

1881 N. KOLB RD.

OFFICE CONDO FOR SALE OR LEASE



La Playa Offices

Condo Size: 2,189 SF

Sale Price: \$481,580 (\$220/SF) - Initial Lease Rate: \$16/SF Modified Gross
Attractive garden office space in move-in condition

Building signage facing Kolb Road available
Efficient floorplan with combination of offices & open area
Reserved covered parking

For more information, please contact exclusive listing agents:



Paul Ash Commercial Real Estate

3499 N. Campbell Ave., Suite 907 | Tucson, AZ 85719

Main 520.795.2100

www.PaulAshCRE.com

John Yarborough - Commercial Brokerage

520.795.2100 | JohnY@PaulAshCRE.com

David Carroll - Commercial Brokerage

520.795.2100 | DavidC@PaulAshCRE.com

The information contained herein has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the Property. You should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies, or omissions. Contact Brokers For Financing Assumptions.

EXECUTIVE SUMMARY

Sale Price: \$481,580 (± \$220.00/square foot)

Initial Lease Rate: \$16/SF, Modified Gross (Tenant to pay for its own utilities and janitorial service). Lease rate is subject to 3% annual increases, pass-throughs of operating expenses over a Base Year, and rental tax.

Unit Size: 2,189 Square Ft (per Pima County Assessor)

La Playa Caliente Offices Description: The La Playa Caliente Offices is a professional office/medical office condominium development situated on the west side of Kolb Road between Speedway Blvd. & Tanque Verde Rd. The Project consists of ±48,295 square feet of professional and medical office space in 5 separate buildings, 4 of which offer tremendous visibility to the 29,000 + vehicles per day on Kolb Road. 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.

Property Description: 1881 N. Kolb Rd. was initially built out for a title company and offers a functional floor plan with a combination of private offices and open space. Building signage facing Kolb Road is available for this Unit, which would be located at the main entrance to the Project.

Assessor Parcel #: 133-15-3350

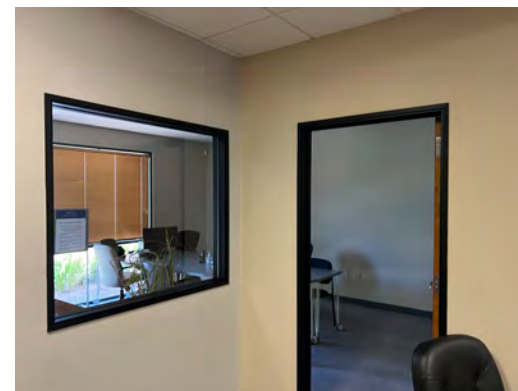
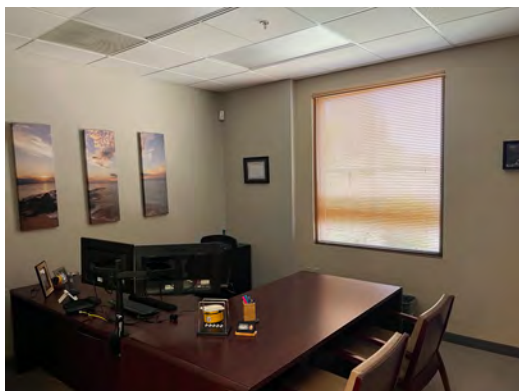
Zoning: O-2 (City of Tucson)

