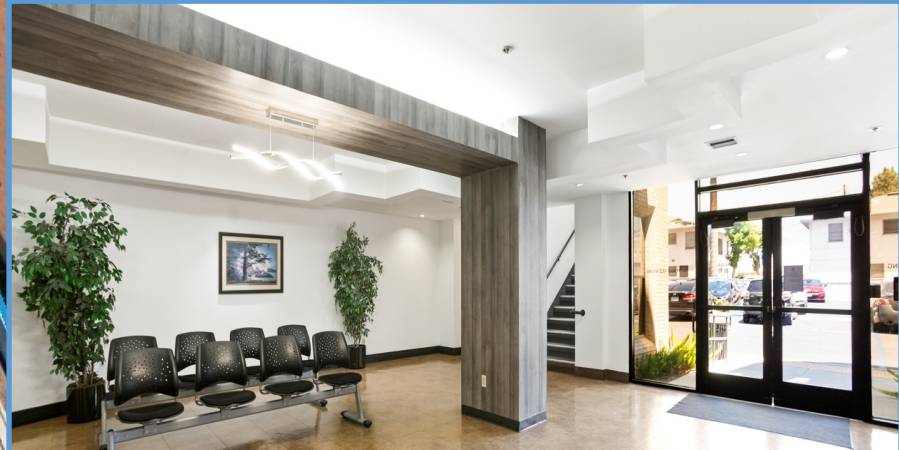


# Medical Outpatient Building For Sale | Value-Add 28,485sf up to 18,566sf for Owner-User







## Building Features

- Value-Add | Below Replacement Cost | Opportunity Zone
- Seller Financing Available up to 90%
- Highly Visible with Building Signage Available
- FIOS High Speed Fiber Optic Service to Building
- Newly Renovated Lobbies with Touchscreen Directory
- Extensive Restoration Completed in 2023 with all new HVAC, Elevator, Roof, Electric Panels and Fire Controls
- Abundant Natural Lighting with Mountain Views
- Huge Upside Potential for Owner-User

