

NEW MIDTOWN ACQUISITION OPPORTUNITY



1 WEST WETMORE

Tucson, Arizona 85705

NAIHorizon

Ben Craney

+1 520 398 4885

ben.craney@naihorizon.com

Gordon Wagner

+1 520 398 5130

gordon.wagner@naihorizon.com

The Asset

| | |
|----------------------|----------------|
| Sale Price | \$1,750,000.00 |
| Building Size | 10,000 SF |
| Stories | Two (2) |
| Year Built | 1982 |
| Parcel Size | 23,808 SF |
| Zoning | O-3 |
| Tax Parcel # | 105-11-029c |
| Construction | Block |

Property Highlights

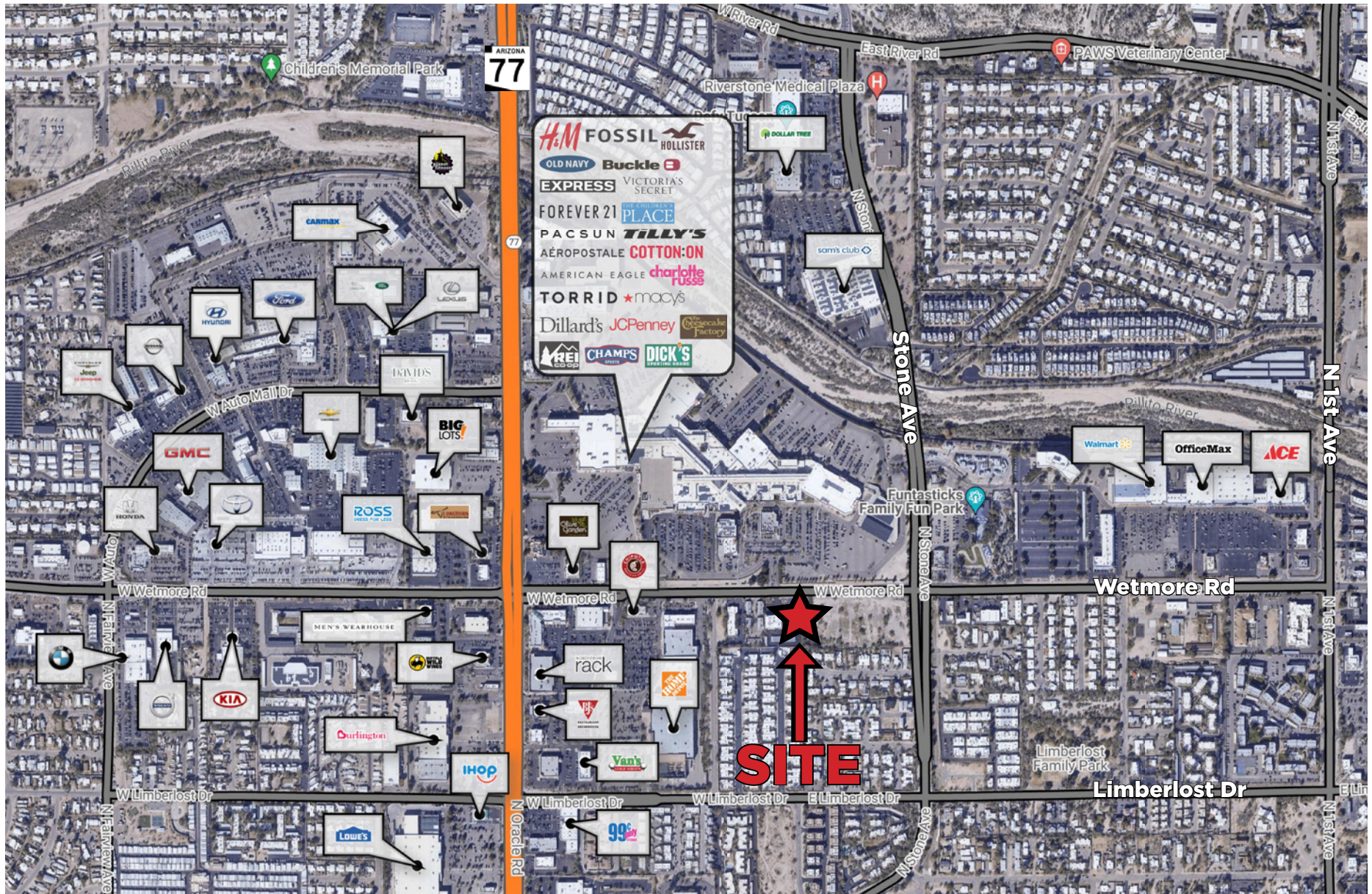
- High profile freestanding office building in midtown Tucson
- Ample at-door and covered parking available - immediate access for clients/patients
- Mountain views and distinctive exterior block construction
- Interior features flexible floorplans, plumbing lines throughout and high interior ceiling heights
- Elevator Served



