

MEDICAL OFFICE CONDO - FOR LEASE

198 S CORONADO DRIVE, SIERRA VISTA, AZ 85635



7,627 SF Available, can be demised to 1,906 SF

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DOCPROPERTIES
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PROPERTY HIGHLIGHTS

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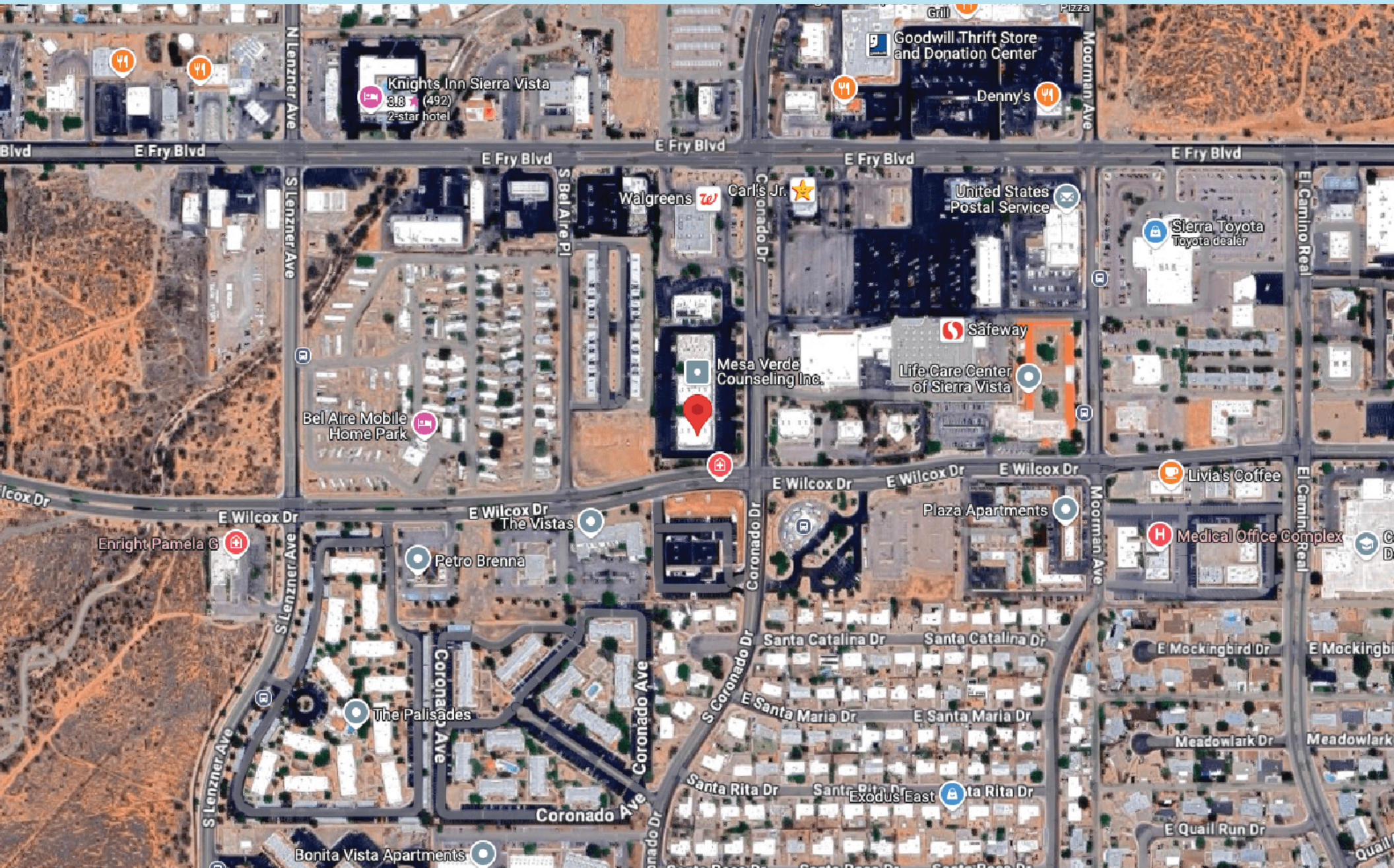


