

# OFFICE/RETAIL FOR LEASE

3695 E. Foothills Drive, Sierra Vista, AZ. 85635



## Property Highlights

- INCREDIBLE Location at the NE corner of Highway 92 and Foothills
- Prime location on the going home side of the street.
- High traffic and high visibility

**LEASE RATE . . . \$13.90/sf/yr Gross Space Available**

Suite A.... 834 sf / \$966/mnth  
Suite D.... 1,240 sf / \$1,300/mnth  
Suite F.... 900 sf / \$1,158/mnth  
Suite G.... 900 sf / \$1,158/mnth

(Rates include all NNN expenses. Tenants pay for their own electricity, and gas for heating)

**Zoning . . . . . General Commercial**  
**Heating/AC . . . . . yes**  
**Terms . . . . . Negotiable**

*Call Today*

For More Information Contact  
**Frank T. Moro, DB**  
frank@fwpc.net

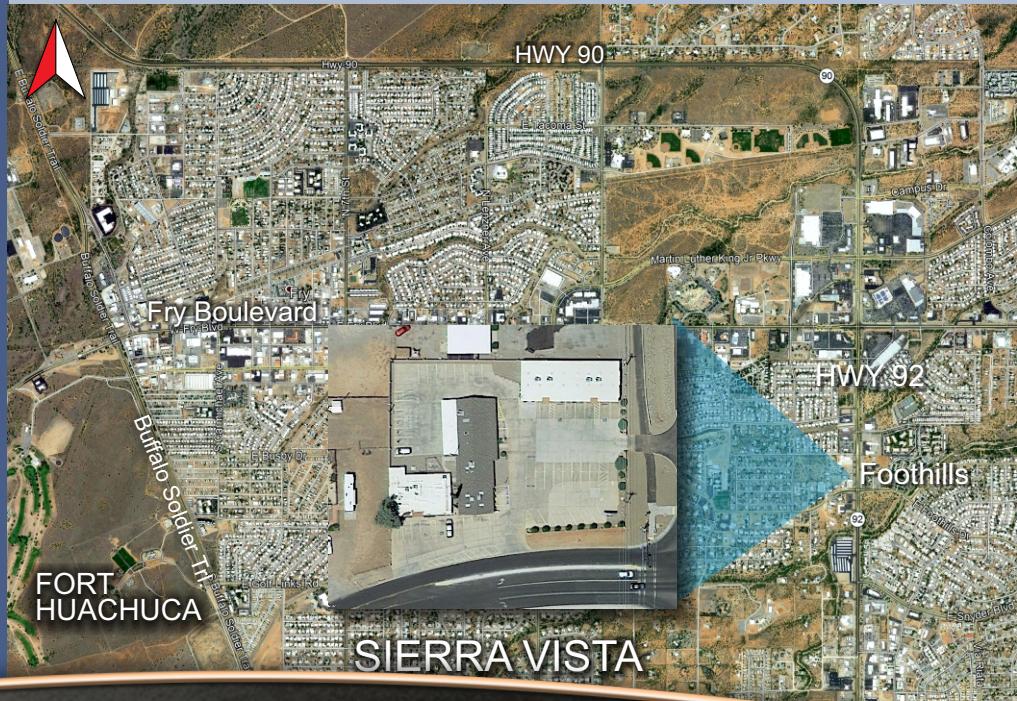
(520) 458-1666  
Toll Free: 1(800)320-2381  
Fax: (520) 459-0718

## Location

The property is located on the going home corner of Highway 92 and Foothills, a major arterial intersection with high traffic counts. The location is considered a highly desirable prime corner in Sierra Vista, AZ.

## Description

The property consists of three buildings totaling 10,107 sf with ten different office suites ranging in size from 650 sf to 1,950 sf. There are four completely built out suites that are available for immediate occupancy. Suites B and C, and F and G may be combined to create a 1,150 sf and an 1,800 sf. See Floor Plans attached. Suite E2 is 1,150 sf.



**FIRST WEST  
PROPERTIES CORPORATION**

All information furnished regarding property for sale, rental, or financing is from source deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the brokers herein.