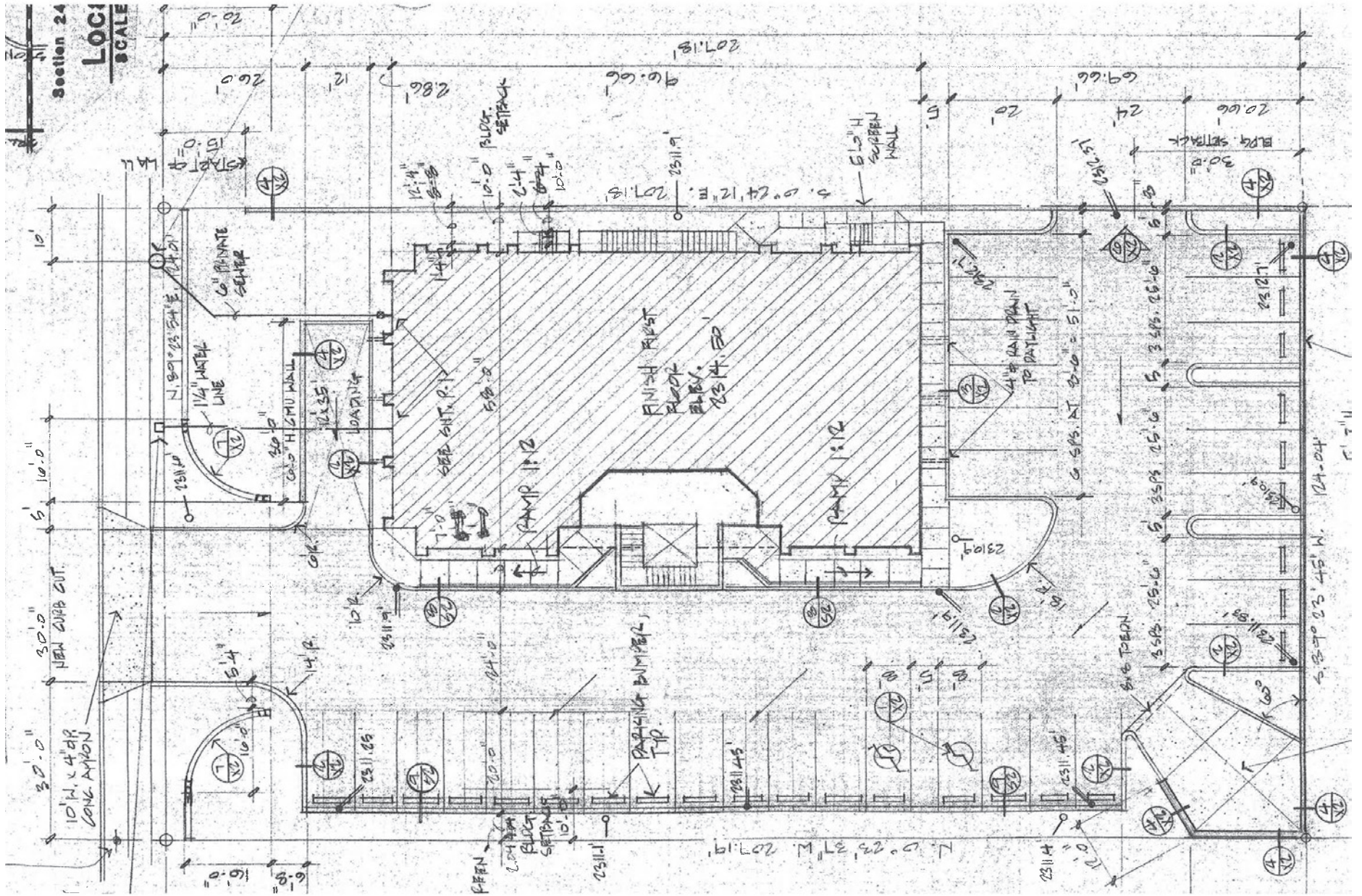
Property **Aerial**



Submarket Area **Aerial**

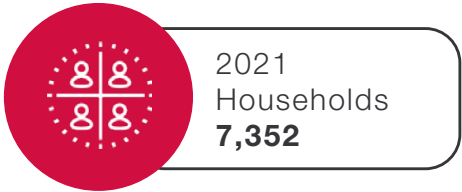


Site Plan

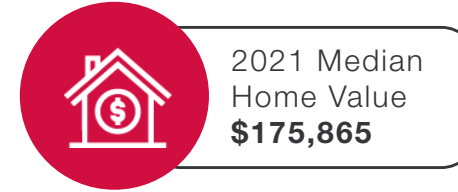
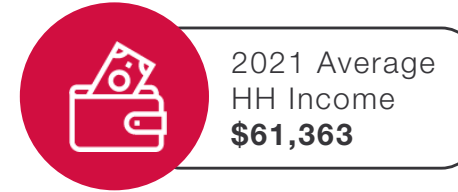
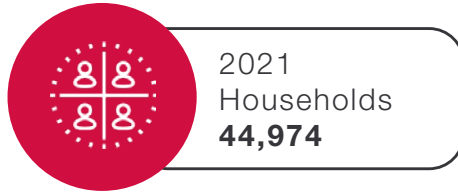
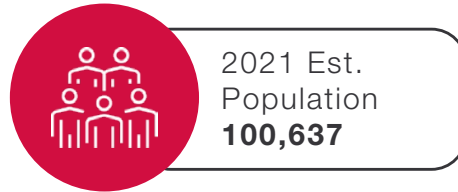


Demographics

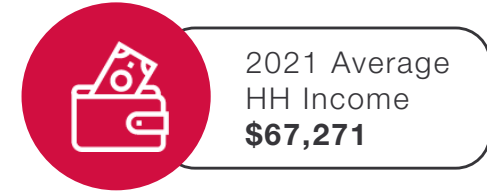
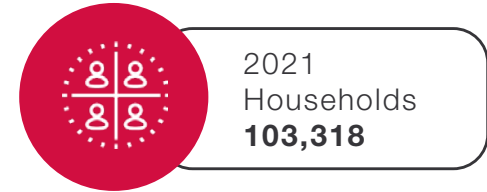
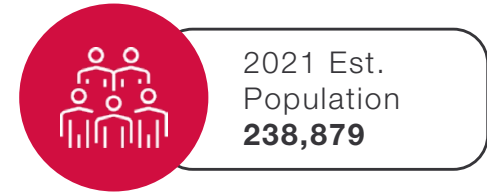
1-Mile Demographics



3-Mile Demographics



5-Mile Demographics



Traffic Counts