BUILDING INFORMATION

Description:	VENTANA PARK ONE 198 S Coronado Drive Sierra Vista, AZ 85635
Year Built:	2006
Parking Type:	Uncovered
County:	Cochise
Sub-Market:	Arizona SE, Sierra Vista Ave
Cross Streets:	E. Fry Boulevard / Coronado Drive
On/Off Campus:	Off - Campus



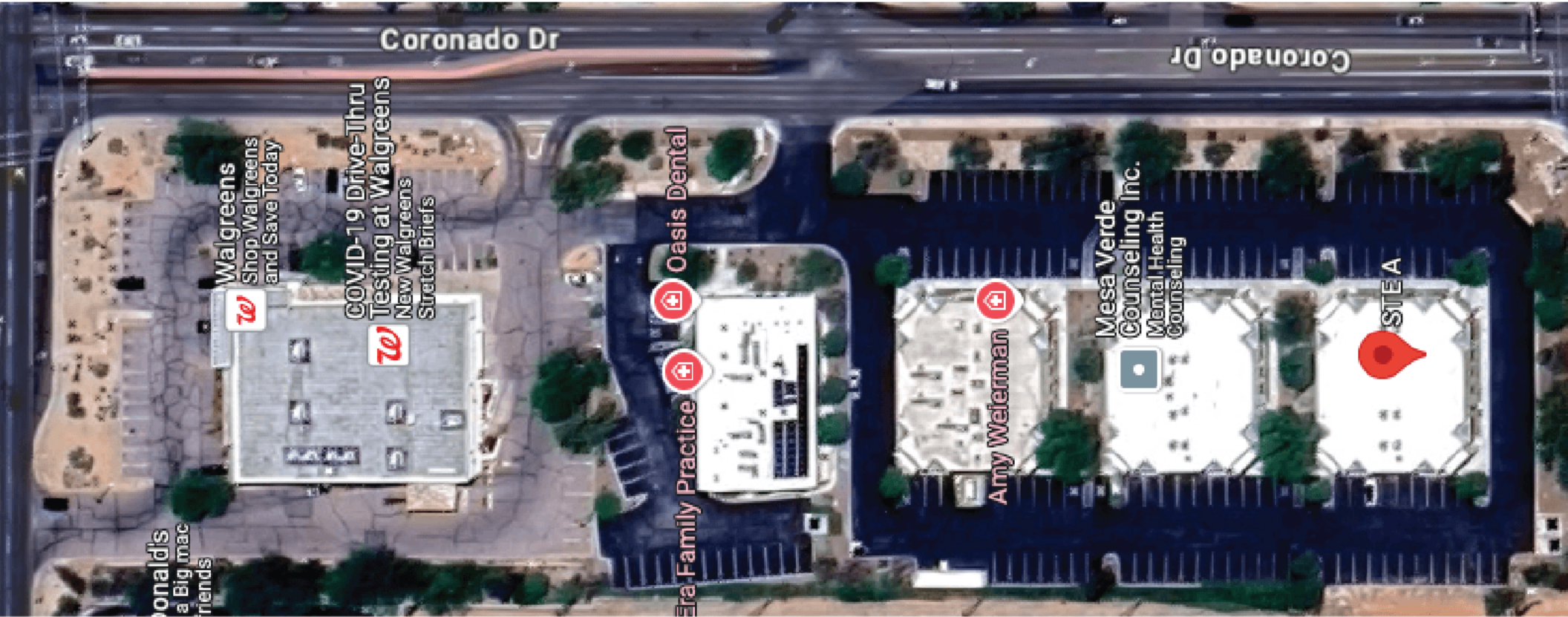
AERIAL MAP

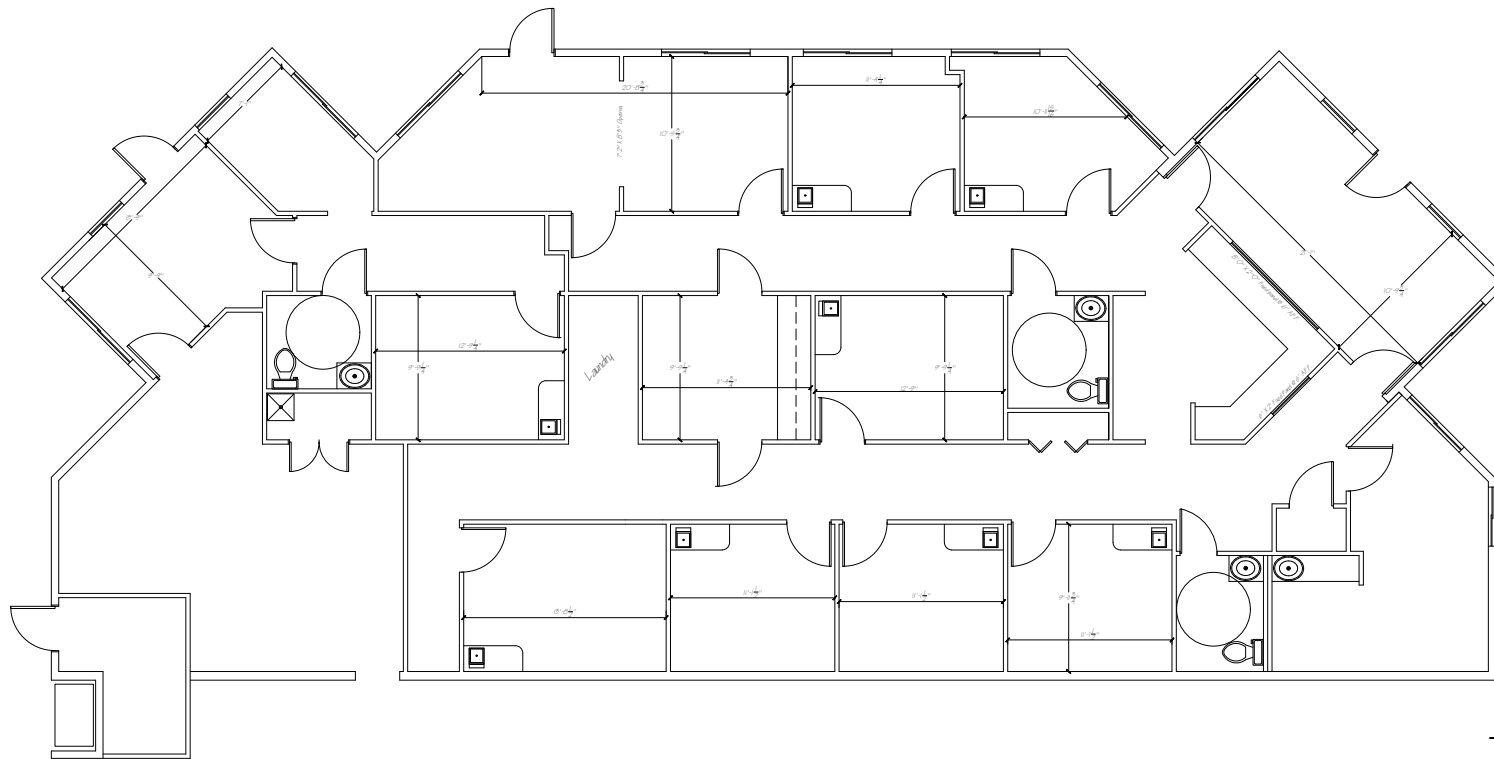


SITE MAP

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FLOOR PLAN NORTH WING

SCALE: 1/4" = 1'-0"



