



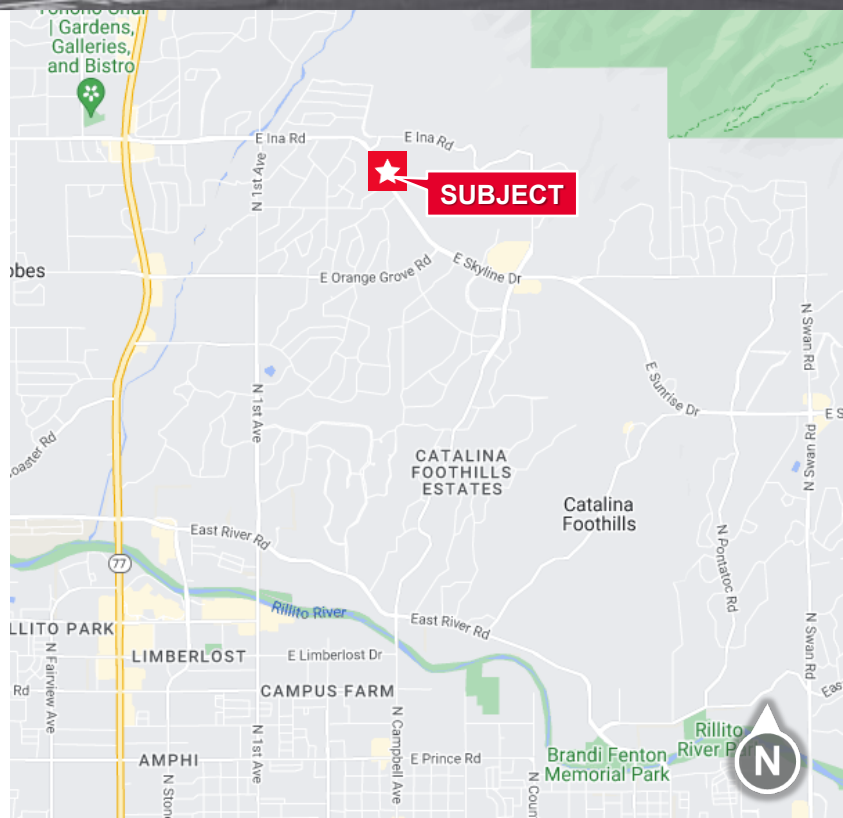
**8,140 SF Medical Office**

**Sale Price: \$3,703,700 (\$455 SF)**

**Lease Rate: \$28.50 SF NNN**

**Property Highlights**

- Prestigious Foothills location in Skyline Esplanade
- High-end Medical improvements can be modified for Professional Office
- Interior includes 7 exams, 2 labs, 5 offices, conference areas, waiting - reception area, break room, 4 restrooms
- Building can be demised for two tenants
- At-door parking + 7 reserved covered spaces
- Stunning mountain and city views
- Available June 1, 2023
- Assessor Parcel 108-02-5060, Pima Country "TR" Zoning, 2021 RE Taxes \$33,224



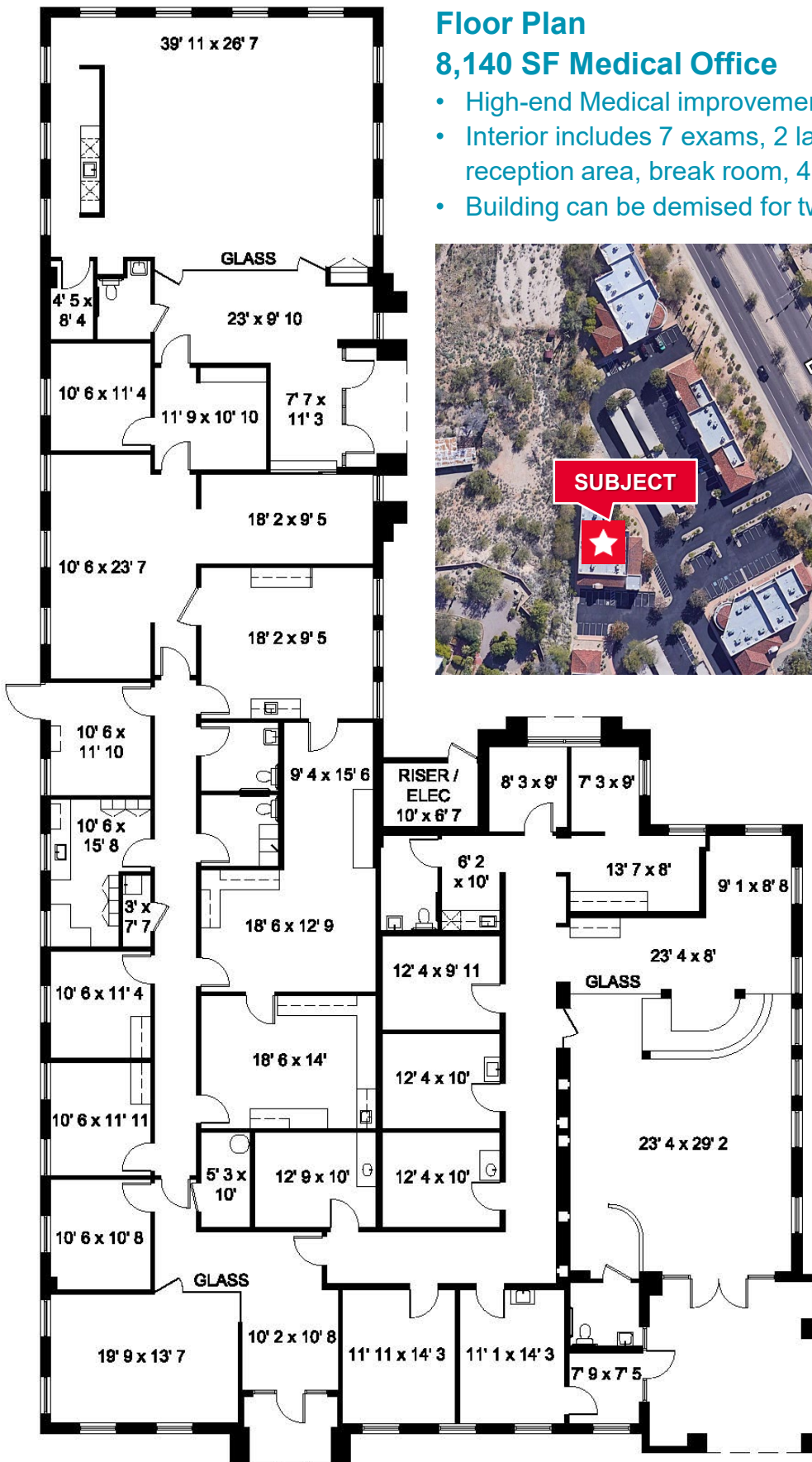
**Richard M. Kleiner, MBA**  
**Principal, Office Properties**  
+1 520 546 2745  
[rkleiner@picor.com](mailto:rkleiner@picor.com)

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
[picor.com](http://picor.com)

**Floor Plan**

**8,140 SF Medical Office**

- High-end Medical improvements can be modified for Professional Office
- Interior includes 7 exams, 2 labs, 5 offices, conference areas, waiting - reception area, break room, 4 restrooms
- Building can be demised for two tenants



**Trade Map**



**Richard M. Kleiner, MBA**  
 Principal, Office Properties  
 +1 520 546 2745  
 rkleiner@picor.com

**PICOR Commercial Real Estate Services**  
 5151 E. Broadway Blvd, Suite 115  
 Tucson, Arizona 85711  
 phone: +1 520 748 7100  
 picor.com