

# NOW AVAILABLE OFFICE - RETAIL SPACE

222 E. Fry Boulevard, Sierra Vista, Arizona 85635



**Landlord will Remodel  
to Tenant's Specifications**

**Location:**

222 E. Fry Boulevard, Sierra Vista, AZ  
(Located off the south east corner of 2nd Street and Fry Boulevard 3/4 of a mile from the main gate to Fort Huachuca)

**Description:**

This property offers low cost efficient office space. The building consists of built out offices with tremendous views from the second floor, reception area, lobby, and private offices and bathrooms. The property is air conditioned and solid construction surrounding a central courtyard. The owner is willing to remodel the facility to suit the specific needs of the Tenant.

## NEW LOWER RATES

**Space Available:**

Suite 1 - 1,550 sf - **\$10.75/sf/yr**  
Suite B - 1,300 sf - **\$10.75/sf/yr**  
Suite E - 1,300 sf - **\$9.35/sf/yr (Second Floor)**

**Lease Rate:  
Triple Nets:**

\$10.75 per sq.ft. per year NNN

|                                |                     |
|--------------------------------|---------------------|
| Real Estate Taxes:             | \$ .51/sf/yr        |
| Insurance:                     | \$ .21/sf/yr        |
| CAM (Common Area Maintenance): | \$1.25/sf/yr        |
| Total NNN's:                   | <b>\$1.97/sf/yr</b> |



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



**FIRST WEST  
PROPERTIES CORPORATION**

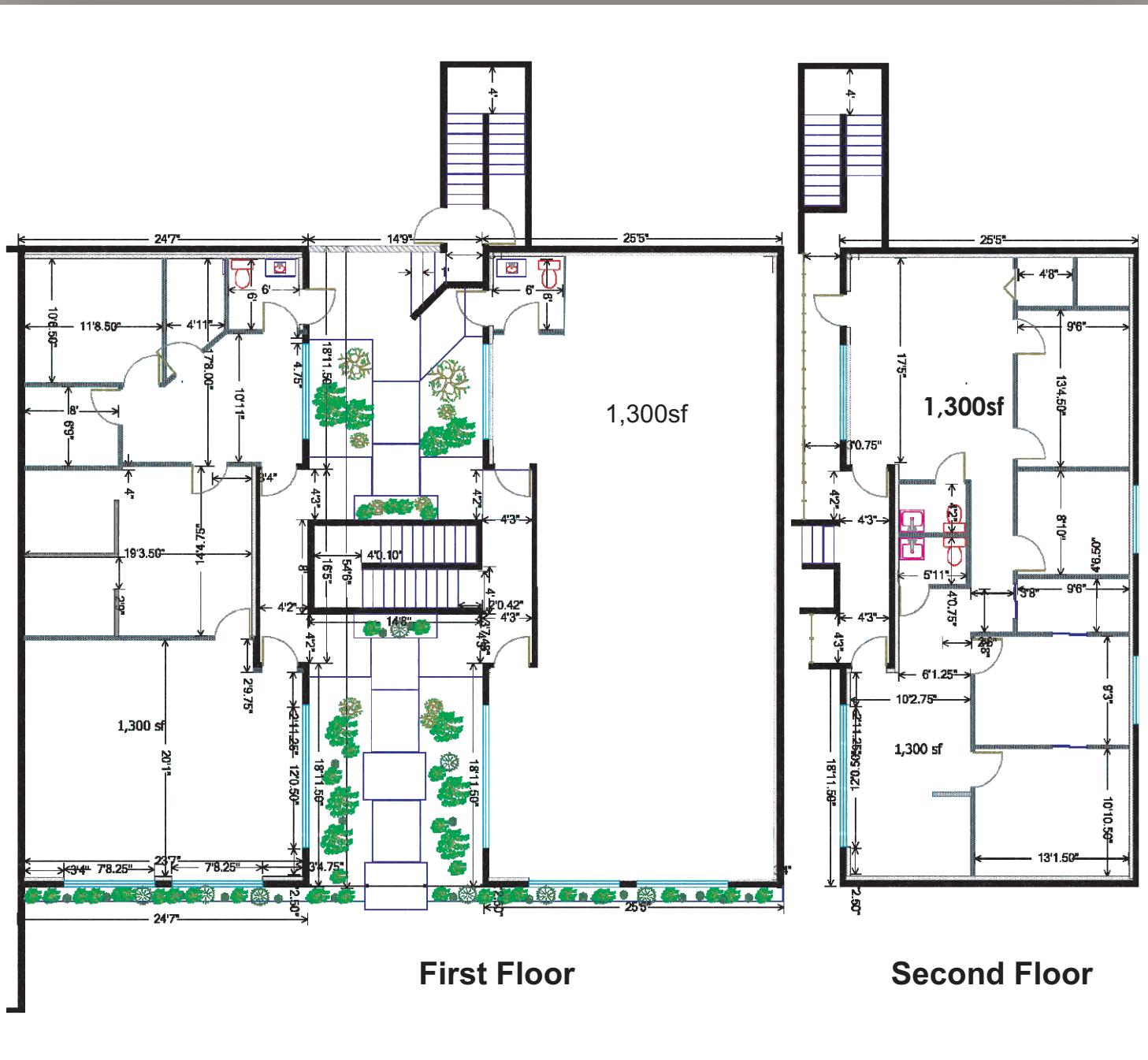
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1700 South Highway 92, Ste. E100  
Sierra Vista, Arizona 85635

