



OFFICE / MEDICAL

**2,100 SF Office / Medical Space****Sale Price: \$304,500.00****Lease Rate: \$14.50 / SF, NNN**

### Property Highlights

- Office or Medical Condo Shell Space
- Grant Road Signage
- First floor space
- Close to Tucson Medical Center, St. Joseph's Hospital and El Dorado Health Campus Shell space ready for your tenant improvements

### Property Details

Available	2,100 SF
Lease Rate	\$14.50 / SF, NNN
Sale Price	\$304,500.00
Assessor Parcel No.	110-16-3440 & 110-16-3450
Property Taxes	\$7,787.02 (2021)
Zoning	O-3, City of Tucson
Built	2008



For more information, please contact:

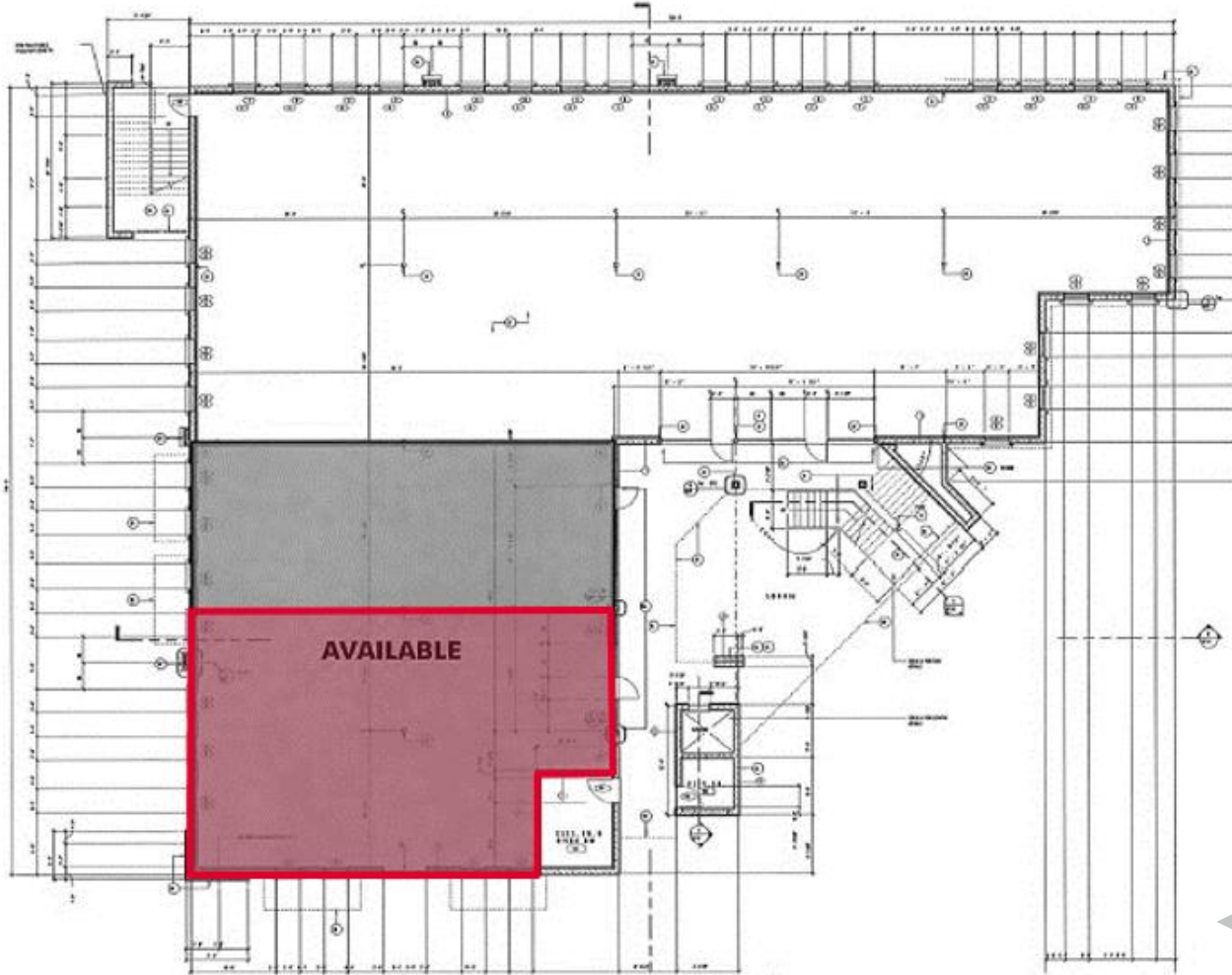
**Ryan McGregor**  
Office Properties  
+1 520 546 2748  
rmcgregor@picor.com

**Molly Mary Gilbert**  
Office Properties  
+1 520 546 2766  
mgilbert@picor.com

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

**Floor Plan**

**OFFICE / MEDICAL**



\*Not to scale

For more information, please contact:

**Ryan McGregor**  
Office Properties  
+1 520 546 2748  
rmcgregor@picor.com

**Molly Mary Gilbert**  
Office Properties  
+1 520 546 2766  
mgilbert@picor.com

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

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*  
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. 2/14/2022



Aerial



**Ryan McGregor**  
Office Properties  
+1 520 546 2748  
rmcgregor@picor.com

**Molly Mary Gilbert**  
Office Properties  
+1 520 546 2766  
mgilbert@picor.com

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

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

2/14/2022