

Ina Professional Center
Medical/Professional Office for Sale or Lease
3,577, 4,358 or 7,935 SF | Available separately or combined
1669 W. Ina Road, Tucson, Arizona - Ground Floor Space

PRICE REDUCED

Exclusively represented by

DAVE VOLK
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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All projected income or expenses, tenant and financial data, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

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AVAILABLE

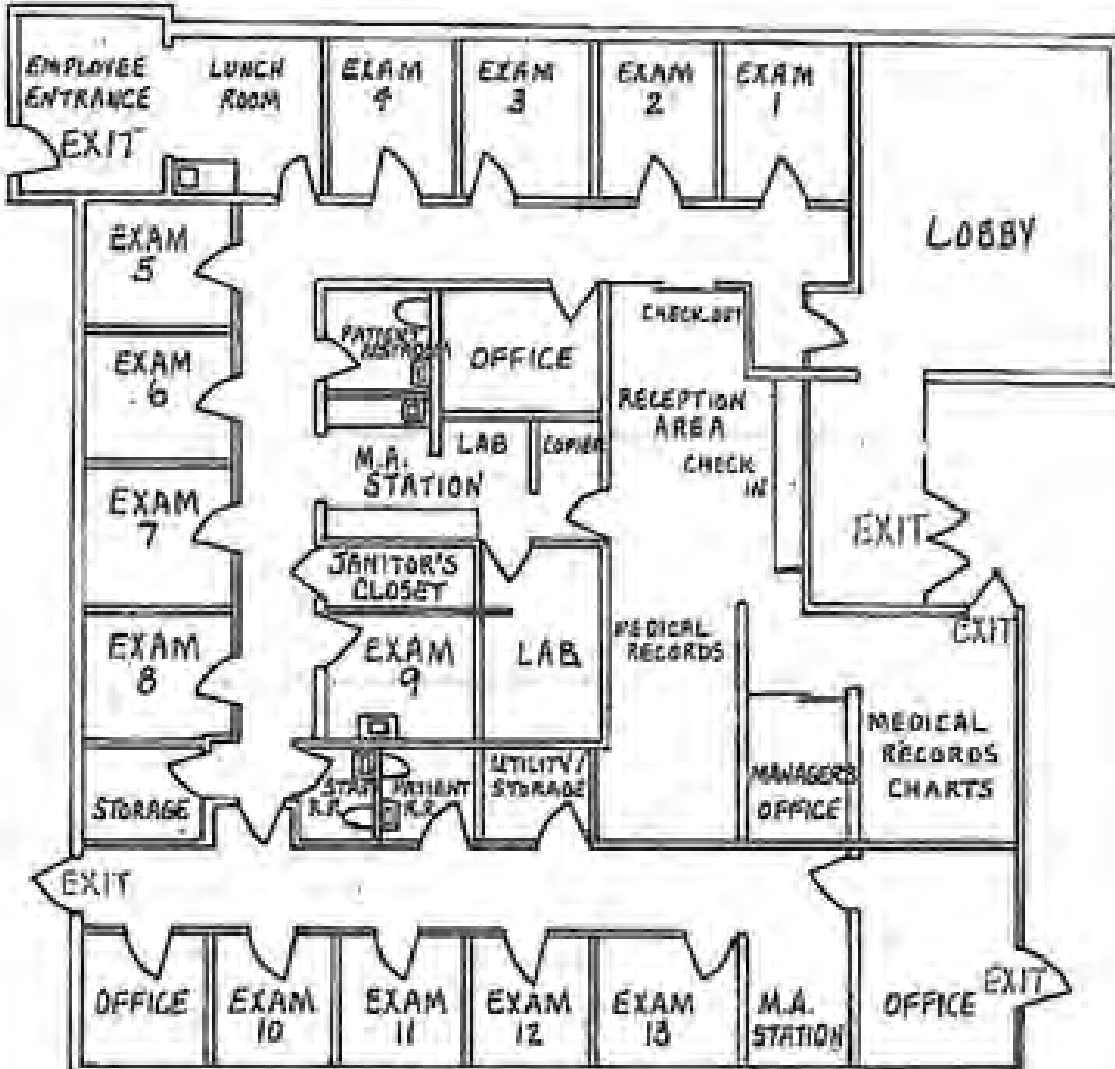
SUITE:	SIZE:	SALES PRICE:
SUITE 100	3,577 SF	\$769,055 (\$215/ft.)
Parcel Numbers:		Property Taxes (2025)
102-10-1040/50		\$12,734.17 per assessor
SUITE 141	4,358 SF	\$980,550.00 (\$225/ft.)
Parcel Numbers:		Property Taxes (2025)
102-10-1060/70		\$10,446.92 per assessor
COMBINED	7,935 SF	\$1,749,100 (\$220/ft.)
102-10-1040/50		Combined Property Taxes (2025)
102-10-1060/70		\$23,181.09 per assessor
LEASE RATE:	\$14.50 Per SF, Triple Net (CAMs est. \$5.00 per SF)	
YEAR BUILT	1986	
ZONING	TR	

