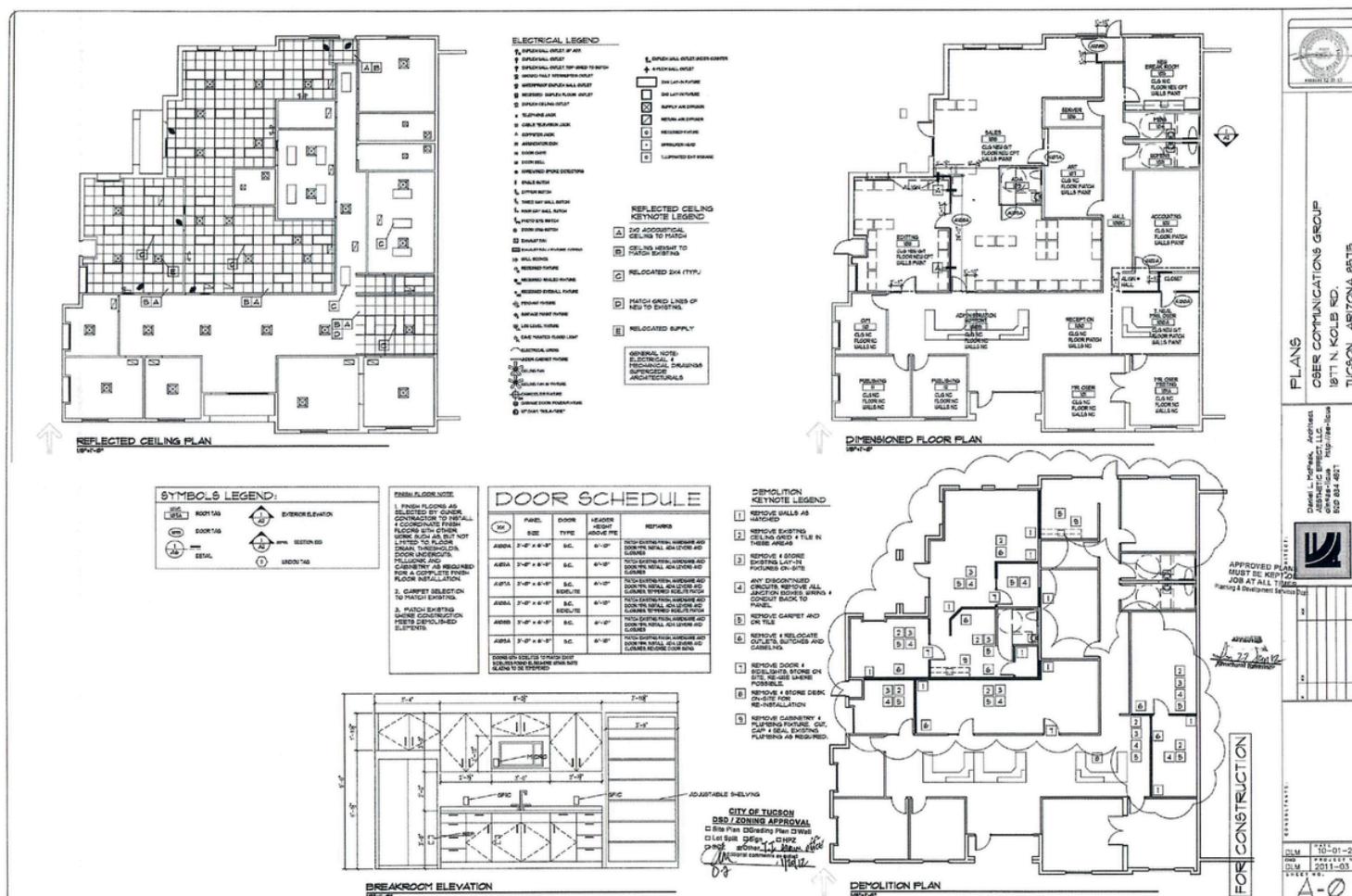
Property Description

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.