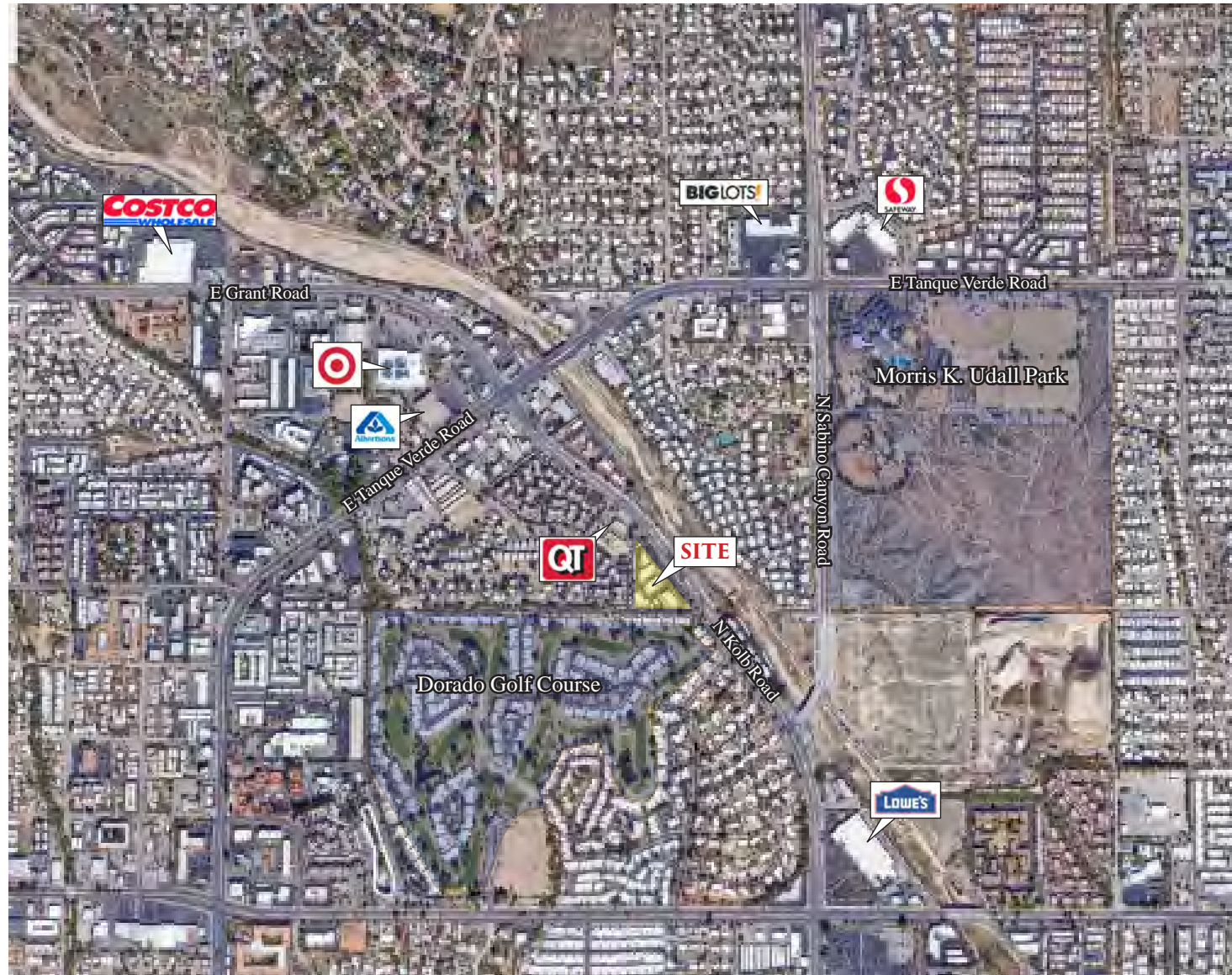
Year Built: 2002

Parking: Uncovered spaces are available in common with other occupants of La Playa Caliente Offices. In addition, 4 reserved, covered parking spaces are allocated to 1881 N. Kolb Rd.

Key 2025 Expenses

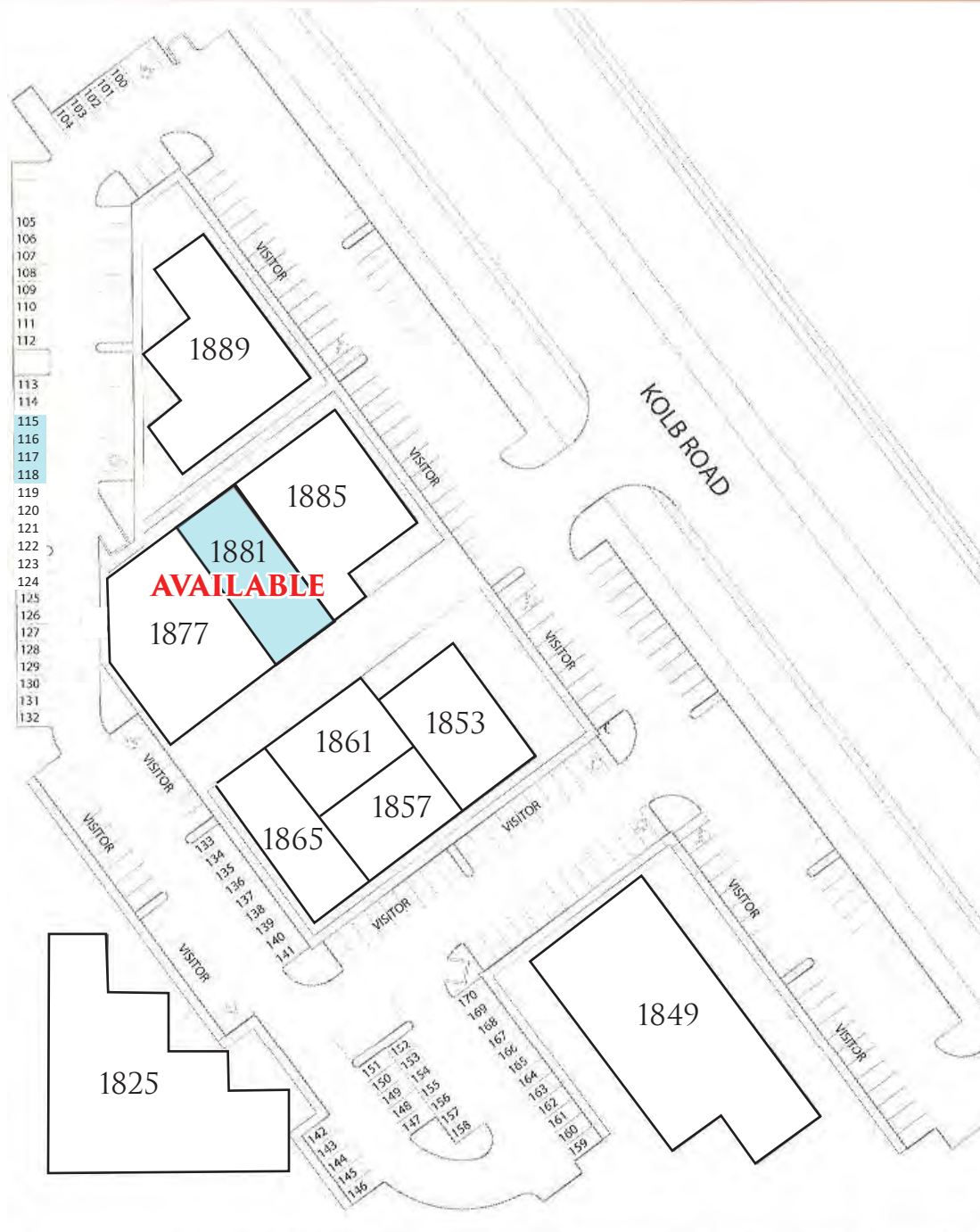
Real Estate Taxes:	\$6,384.19	(±\$2.92/sf)
Common Area/Assn. Expenses:	\$3,248.64	(±\$1.48/sf)





