

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:



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EXECUTIVE SUMMARY

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Sale Price: \$481,580 (\pm \$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 \pm 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

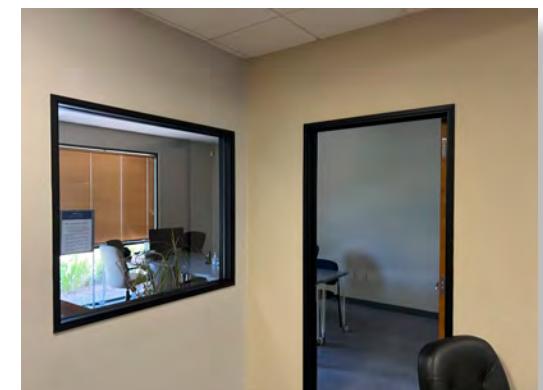
Zoning: O-2 (City of Tucson)

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.

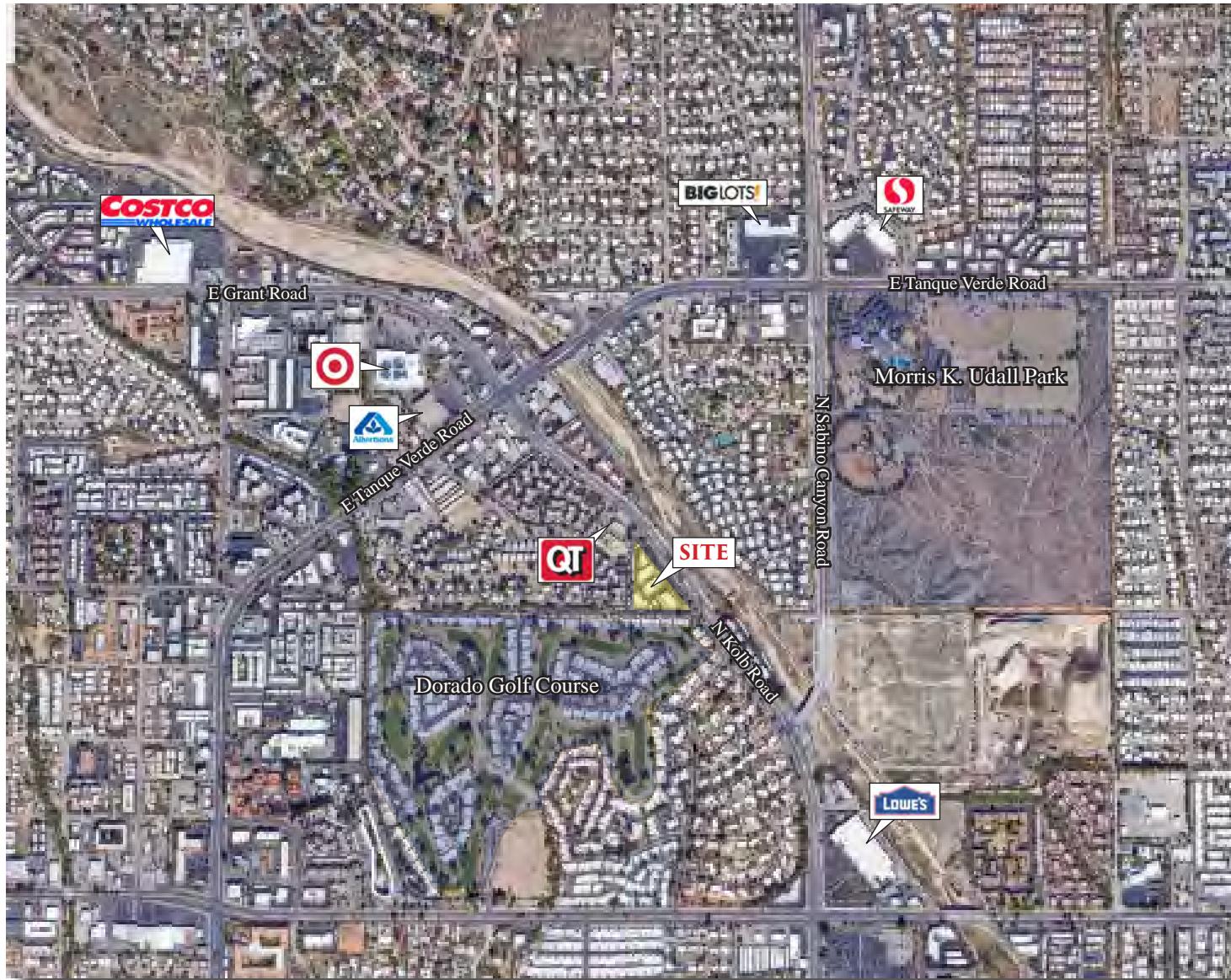
Key 2025 Expenses

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



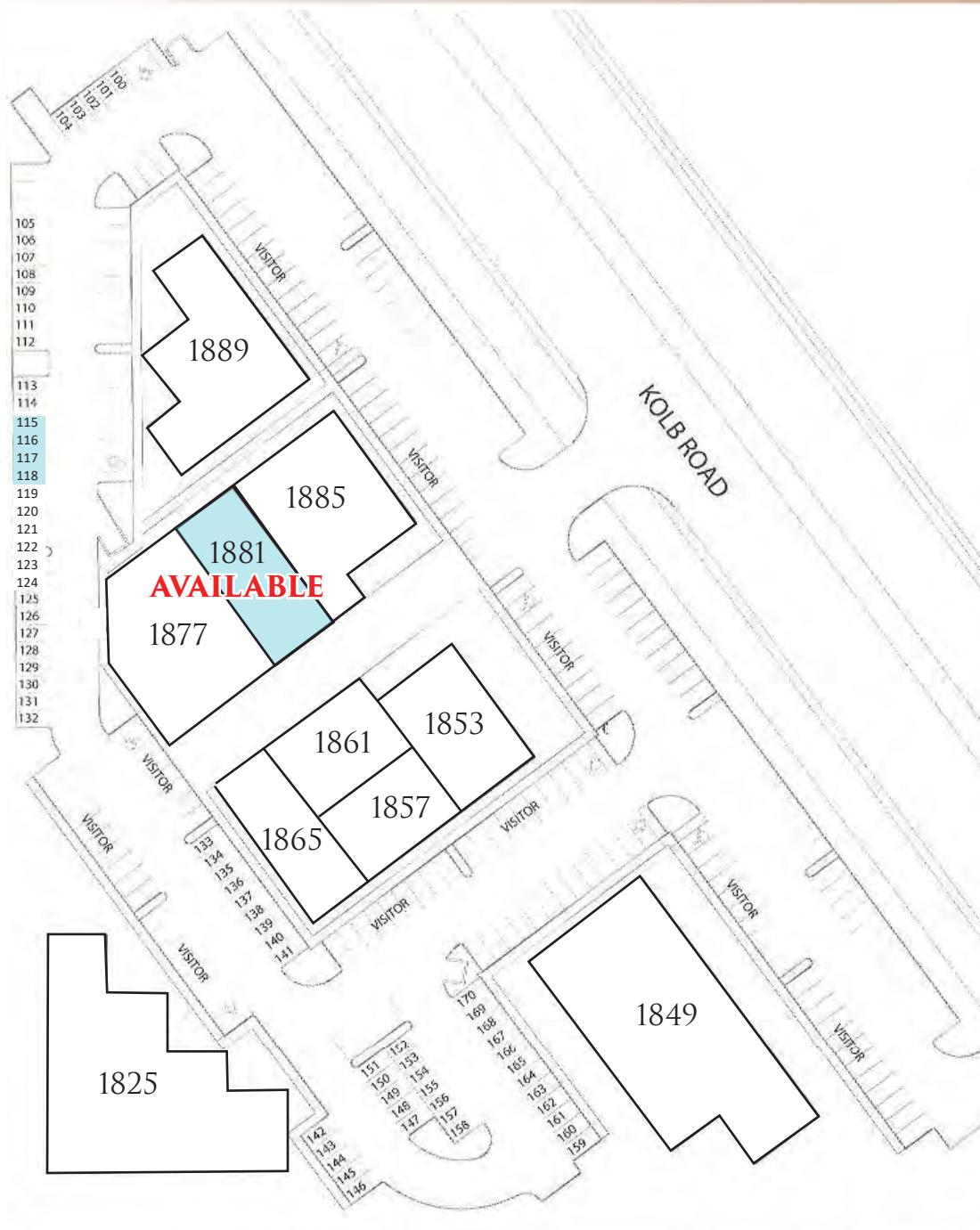
AERIAL

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SITE PLAN