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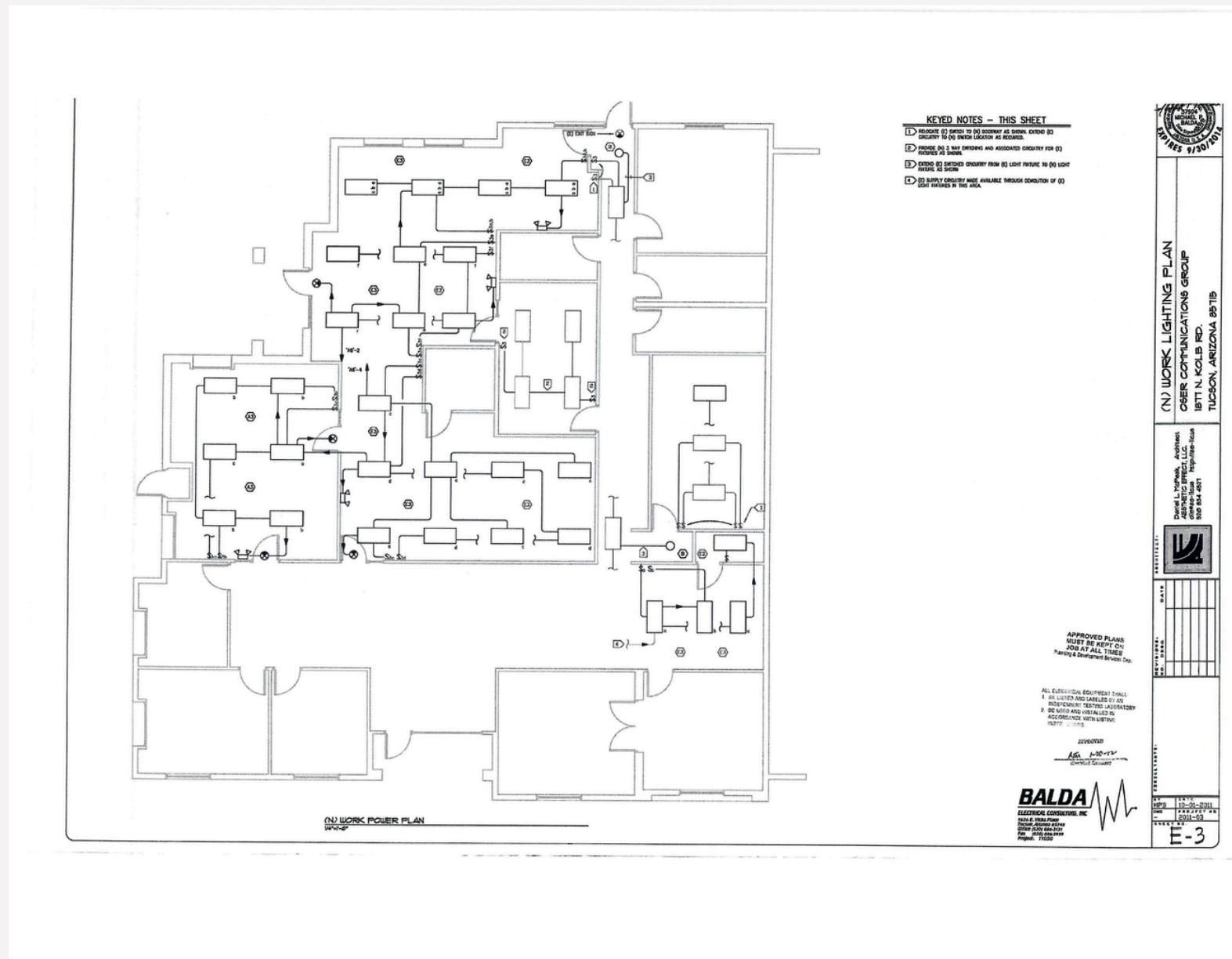


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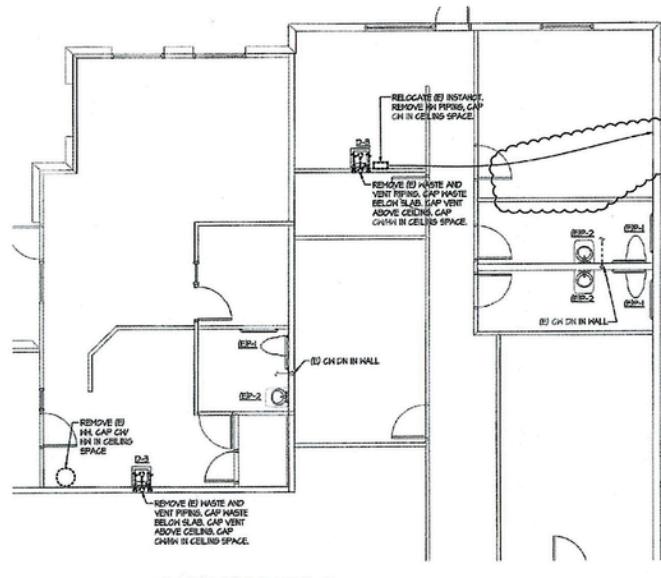
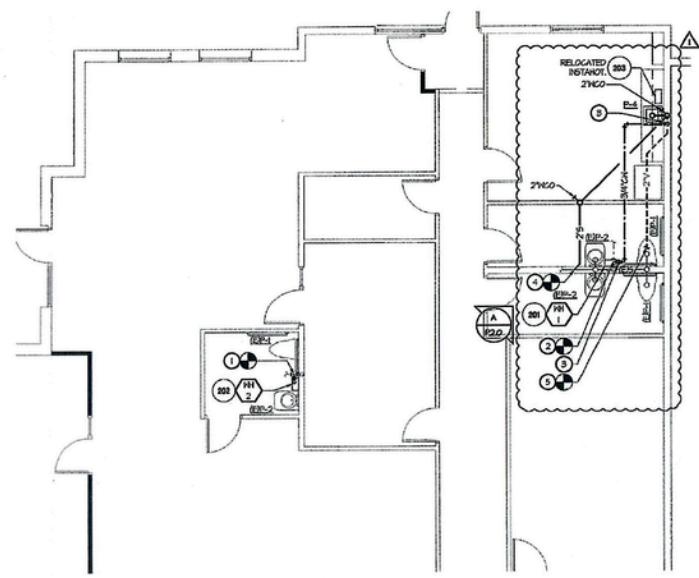
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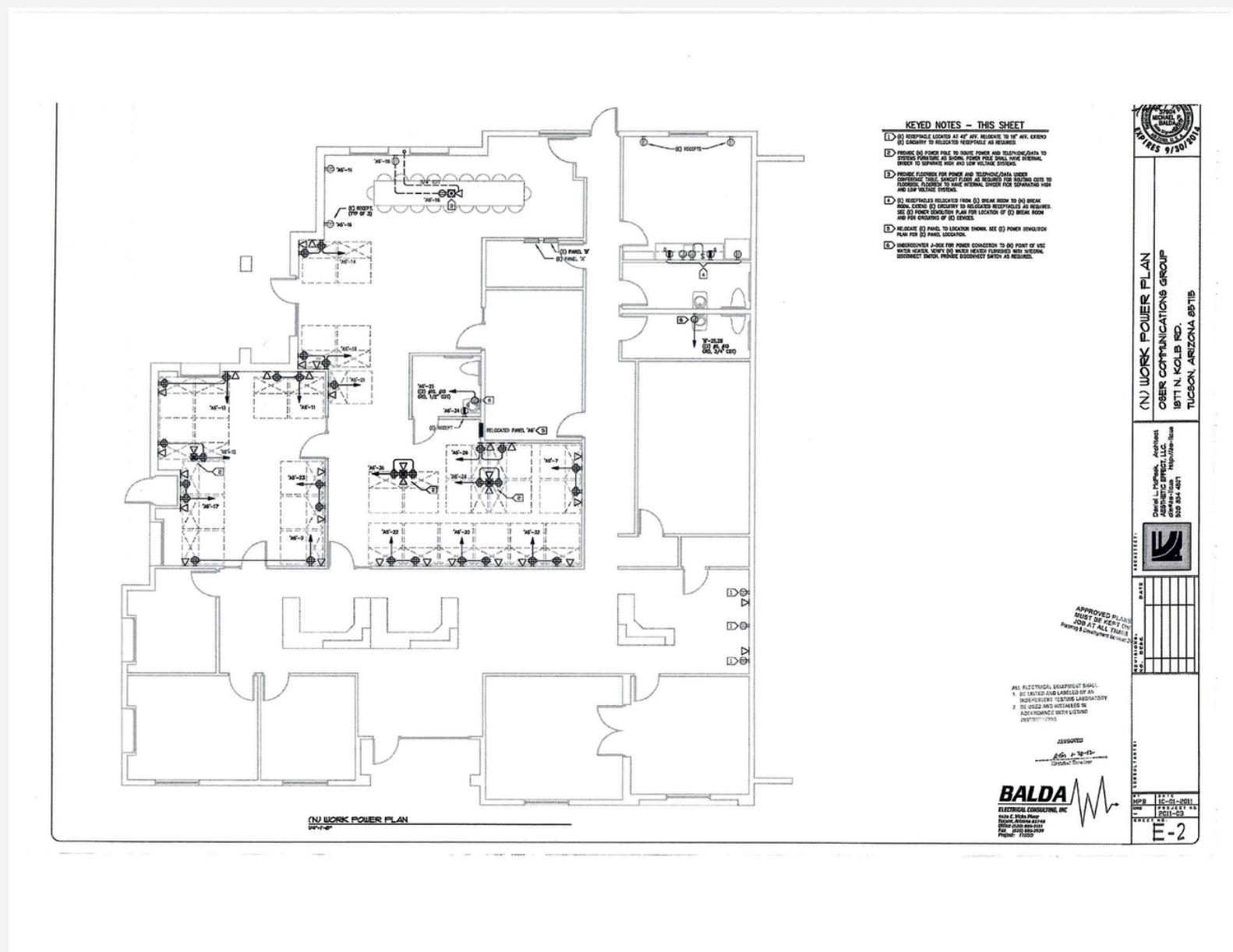
PLUMBING FLOOR PLANS		OVER COMMUNICATIONS GROUP	
		1877 N. KOLB RD. TUCSON, ARIZONA 85115	
Plumber:	Architect:		
Contractor:	Permittee:		
Address:	Address:		
Phone:	Phone:		
City:	City:		
State:	State:		
Zip:	Zip:		
KEYPLAN			
NOTES: THERE ARE NO AS-BUILT DRAWINGS FOR THIS PROJECT. THE DESIGNER HAS DOCUMENTED THE EXISTING CONDITIONS IN A REASONABLE MANNER. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS.			
Mechanical Engineer:		Plumbing Engineer:	
PH MECHANICAL ENGINEERING INDUSTRIAL & COMMERCIAL STRUCTURAL & PLUMBING DESIGN		PH PLUMBING INDUSTRIAL & COMMERCIAL STRUCTURAL & PLUMBING DESIGN	
Project No. 00000000000000000000		Project No. 00000000000000000000	