RIGGLE PROPERTIES

AS BUILT
DRAWINGS

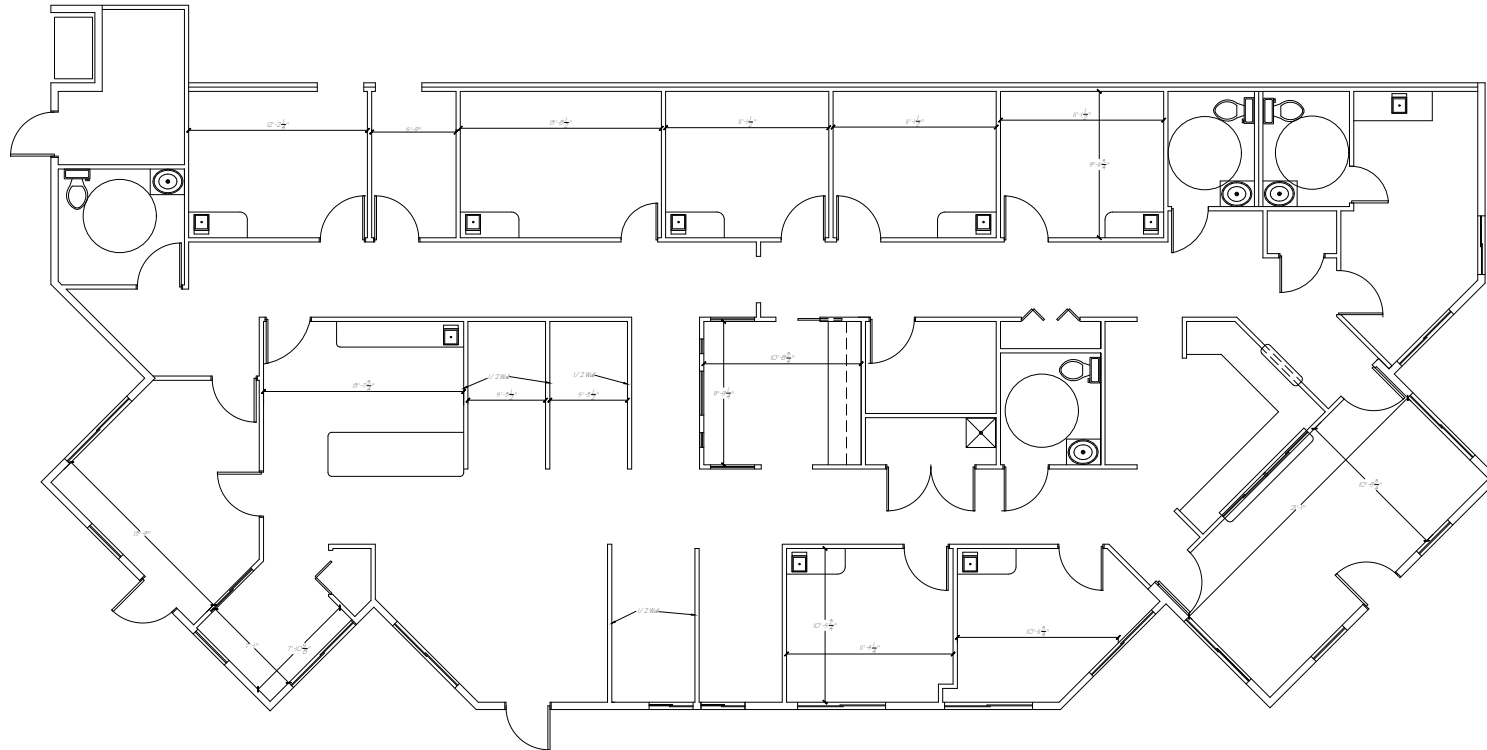
Ventana Prof. Park
Building "C"

Drawing Title
FLOOR PLAN
NORTH WING

DATE: JUNE 2025

Drawing No. A 101

CAD File No.
Riggle Floor Plan N.dwg of



FLOOR PLAN SOUTH WING

SCALE: 1/4" = 1'-0"



RIGGLE PROPERTIES

AS BUILT
DRAWINGS

Ventana Prof. Park
Building "C"

Drawing Title
FLOOR PLAN
SOUTH WING

Drawn
by
Checked
Reviewed

Scale
AS NOTED

DATE: JUN 2025

Drawing No.

A 201

CAD File No.
Riggle Floor Plan S.dwg of

PRICING

PRICING

Lease Rate:	\$18.00 NNN with 3% annual increases.
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Term:	Minimum 3 years
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Tenant Improvements*:	Packages Available: 5 years: \$15 psf 7 years: \$25 psf 10+ years: \$40 psf
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**Subject to successful review and approval of tenant financials.*

DOCPROPERTIES

Scottsdale, AZ 85251

(602) 341 3840

www.docproperties.com

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