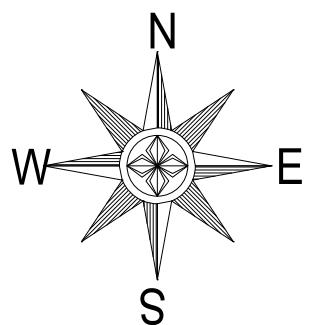
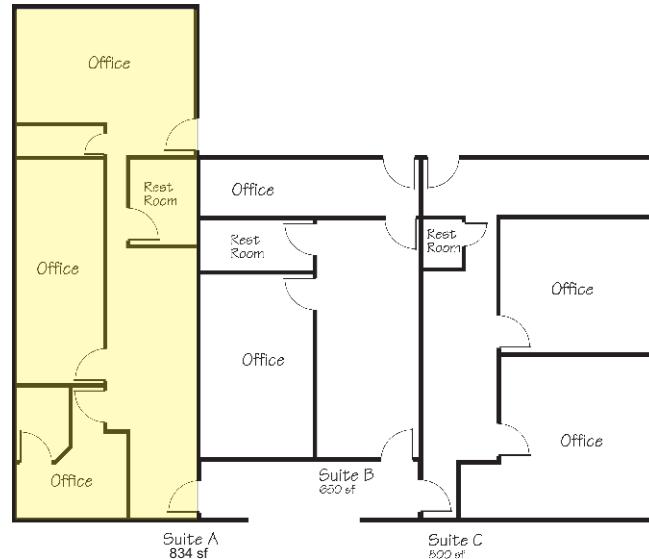
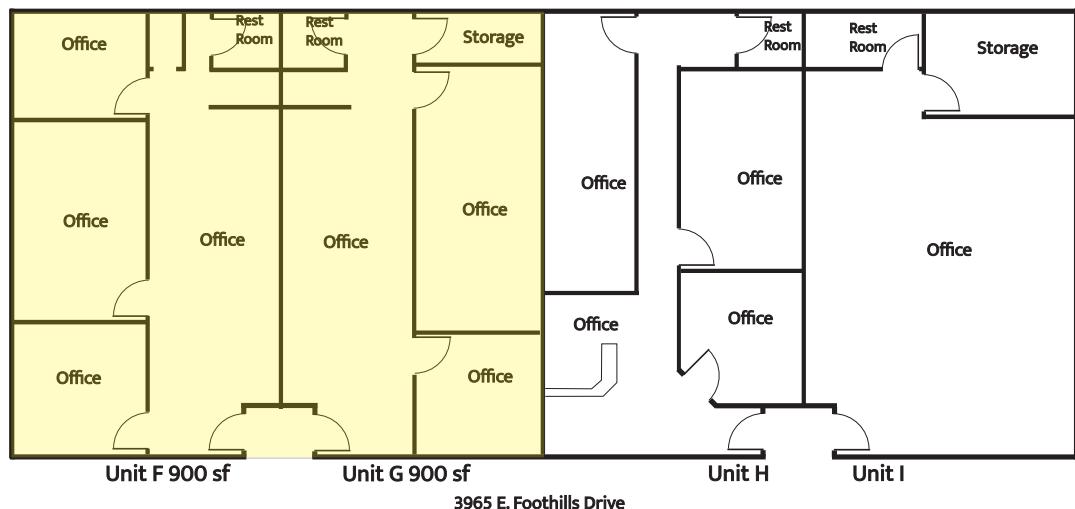
[www.fwpc.net](http://www.fwpc.net)  
1700 South Highway 92, Ste. E100  
Sierra Vista, Arizona 85635



**FIRST WEST**  
PROPERTIES CORPORATION

(520) 458-1666 • Toll Free: 1(800)320-2381 • [www.fwpc.net](http://www.fwpc.net)

# FLOOR PLAN



**FIRST WEST**  
PROPERTIES CORPORATION

(520) 458-1666 • Toll Free: 1(800)320-2381 • [www.fwpc.net](http://www.fwpc.net)

# FLOOR PLAN

