

## **PIMA WILMOT OFFICE PLAZA**



## **Office/Medical Space for Lease or Sale**

### **Lease Rate:**

\$18.00 per sq. ft.  
(complete with all improvements)

**Sale Price:** \$700,000

**Space Available:** Suite 180 - 2,910 SF

**Lease Type:** Triple Net

**Lease Term:** 5 - 10 years

**Features:** Fully built-out medical office space. Waiting room, exam rooms, large medical procedure room, offices, break room, Nurse station (work area) and easy handicap access.

### **Property Features**

Located on Pima, just west of Wilmot Road.

- Strategically located near two major hospitals and numerous established retail centers
- Close to large residential neighborhoods
- Prominent signage area on building provides excellent sign exposure
- Offers the professional and medical user a comfortable office setting with abundant parking. Easy access from Pima, Rook, and Wilmot

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**PIMA WILMOT  
OFFICE PLAZA**  
Office/Medical Space for Lease or Sale

Pima Wilmot OfficePlaza  
6246 East Pima Street, Suite 180  
Tucson, Arizona 85712

## Interior Photos





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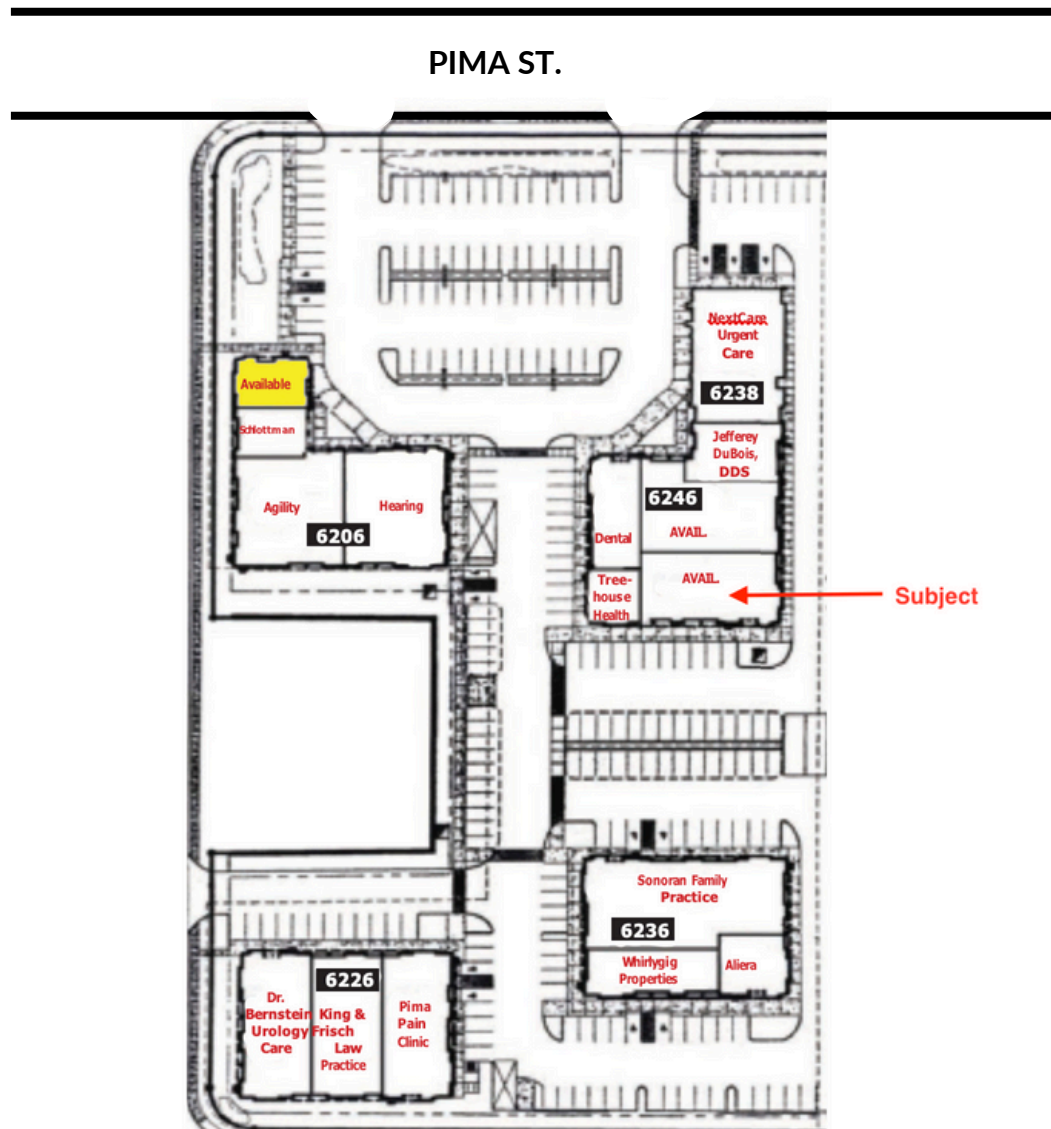