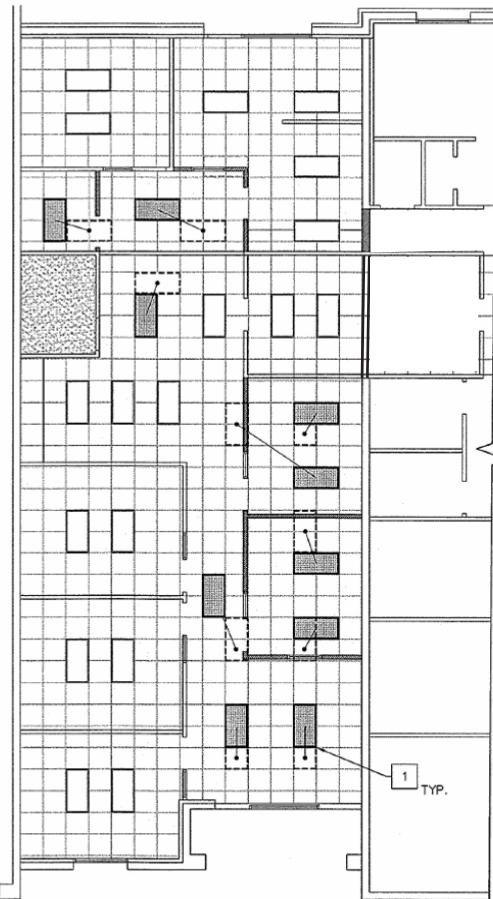


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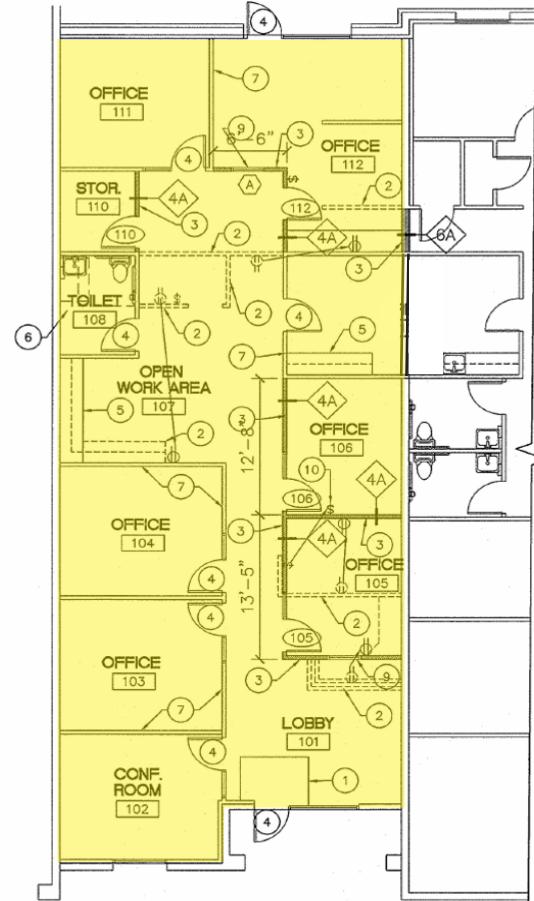


1881 FLOOR PLAN

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



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



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