

# FOR SALE

## Medical Office

- 20,337 sf medical building
- Currently 63% leased
- Huge Value-Add Opportunity
- Located on 2.23 Acres
- Modern Medical Office Building
- Located between two hospitals
- Ample parking – Repaved 2018
- Remodeled in 2015 and 2017



**5700 E. Pima Street, Tucson, AZ, 85712**

Modern Medical Office Building located between two hospitals, Tucson Medical Center and Carondelet St. Joseph's Hospital. Remodeled in 2015 and several upgrades made in 2017.

**Andrew Ostrander**  
**480-229-6999**  
**AndrewOAZ@cox.net**

~~\$2,700,000~~  
**\$2,500,000**



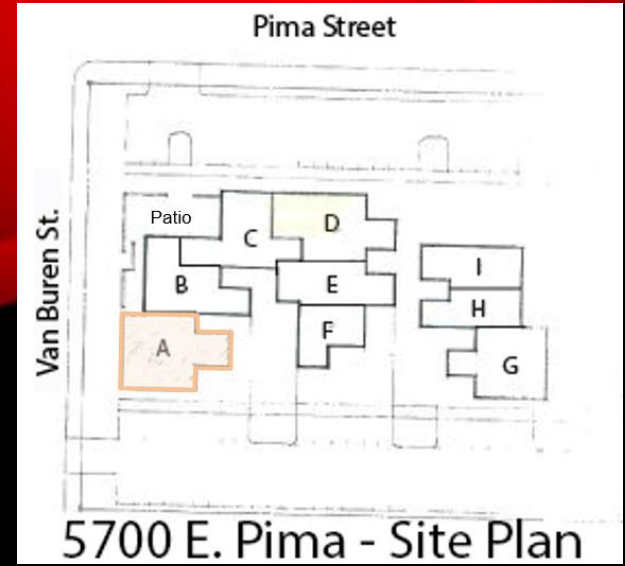


**Perfectly located  $\frac{3}{4}$  mile from  
Tucson Medical Center and near  
Carondolet St. Joseph's Hospital.**

**Parking lot was resurfaced in first quarter 2018 as well as new Suite signage. This is currently 63% leased. The proforma shows upwards of 8.1%++ CAP, based on a current NOI of \$202,500, which for medical office is excellent.**

**Andrew Ostrander**  
**480-229-6999**  
**AndrewOAZ@cox.net**





<b>A</b>	<b>Del Sol Research</b>	<b>2,714</b>
<b>B</b>	<b>Imperfect Foods (Avail)</b>	<b>3,182</b>
<b>C</b>	<b>Tucson Hope</b>	<b>3,371</b>
<b>D&amp;E</b>	<b>Center for Life Skills</b>	<b>5,064</b>
<b>G</b>	<b>Desert Pediatric (Avail)</b>	<b>2,868</b>
<b>H</b>	<b>Fernando Figuerrez, PC</b>	<b>1,564</b>
<b>I</b>	<b>VetFed Carenet</b>	<b>1,574</b>

**Total = 20,337 SF**

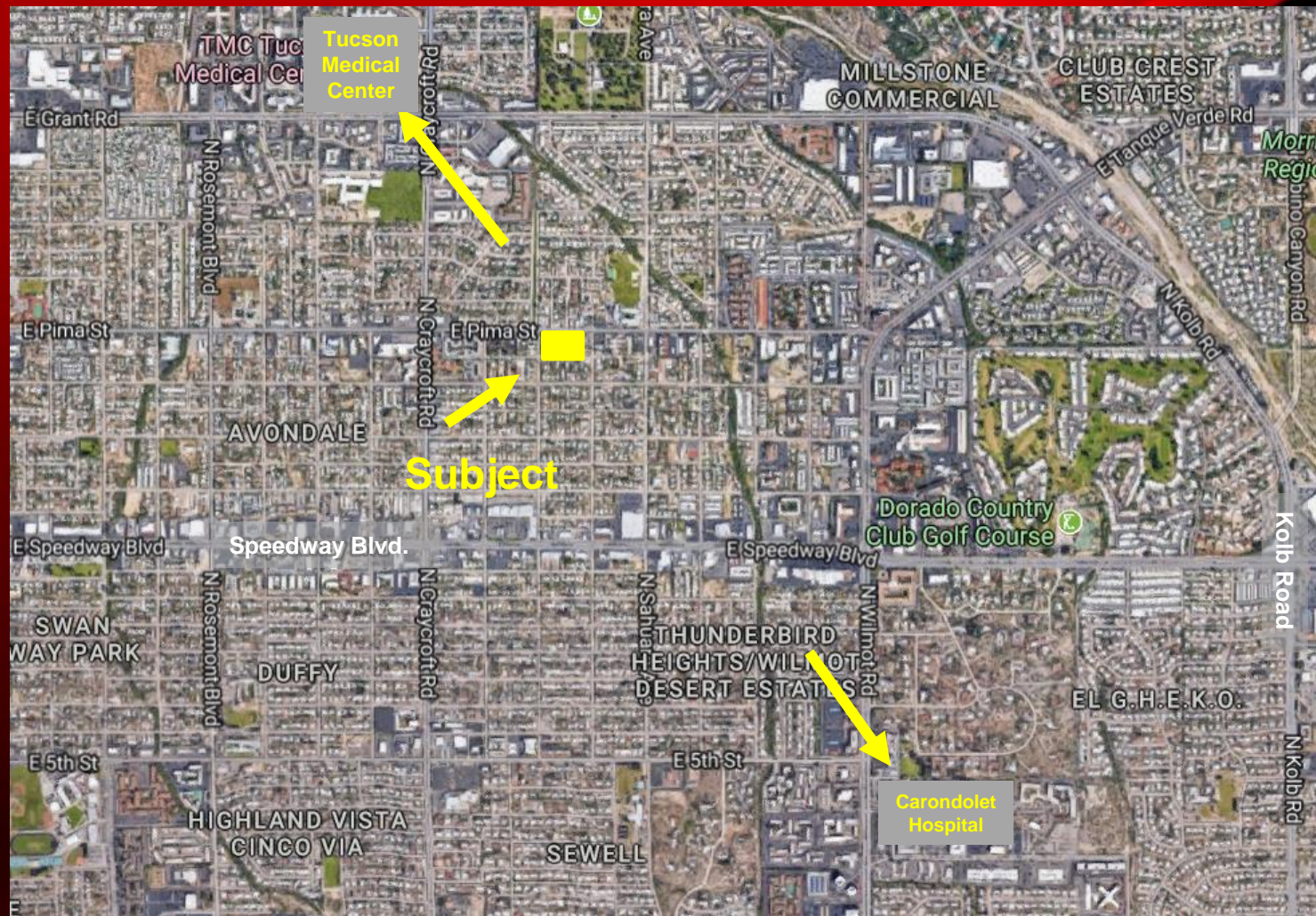
**Andrew Ostrander**  
**480-229-6999**  
**AndrewOAZ@cox.net**

Building is currently 63% leased with an opportunity to upgrade to market rents as tenants roll over in the coming years (or an owner/user could take over a space as needed). Many long-term tenants.





Perfectly located  
 $\frac{3}{4}$  miles from  
Tucson Medical  
Center and near  
Carondolet  
St. Joseph's  
Hospital.



Andrew Ostrander  
480-229-6999  
AndrewOAZ@cox.net