HIGHLIGHTS

- 1 mile north of Northwest Medical Center
- Located on Ina Road, between La Cholla & La Canada Rd. in Northwest Tucson.
- Suite 141, the 4,365 square foot medical suite features a large lobby and waiting area, 13 exam rooms, MA station, lab, 4 offices with breakroom and 3 restrooms.
- Suite 100, the 3,577 square foot professional office features large reception/lobby, 11 private offices, breakroom, large conference room and 4 restrooms plus patio area
- Covered patios front and rear
- Easy access to Interstate 10 and Oracle Road (Hwy 77)
- Ready for immediate move-in

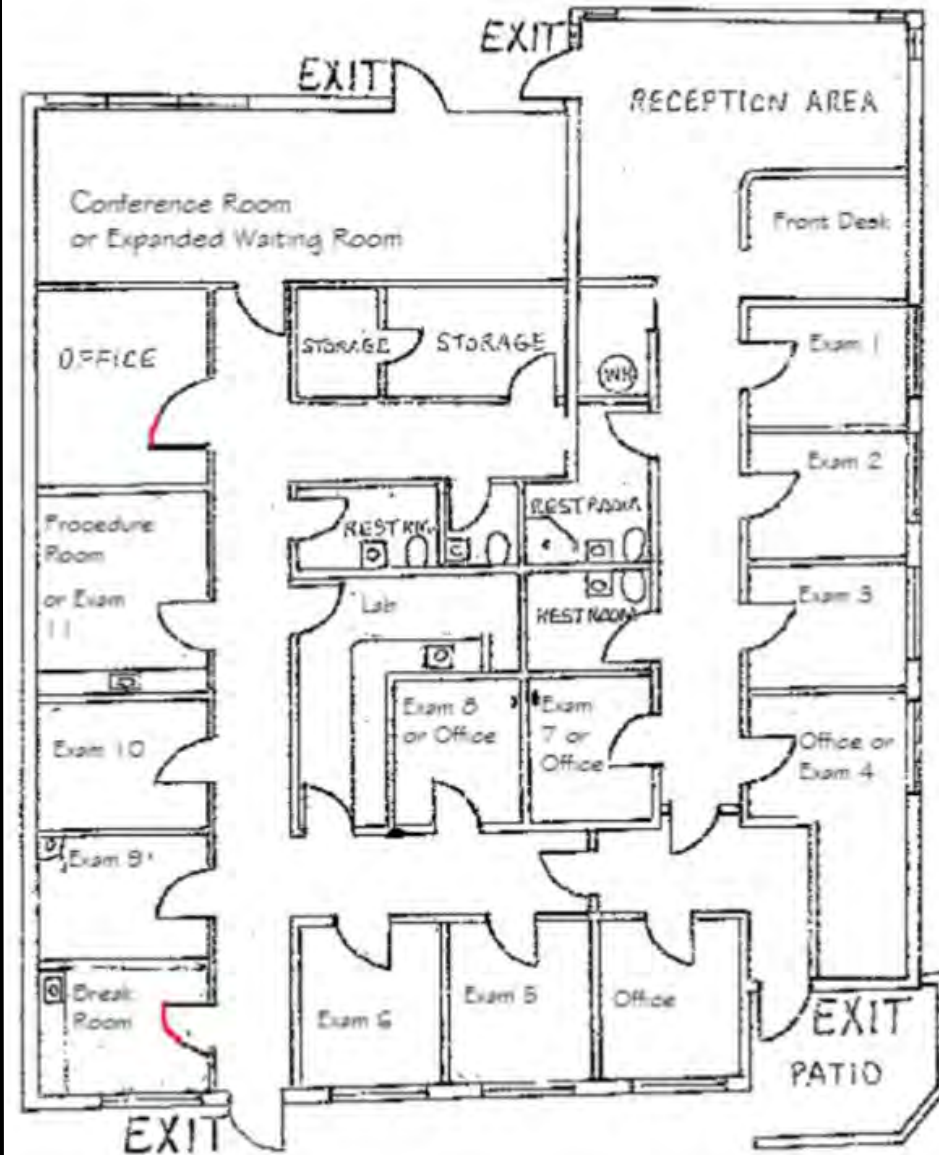


SUITE 141



SUITE 100

FLOORPLAN



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1 Mile South

LA CHOLLA BLVD



INA ROAD

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