Date: 10-05-2011		Date: 10-05-2011	
Permit No. 00000000000000000000		Permit No. 00000000000000000000	
Permit Type: 00000000000000000000		Permit Type: 00000000000000000000	
PL			

PLUMBING SCHEDULE												FUTURE CONNECTION SIZES							
DEMO FIXTURES		WATER FIXTURE UNITS			WASTE FIXTURE UNITS			WATER FIXTURE UNITS			WASTE FIXTURE UNITS			FUTURE CONNECTION SIZES					
MARK	EQUIPMENT	GTY	FU	TOTAL	FU	TOTAL	FU	TOTAL	FU	TOTAL	WASTE RISER	TRAP	PIPE SIZE	V	CH	HH			
D-9	HAND SINK	2	2	4.00	15	3.00	2	4.00											
DEMO FIXTURES TOTAL: 4.00																			
NEW FIXTURES																			
NEW FIXTURES		WATER FIXTURE UNITS			WASTE FIXTURE UNITS			WATER FIXTURE UNITS			WASTE FIXTURE UNITS			FUTURE CONNECTION SIZES					
MARK	EQUIPMENT	GTY	FU	TOTAL	FU	TOTAL	FU	TOTAL	FU	TOTAL	WASTE RISER	TRAP	PIPE SIZE	V	CH	HH	REMARKS		
EPI-1	WATER CLOSET	3	25	150	-	1	4	12.00									WATER CLOSET		
EPI-2	LAVATORY	3	1	3.00	15	2.25	1	3.00									WATER CLOSET		
P-4	HAND SINK	1	2	2.00	15	150	2	2.00	2"	1-1/2"	2"	1-1/2"	V2"	1/2"			WATER CLOSET		
