

# PROFESSIONAL OFFICE BUILDING

# NOW LEASING

1001 Executive Drive  
Sierra Vista, AZ. 85635

## HIGHLIGHTS

- *First Class Office Ready for Build to Suit*
- *Finished Bathroom Core*
- *Sprinkled Facility*
- *Landlord will Build Out*

---

Rate .....	\$11.25/sf/yr
Space 1 .....	7,848 sf
Space 2 .....	7,178 sf
Parcel # .....	105-92-699A
Property Taxes .....	\$.62/sf/yr
Insurance .....	\$.33/sf/yr
CAM (Common Area Maintenance) .....	\$1.10/sf/yr
Parking .....	5/1000 sf
Zoning .....	General Commercial
Heating/AC .....	yes
Term .....	Negotiable

---

## CONTACT

Frank T. Moro, DB  
frank@fwpc.net  
(520)458-1666  
(520)227-7277 Cell

## LOCATION

The property is located on the east side of Buffalo Soldier Trail off Avenida Cochise, offering quick access to the main gate of Fort Huachuca.

## DESCRIPTION

The property is a 33,256 sf professional office building designed with a central lobby flanked by two office buildings on each side. The buildings are sprinkled and have their own bathroom cores which were recently remodeled. The Landlord will build out the space to meet the Tenants requirements. The property is adequately parked for professional offices.



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



**FIRST WEST**  
PROPERTIES CORPORATION

www.fwpc.net  
1700 South Highway 92, Ste. E100  
Sierra Vista, Arizona 85635

# FLOOR PLAN

