

**EXECUTIVE OFFICE**



**8,257 SF Executive Office**  
**Lease Rate: \$16/SF Per Yr, NNN**  
**Sale Price: \$1,200,000.00**

**Property Highlights**

- Executive office building within walking distance to the Mariposa Port of Entry and Mexico
- Two-story building with large open office areas, multiple private offices, and large conference rooms
- 3 miles to I-19 and 7 miles to Rio Rico (Exit 12)
- 1 hour drive to Tucson
- 20+ parking spaces on site

**Property Details**

Available	8,257 SF (two levels)
Lease Rate	\$16.00/SF, NNN
Property Taxes	\$8,515 (2023)



**SUBJECT**

**US/Mexico Border**

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Interior Photos – Upper Level

PROFESSIONAL OFFICE



Interior Photos – Lower Level

PROFESSIONAL OFFICE



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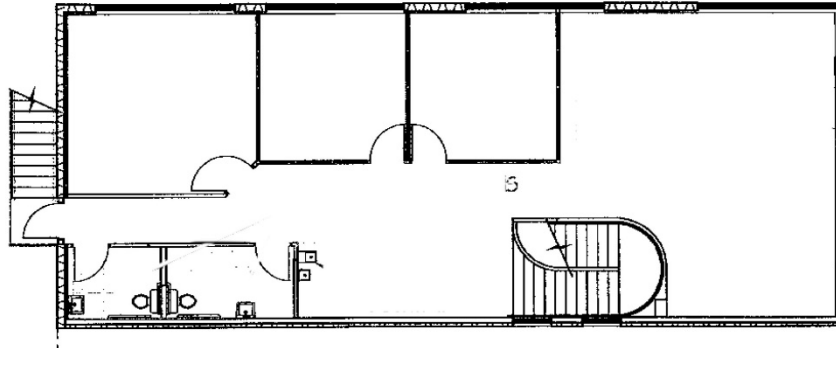
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4/8/2024

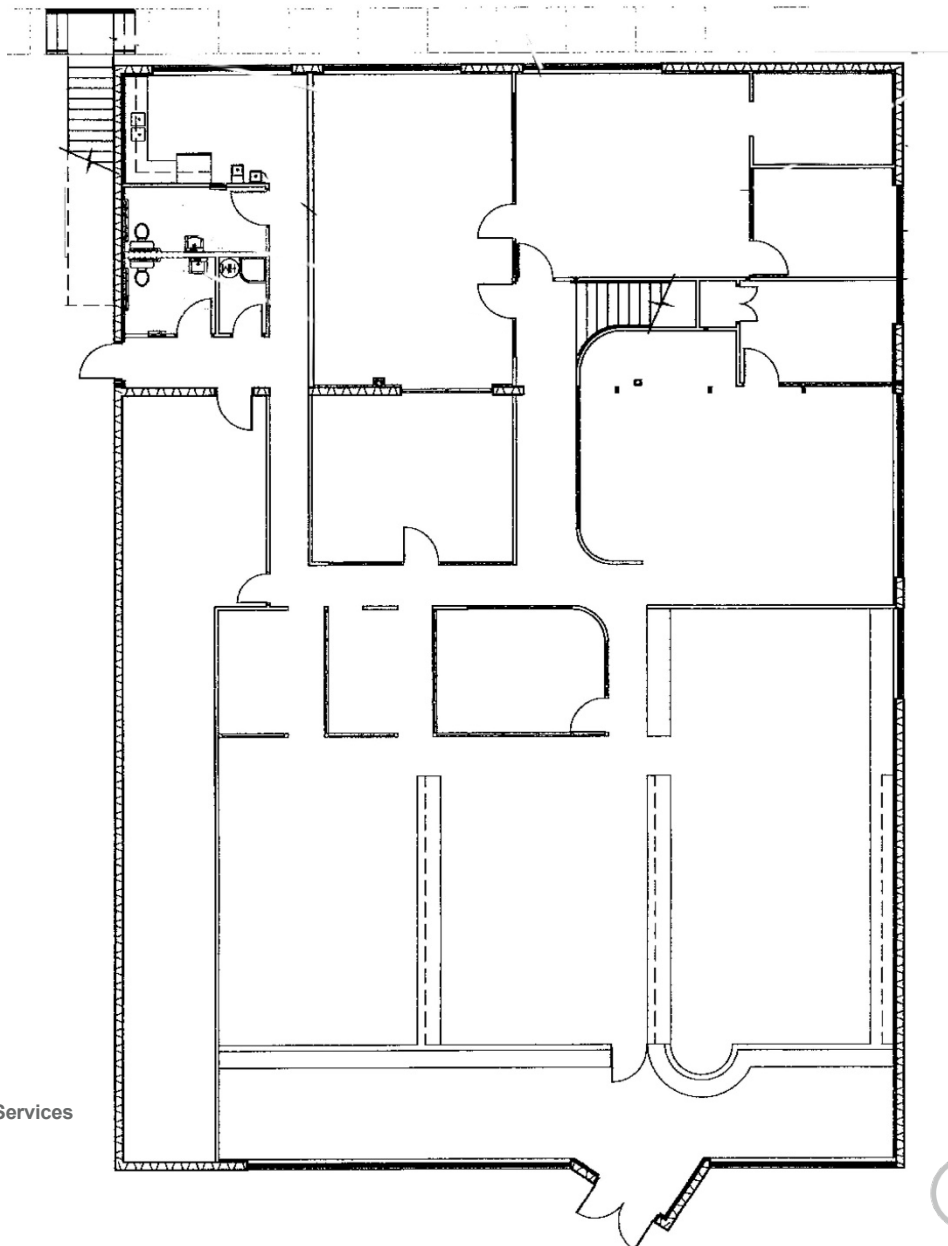
**Floor Plan**

**PROFESSIONAL OFFICE**

**Second Floor**



**First Floor**



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