PROJECT TOTAL		125.00			5.00			17.00			1.00			FUTURE UNITS USED TO DETERMINE FEES					
DEMO TOTAL		4.00			0.00			4.00			0.00								
NET TOTAL		85.00			0.00			13.00			1.00								

P-4	HAND SINK	BASIN	ELKAY MODEL: KLR-118, 16 GAUGE, STAINLESS STEEL SINK, SINGLE COMPARTMENT, 18" x 14-1/2" x 1-1/2" DEEP, THREE HOLES, KLR-41 SINK RISER
		FAUCET	ELKAY MODEL: LK444NBB-ARMA, CHROME PLATED 4" CENTERSET FAUCET, DECK MOUNTED WITH 4" BLADE HANDLES, 4-5/8" HIGH 4-1/4" FAUCET SPREAD 4-1/2" FAUCET SPREAD, VANDAL RESISTANT, ART NOSE AERATOR, 2.2 GPM
		TRAP	MCGRUE MODEL: NO. 140000, CHROME PLATED HEAVY CAST BRASS GROUND JOINT P-TRAP WITH 17 GAUGE TUBULAR BRASS HALL BEND, CAST BRASS CHROME PLATED WALL FLANGE WITH SET SCREW, CLEANOUT PLUG, AND CHROME PLATED BRASS NUTS, H-2 TAILPIECE AND TRAP
		SUPPLIES	MCGRUE MODEL: P-TRAP-100, HEAVY FLEXIBLE SUPPLIES, COMPLETE WITH CHROME PLATED 1/2" DIA. X 3-5/8" 45 ANGLE SHOT NUT, CHROME PLATED BRASS STUDS, INCLUDED IS OPTIONAL RISER.