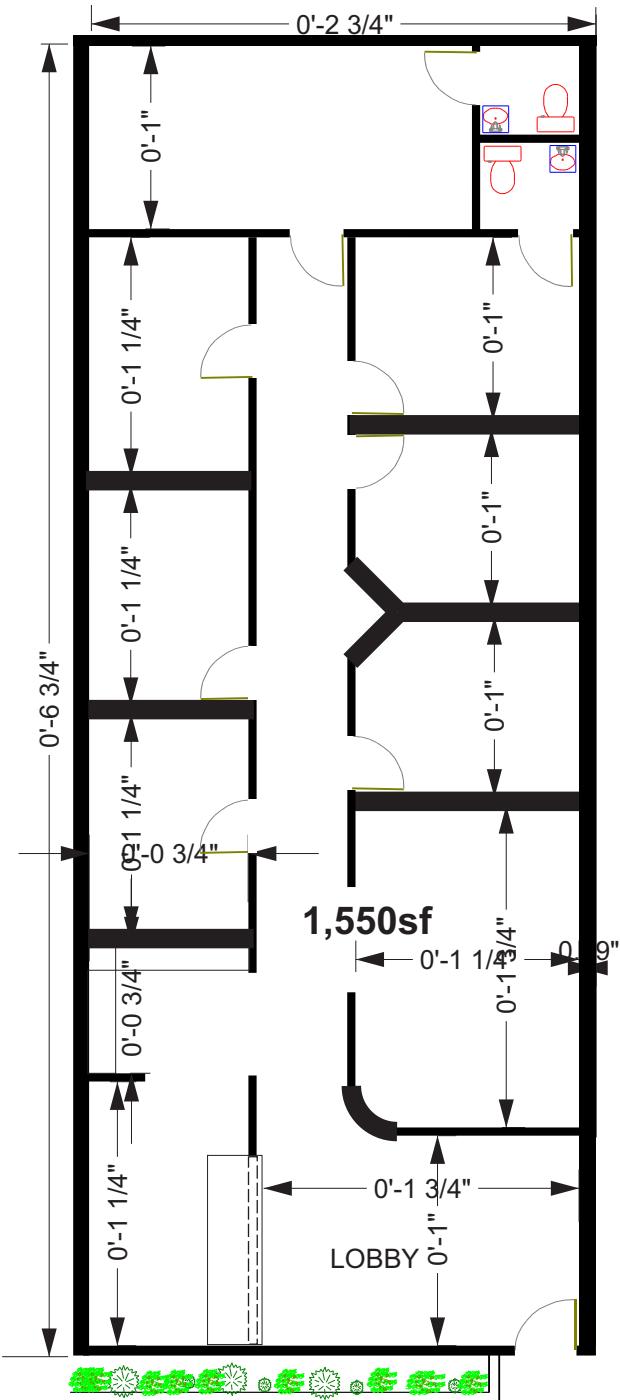
**Call Today!**  
**Frank T. Moro**  
Designated Broker  
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# FLOOR PLANS



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**1,550 sf**