

LUXURY OFFICE PARK

Tucson, Arizona

- National Headquarters IT/Accounting
- Tenant renewed/expanded in 2020
- NNN LEASE through 6/30/25 with
2.5% rent bumps
- Built 2003 - Suites total 9,603 SF
- Ample parking
- Popular Catalina Foothills Area



4578 N. 1st Avenue, Tucson, AZ

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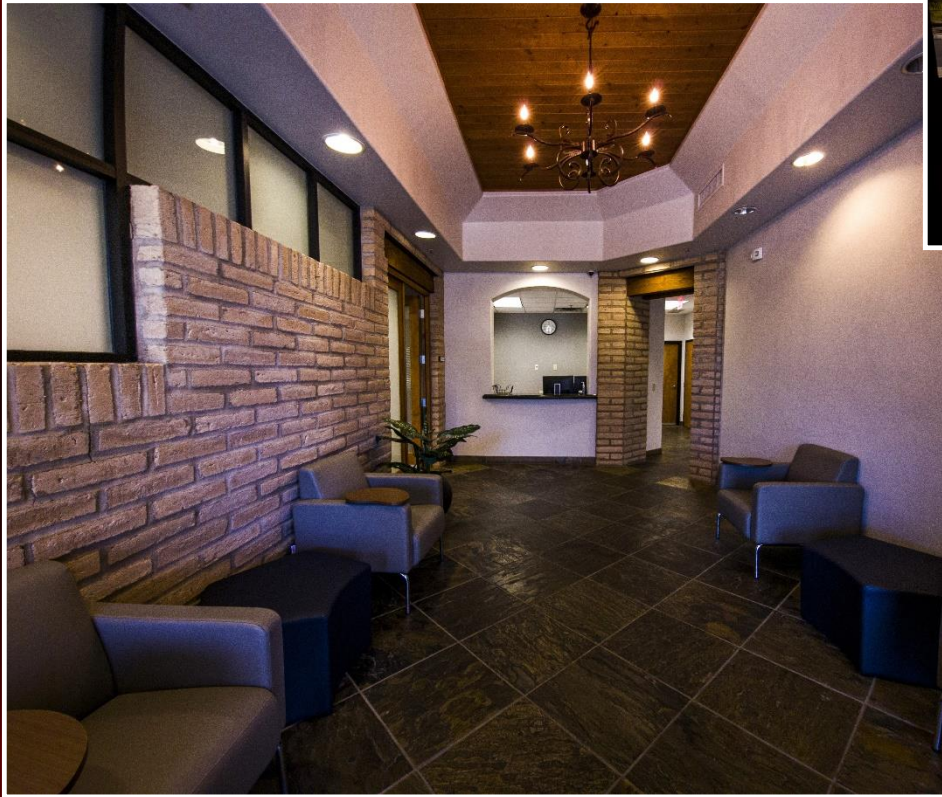
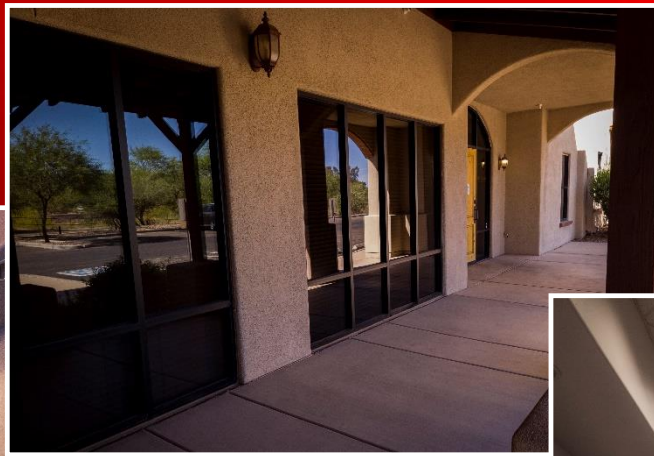
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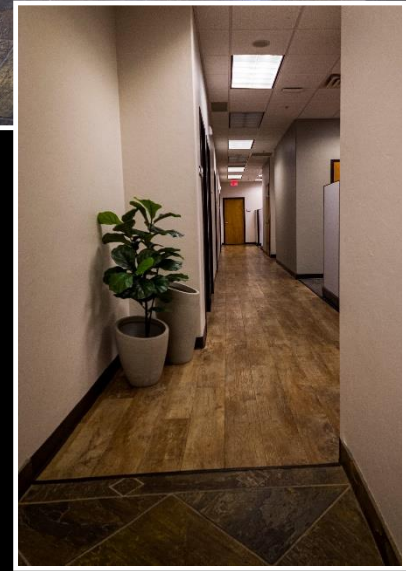
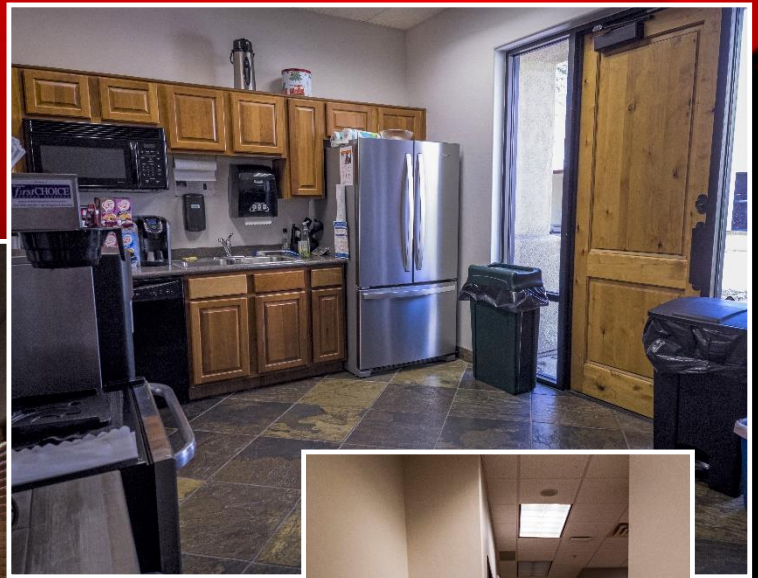
\$2,480,000





Two business suites within the desirable Rillito Business Park in the Catalina Foothills. Modern and updated, these suites are home to a recession proof national tenant.







Diamond Biking Path



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Investment Summary

Single tenant leased to Watermark Retirement Communities, a national credit tenant. Headquartered in Tucson, Arizona, Watermark currently manages 58 communities in 21 states, including CCRCs, standalone independent living, assisted living, and memory care communities in addition to Medicare-certified rehabilitation and skilled nursing neighborhoods. For more information, see <https://www.watermarkcommunities.com/>. Current lease expires June 30, 2025. NOI is \$210,872.

