

PIMA WILMOT OFFICE PLAZA



Office /medical space for lease

Lease rate:

\$21.00 per sq. ft.
(complete with all improvements)

Space available:

3,561 sq. ft.

Lease type: Modified Gross

Lease Term: 5 - 10 years

Features: Large waiting room, 6 exam rooms, 2 large medical procedure rooms, 3 offices, break room, IT room, Nurse station (work area) and easy handicap access.

**Floor plan can easily be modified!*

Property Features

Located on Pima, just west of Wilmot Road.

- Strategically located near three major hospitals, the financial district and numerous established retail centers.
- Close to large residential neighborhoods.
- Prominent fascia widths on buildings provide excellent exposure for signage.
- Offers the professional and medical user a comfortable office setting with abundant parking. Easy access from Pima, Rook and Wilmot.

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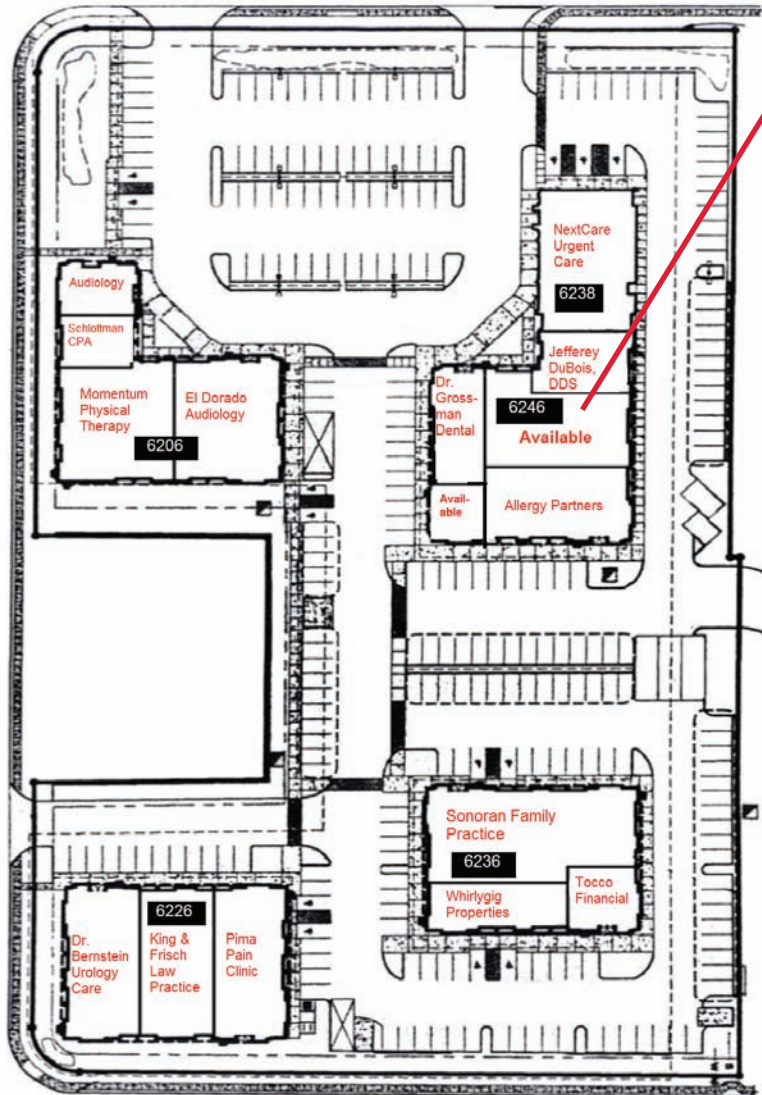


PIMA WILMOT OFFICE PLAZA

Office/medical space for lease

Pima Wilmot Office Plaza
6206 - 6246 E. Pima Street
Tucson AZ 85712

Details - Site Plan & Floor Plan



Suite 160

6246 East Pima Street
3,561 SF total

A traffic count in 10/31/2012 shows 7,455 cars on East Pima, The projected 2018 traffic count is 22,403. The Pima/Wilmot intersection is scheduled to have the intersection altered to accommodate two left hand turn lanes for north bound traffic on Wilmot to make easier access to East Pima St.

