

**AVAILABLE FOR SALE**  
**6420 E. Broadway Blvd.**  
**Tucson, Arizona**



**WWW.MARKIRVIN.COM**

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3777 E. Broadway Blvd, Suite 210  
Tucson, Arizona, 85716

**SALE PRICE: \$ 4,499,000.00 (\$108/SF)**

**BUILDINGS: ± 41,592 SF**

**LAND: ± 101,030 SF**

**ZONING: C-1, R-1 (City of Tucson)**

**PARCEL #: 134-23-422C**



Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct its own due diligence on the property and seek legal, tax and real estate advice from competent advisors or other such professional.

## OVERVIEW

This three-building complex is situated at the crossroads of Tucson's East Central and Eastside office submarkets. These two submarket areas account for about roughly 40% of the overall Tucson office market.

The property is tucked just off the southeast corner of Broadway and Wilmot, which is the 6th busiest intersection in Tucson. It is surrounded by hotels, restaurants, fitness centers, banking, business, shopping and entertainment opportunities. The property is approximately a block away from Park Place Mall and a mile from St. Joseph's Hospital.

Of the three buildings, two (Buildings A & B) are being offered for sale with the other (Building C) being owned by DaVita Kidney and used for general office and well as a dialysis clinic. Each building consists of 3 floors are interlocked with common area entrances and restroom facilities. The property was expanded and now includes an additional lot as reflected herein.

The property has undergone some renovation including adding exterior fountains, and matching iron work throughout. Numerous floors have been opened up by demolishing the interior improvements and turning the they floors into shell condition so they are easy to visualize and are ready to be designed and improvements made for a potential user.

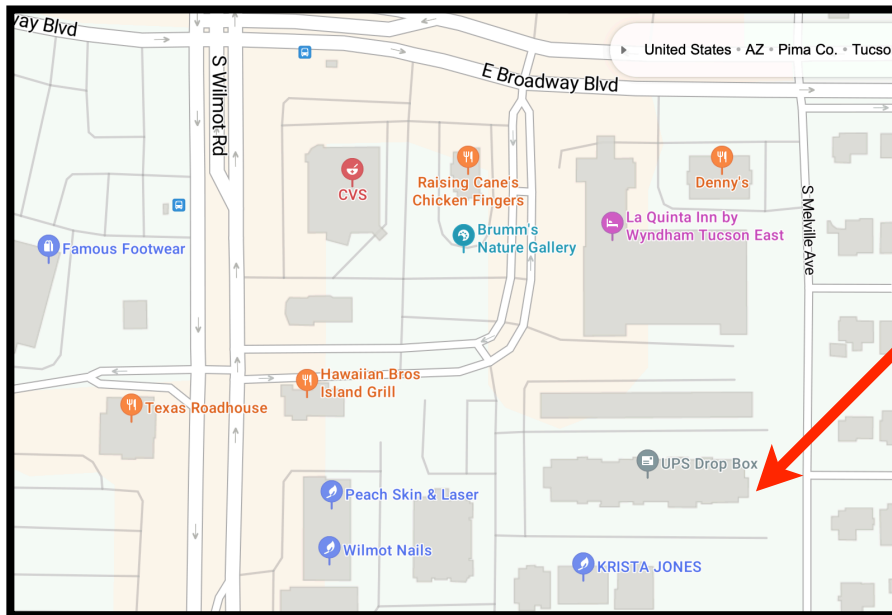
**Please note, the property is in receivership and offers are subject to court approval.**

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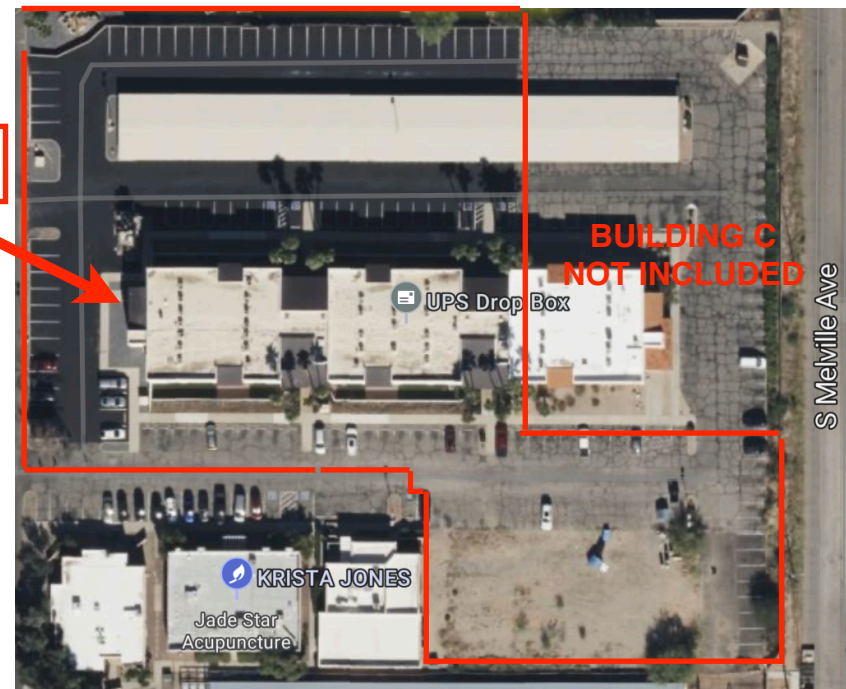
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**SUBJECT**

