

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



**PROJECT SUMMARY**

**GENERAL INFORMATION:**

- Size of Improvements: 44,021 SF
- Stories: (1) One

**LEASE INFORMATION:**

- Rental Rate: \$16.00-\$18.00/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.

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.

**EXCLUSIVELY REPRESENTED BY:**

**ANDREW STERNBERG    LORI CASEY**  
**ROBERT NOLAN        DOUG MARSH**

**Oxford**

REALTY ADVISORS

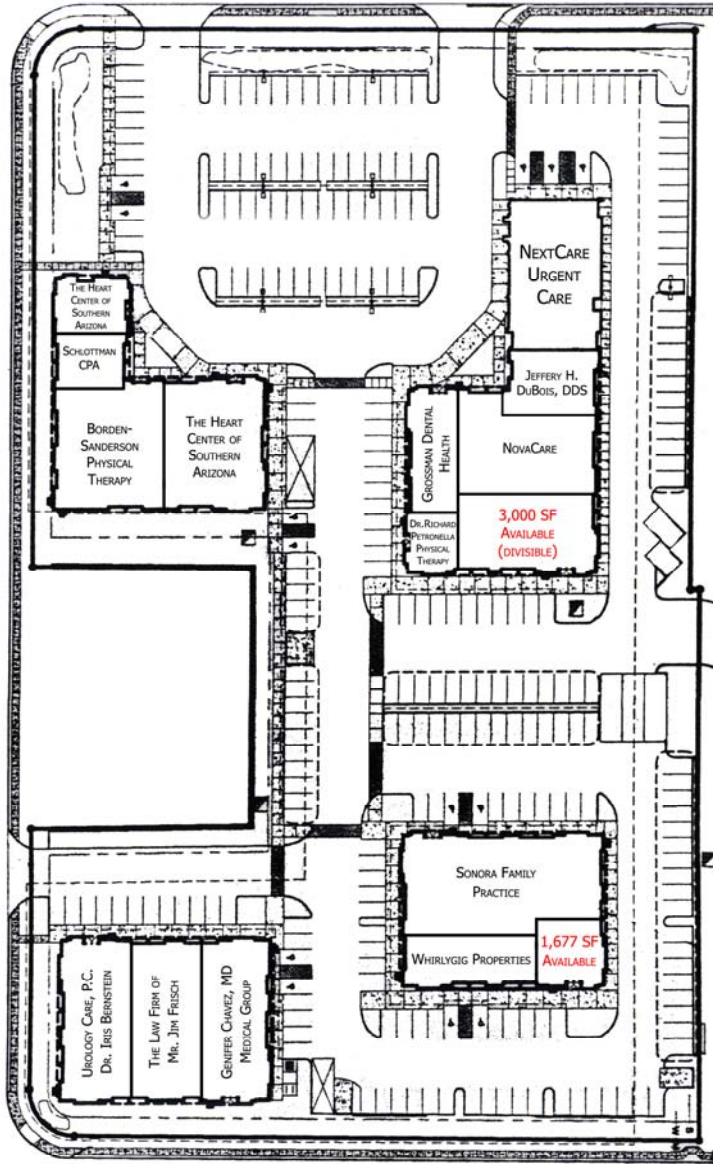
6340 N. Campbell Ave., Suite 200  
 Tucson, AZ 85718  
 Phone (520) 232-0200  
 Fax (520) 232-0300  
[www.oxfordrealtyadvisors.com](http://www.oxfordrealtyadvisors.com)

# SITE PLAN

Pima Street



Rook Ave.  
To Speedway Blvd.



to Wilmot Rd.

**Oxford**  
REALTY ADVISORS

# LOCATION MAP