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## Site Plan





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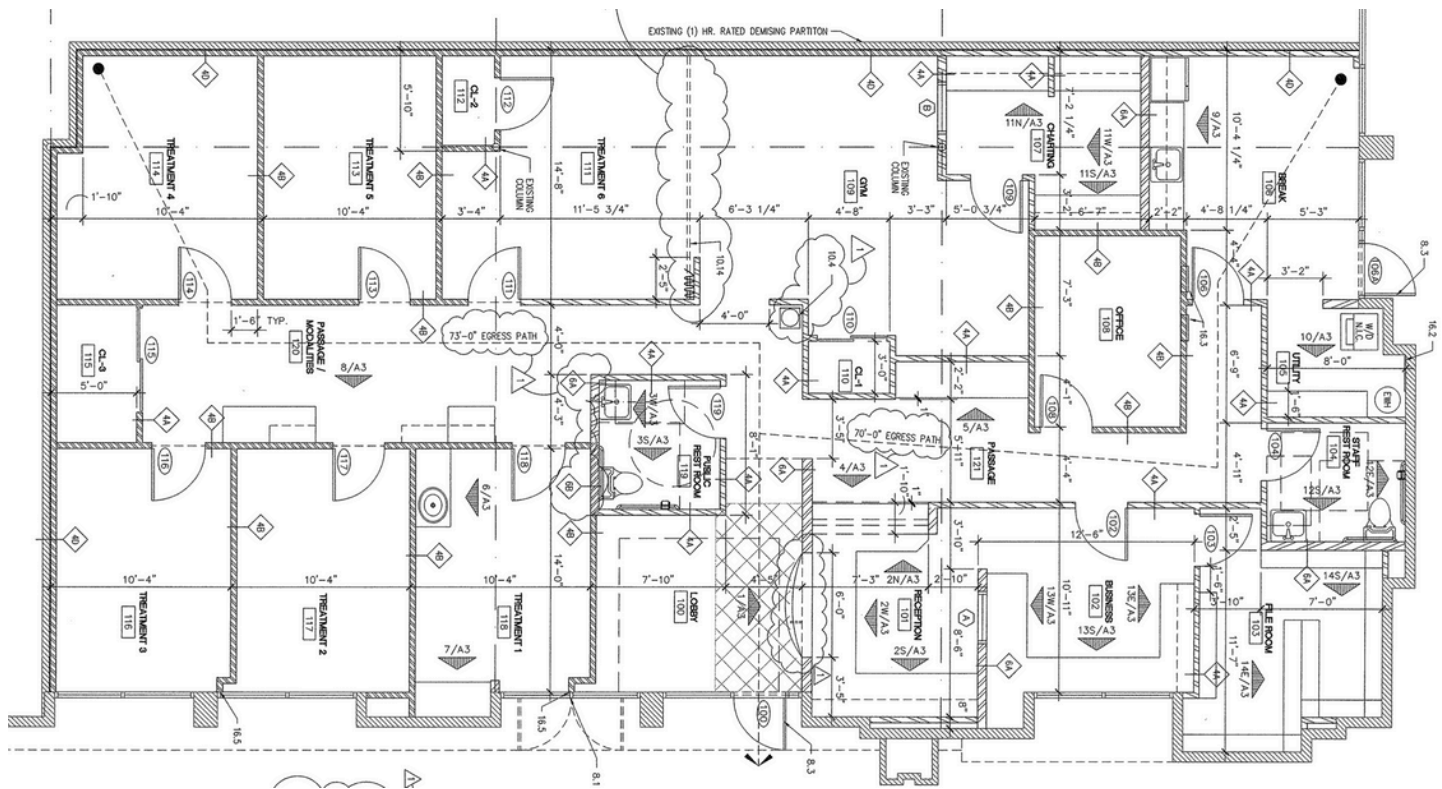
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## Floor Plan



### Suite 180

6246 East Pima Street  
2,910 SF Total



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## Aerial