		WHR	INFRATEAM WATER HEATER, EBMARQ, EBM-14L-15, INFRATEAM ELECTRIC WATER HEATER W/IN THERMOSYNTHERM HYDRO PROCESSING TEMP. CONTROL, WATER HEATER CAN PANTHER HOT WATER FOR UP TO 5 SINKS, (15) FAUCETS, (1) SHOWER, (1) TUB, (1) DISHWASHER, (1) WASH. BATH AT 65°F SET TEMP., PROVIDE 0.75 GPM AERATOR FOR EACH FAUCET BEING SERVED.
		WHR	INFRATEAM WATER HEATER, EBMARQ, EBM-14L-15, INFRATEAM ELECTRIC WATER HEATER W/IN THERMOSYNTHERM HYDRO PROCESSING TEMP. CONTROL, WATER HEATER CAN PANTHER HOT WATER FOR UP TO 5 SINKS, (15) FAUCETS, (1) SHOWER, (1) TUB, (1) DISHWASHER, (1) WASH. BATH AT 65°F SET TEMP., PROVIDE 0.75 GPM AERATOR FOR EACH FAUCET BEING SERVED.

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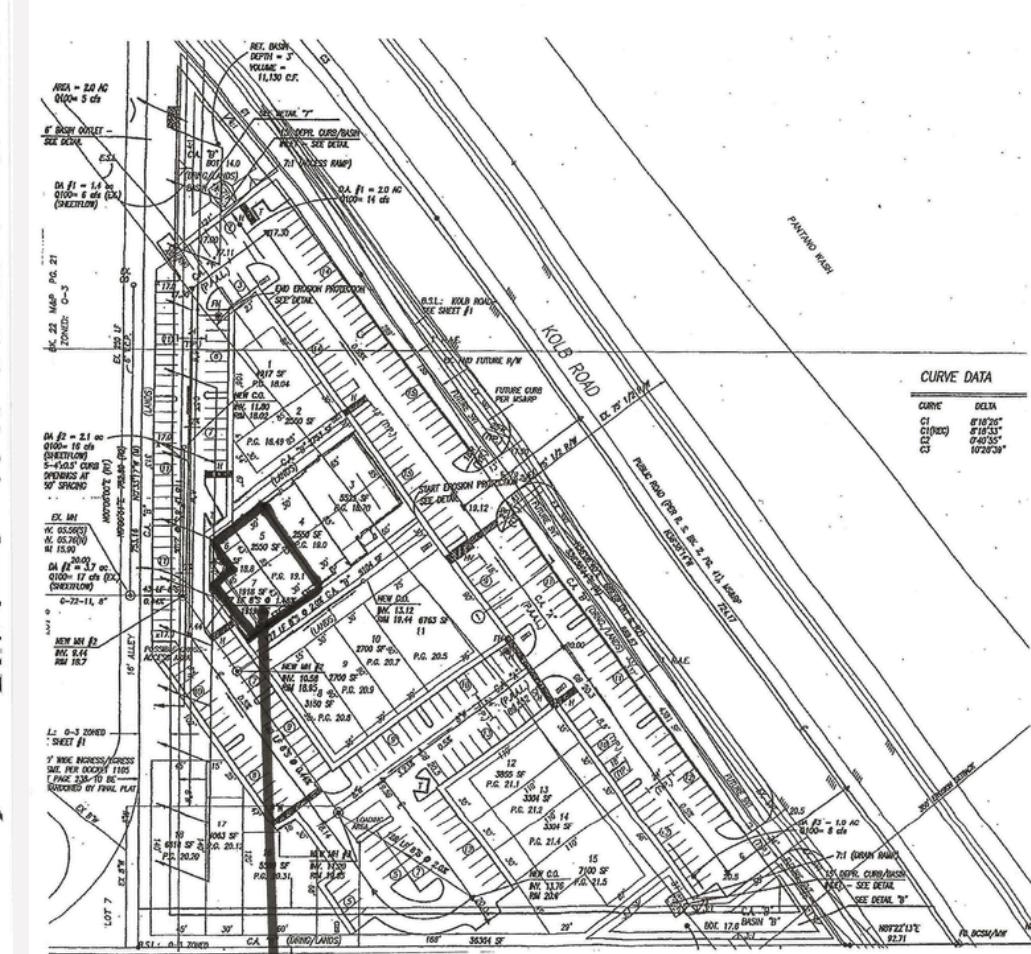
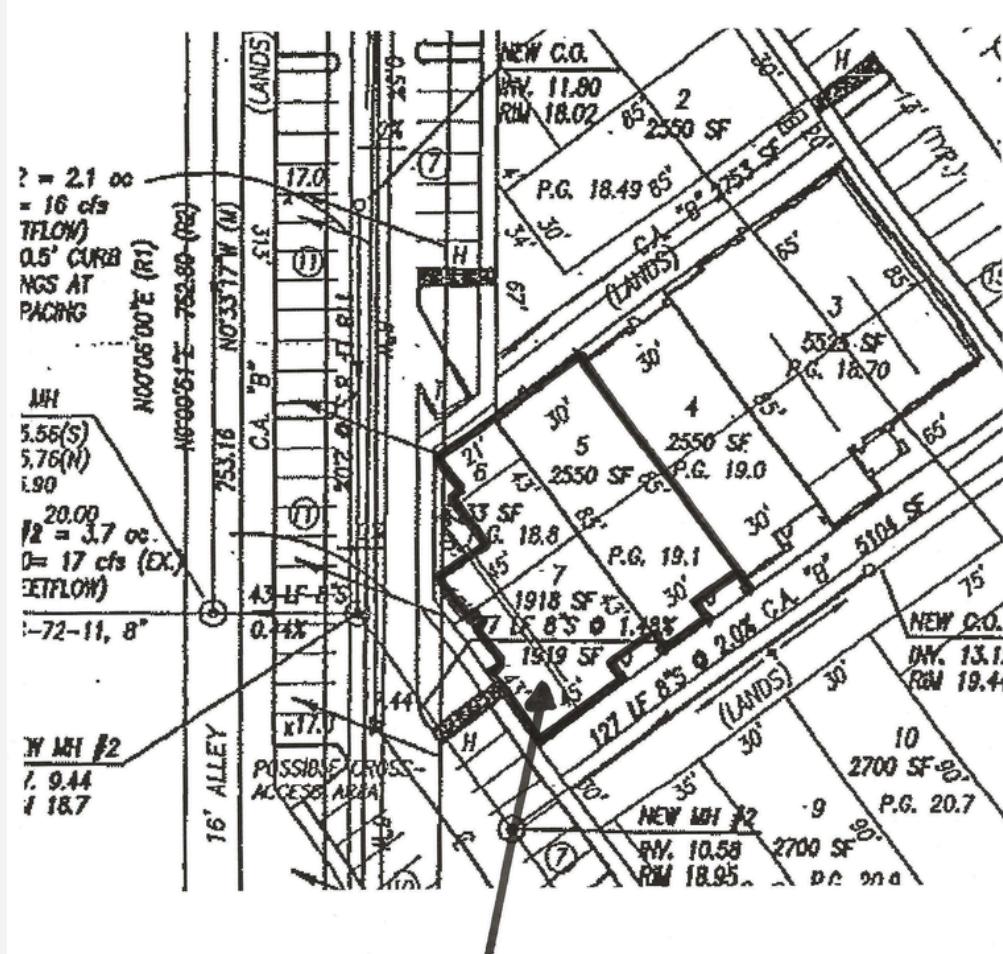
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