# **PIMA WILMOT OFFICE PLAZA** 6206 - 6246 E. PIMA STREET FOR SALE OR LEASE



## PROJECT SUMMARY

#### **GENERAL INFORMATION:**

Size of Improvements:

• Stories: (1) One

### **LEASE INFORMATION:**

Rental Rate:

\$16.00-\$18.00/SF

44,021 SF

- Sizes of Availability: 1,677 & 3,000 SF (divisible)
- Lease Type: Triple Net
- Lease Term: Five (5) Ten (10) years
- Comments: Tenant Improvement Allowance starting at \$20.00/SF.

### **SALES INFORMATION:**

(For Condominium Ownership)

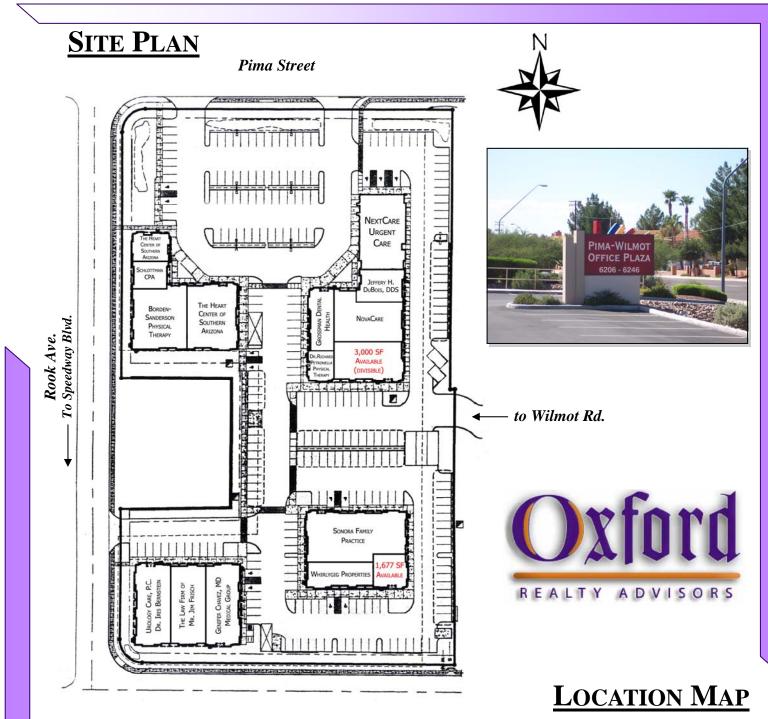
- Sales Price: \$145 \$160/SF
- The purchase price is for condominium ownership of a shell unit prior to the installation of Buyer's interior improvements.

## EXCLUSIVELY REPRESENTED BY: ANDREW STERNBERG LORI CASEY ROBERT NOLAN DOUG MARSH

Strategically located near three major hospitals, the financial district, and numerous established retail centers and residential neighborhoods, Pima Wilmot Office Plaza offers the professional and medical user a comfortable office setting with abundant parking and easy access from Pima, Rook, and Wilmot. Prominent fascia widths on buildings providing excellent exposure for signage.



The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





#### Z E Fort Lowell Rd 湿 Tucson CC Miraimar Dr N Sabino Canyon. E Glenn St E Grant & Pima Wilmot Goffice Plaza St E Grant Rd 8 Office Plaza verte N Belvedere E Pima St E Lee St El Dorado Z E Bellevue St E Mabel St Speedway Blvd E 2nd St E Speedway Blvd Kolb 2 N Carlos Rd N p 3rd St E 3rd St E 4th St Sth St R Cray Ca 2 Burns St St. Joseph's Broadway Blue E Broadway Blud