

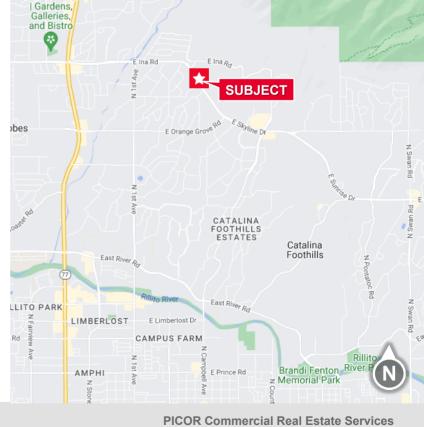
FOR SALE OR LEASE 1775 E. Skyline Dr Tucson, Arizona 85718



## 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



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**Floor Plan** 39' 11 x 26' 7 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 • GLASS 4'5 x 23' x 9' 10 8'4 10'6 x 11'4 7'7 x 11'9 x 10' 10 11'3 SUBJECT 18'2 x 9'5 10' 6 x 23' 7 18'2 x 9'5 10' 6 x 11' 10 9'4 x 15'6 RISER / d 8'3 x 9' 7'3 x 9' ELEC 10' x 6' 7 10'6 x 15'8 Ð 6'2 13' 7 x 8' x 10' 9'1 x 8'8 C -61 18' 6 x 12' 9 23' 4 x 8' 12'4 x 9' 11 GLASS 10' 6 x 11' 4 18' 6 x 14' 12' 4 x 10'\_ 10' 6 x 11' 11 23' 4 x 29' 2 5'3 x 12' 9 x 10' O 12' 4 x 10' 10' 10' 6 x 10' 8 GLASS 10' 2 x 10' 8 11' 11 x 14' 3 11' 1 x 14' 3 19'9 x 13'7 9x75

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#### **Trade Map**



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