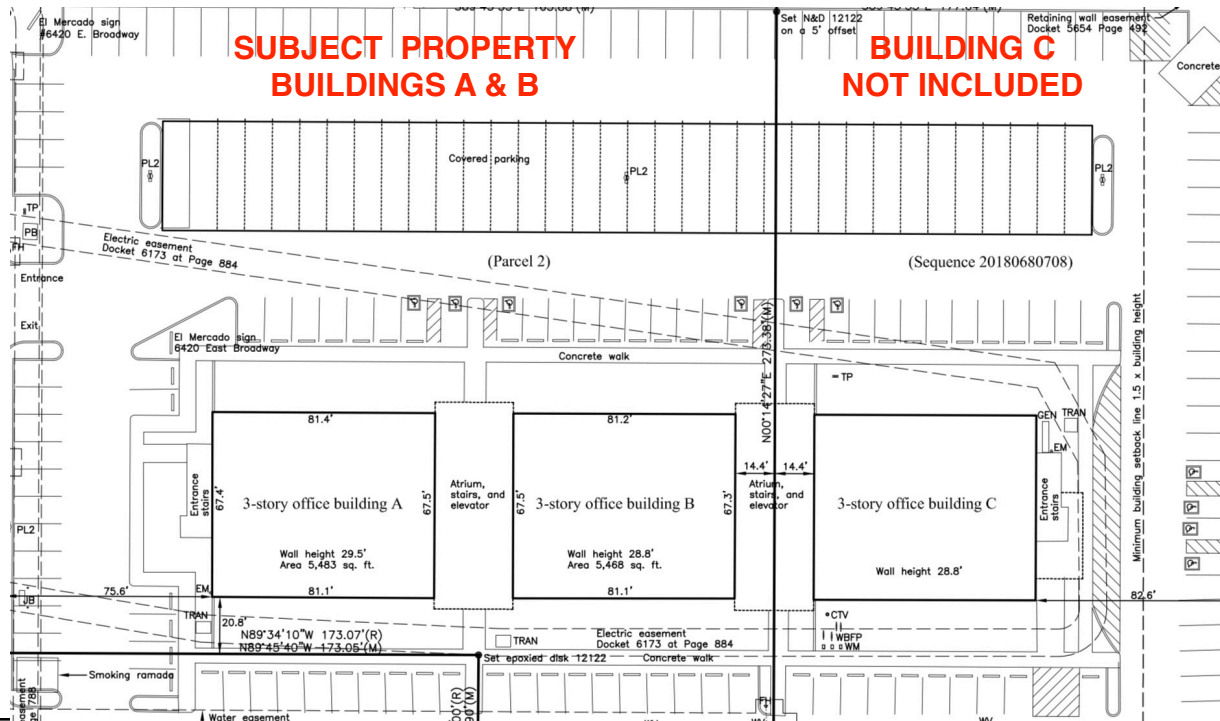
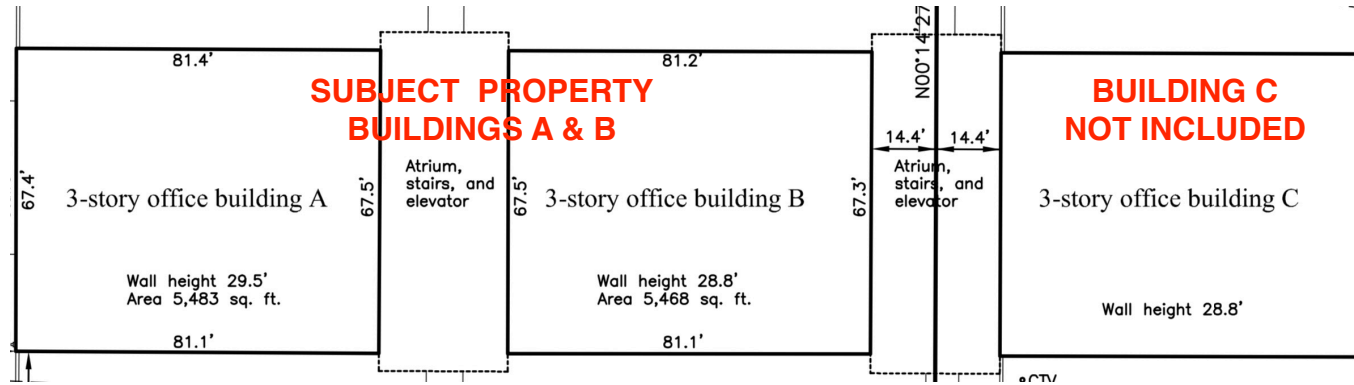


