

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:

\$10.75 per sq.ft. per year NNN

Triple Nets:

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



Call Today!

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Designated Broker
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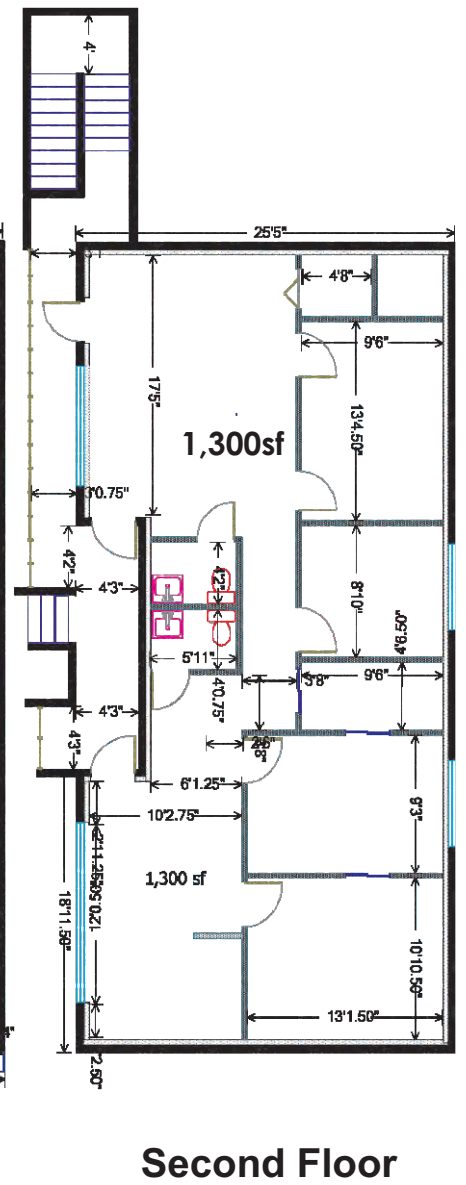
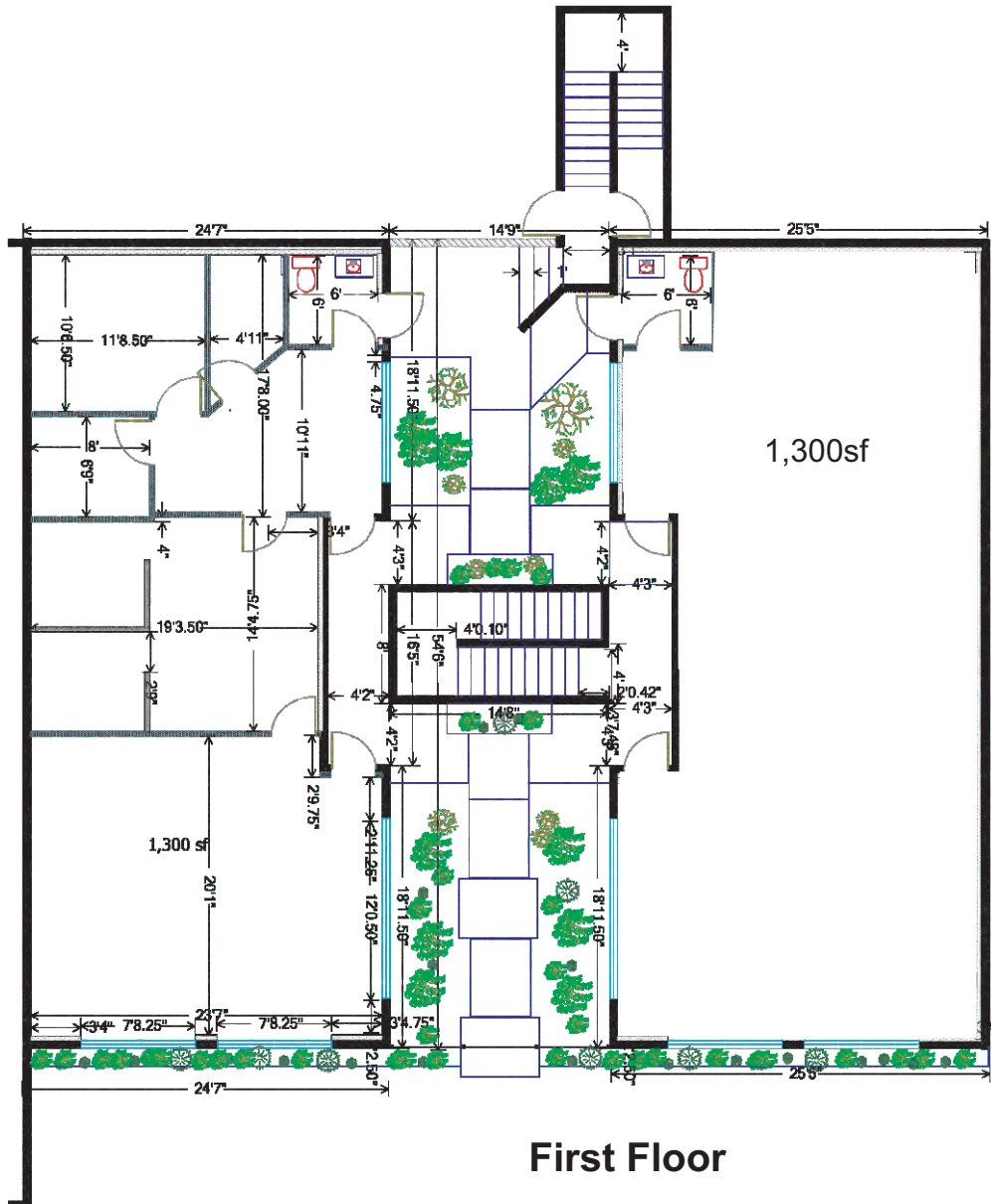


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PROPERTIES CORPORATION

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FLOOR PLANS



The floor plan shows a rectangular building layout. At the top is a rest area with two restrooms (one with a toilet and sink, the other with a toilet and sink) and a small table. The main area is divided into several rooms by thick black lines representing walls. Dimensions are provided for various sections: a top horizontal section of 0'-2 3/4", a vertical section on the left of 0'-6 3/4", and several smaller sections ranging from 0'-0 3/4" to 0'-1 1/4". A central area is labeled "1,550sf". At the bottom is a "LOBBY" area with a dimension of 0'-1 3/4". The bottom edge of the plan shows a row of green bushes.



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