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Whirlygig Properties, LLC. >> Commercial Real Estate Excellence

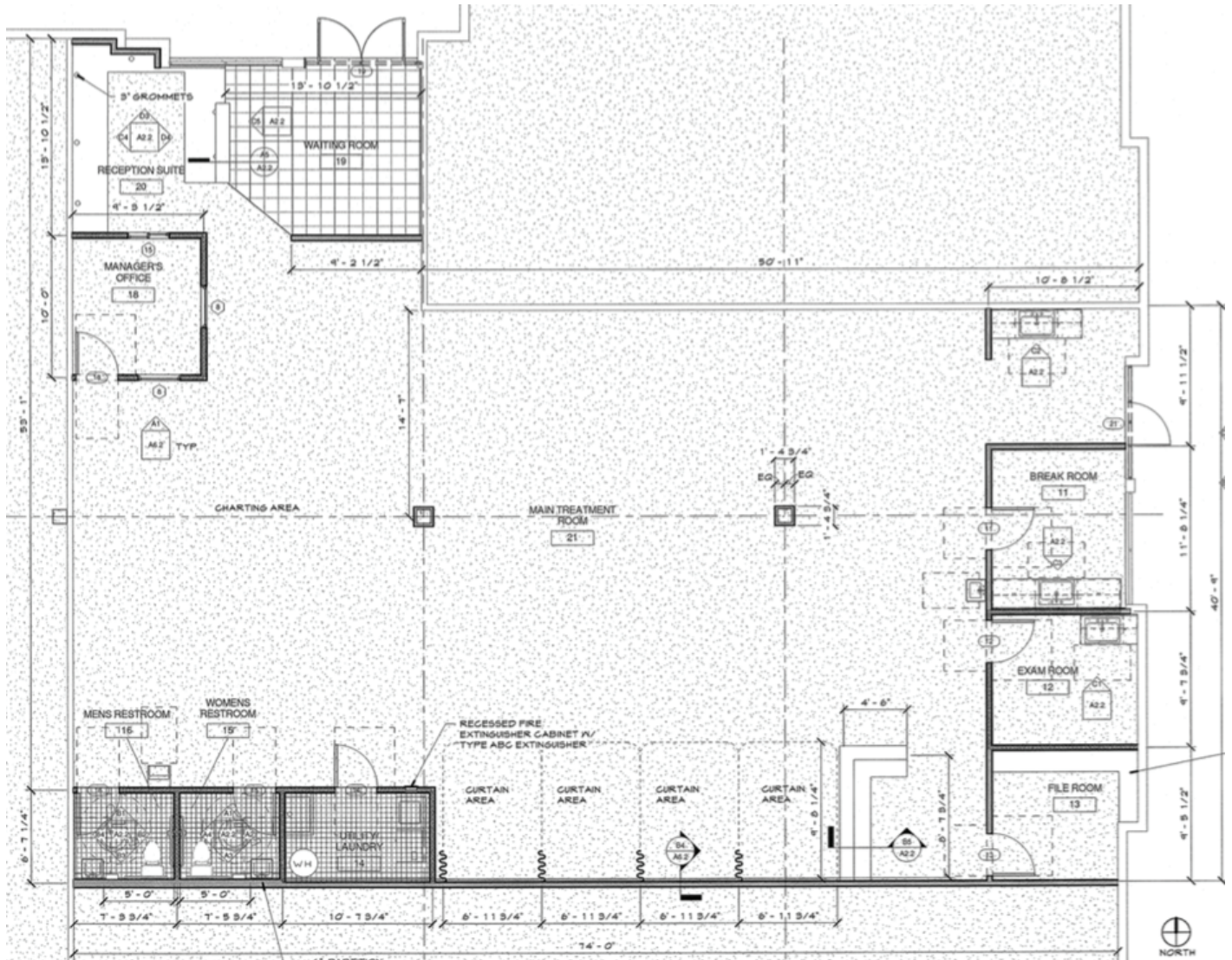
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