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# FLOOR PLANS



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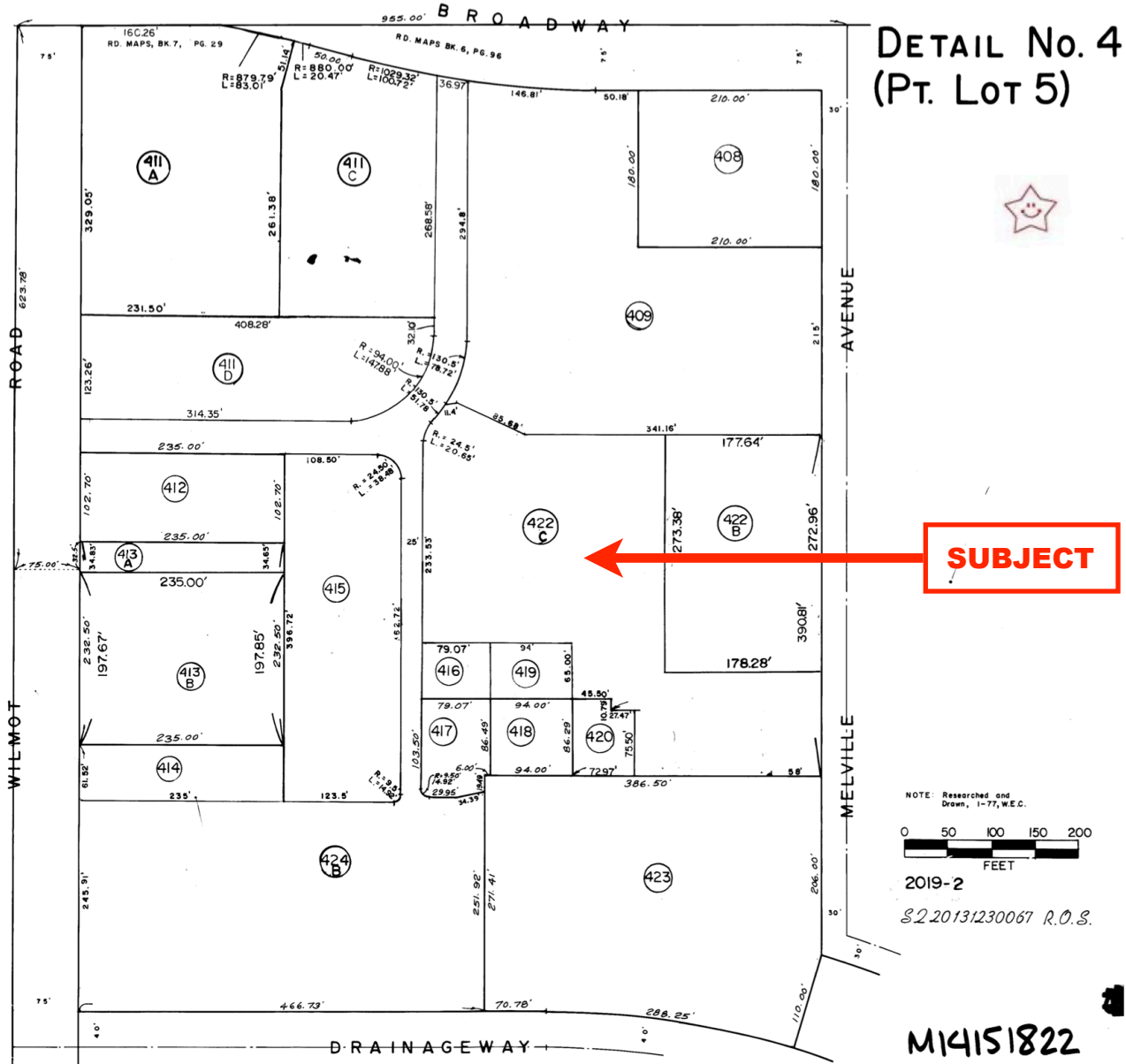




# ASSESSOR'S RECORD MAP

134 - 23

## SECTION 18, TOWNSHIP 14 SOUTH, RANGE 15 EAST



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