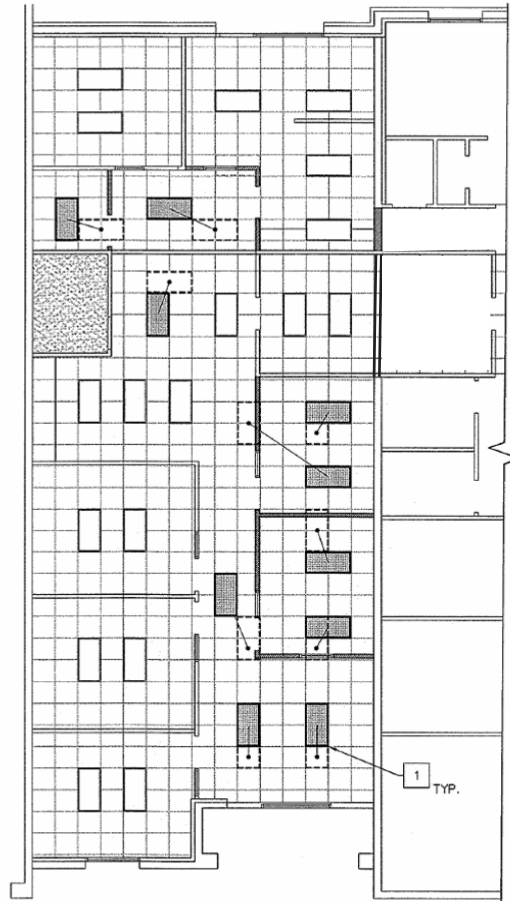
SITE PLAN

SITE PLAN

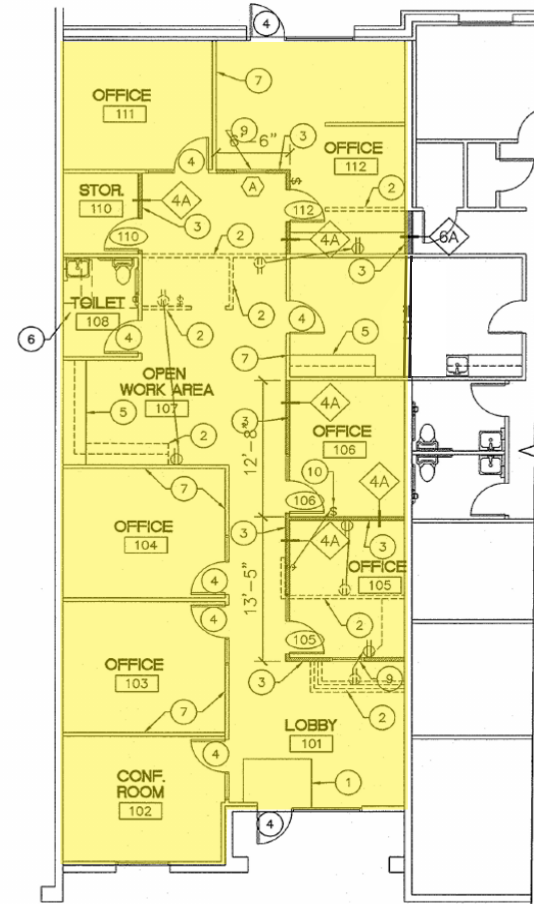


1881 FLOOR PLAN

1881 FLOOR PLAN



2 REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"



1 FLOOR PLAN
SCALE: 1/8"=1'-0"