

# NOW AVAILABLE OFFICE - RETAIL SPACE

222 E. Fry Boulevard, Sierra Vista, Arizona 85635



**Landlord will Remodel  
to Tenant's Specifications**

## Location:

222 E. Fry Boulevard, Sierra Vista, AZ  
(Located off the south east corner of 2nd Street and Fry Boulevard 3/4 of a mile from the main gate to Fort Huachuca)

## Description:

This property offers low cost efficient office space. The building consists of built out offices with tremendous views from the second floor, reception area, lobby, and private offices and bathrooms. The property is air conditioned and solid construction surrounding a central courtyard. The owner is willing to remodel the facility to suit the specific needs of the Tenant.

## Space Available:

### NEW LOWER RATES

Suite 1 - 1,550 sf - **\$9.25/sf/yr**  
Suite B - 1,300 sf - **\$9.25/sf/yr** (plus part amortized TI's)  
Suite E - 1,300 sf - **\$8.95/sf/yr** (Second Floor)

\$9.25 per sq.ft. per year NNN

## Triple Nets:

Real Estate Taxes:	\$ .51/sf/yr
Insurance:	\$ .21/sf/yr
CAM (Common Area Maintenance):	\$1.25/sf/yr
Total NNN's:	<b>\$1.97/sf/yr</b>



**Call Today!**

**Frank T. Moro**  
Designated Broker  
frank@fwpc.net

(520) 458-1666 Fax (520)459-0718  
1-800-320-2381 frank@fwpc.net

(520) 458-1666  
Toll Free: 1(800)320-2381  
Fax: (520) 459-0718

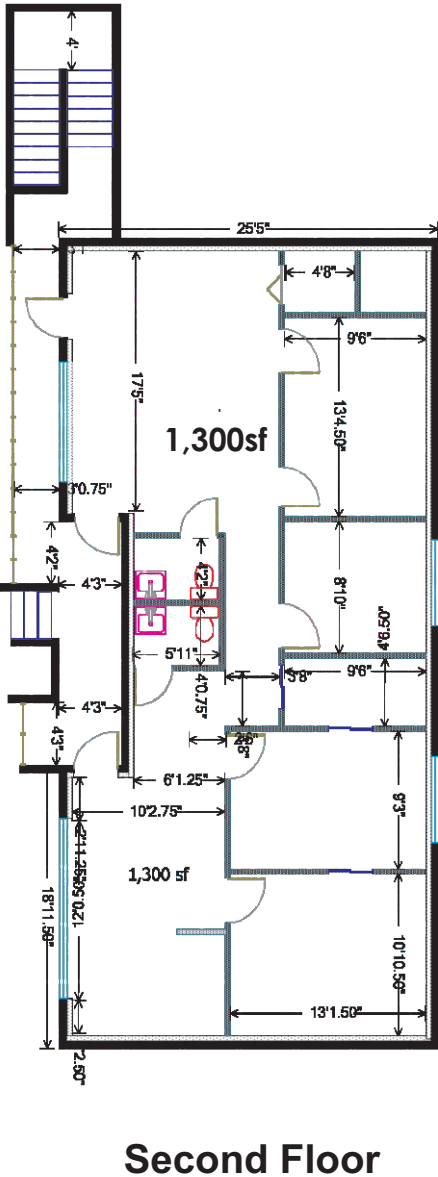
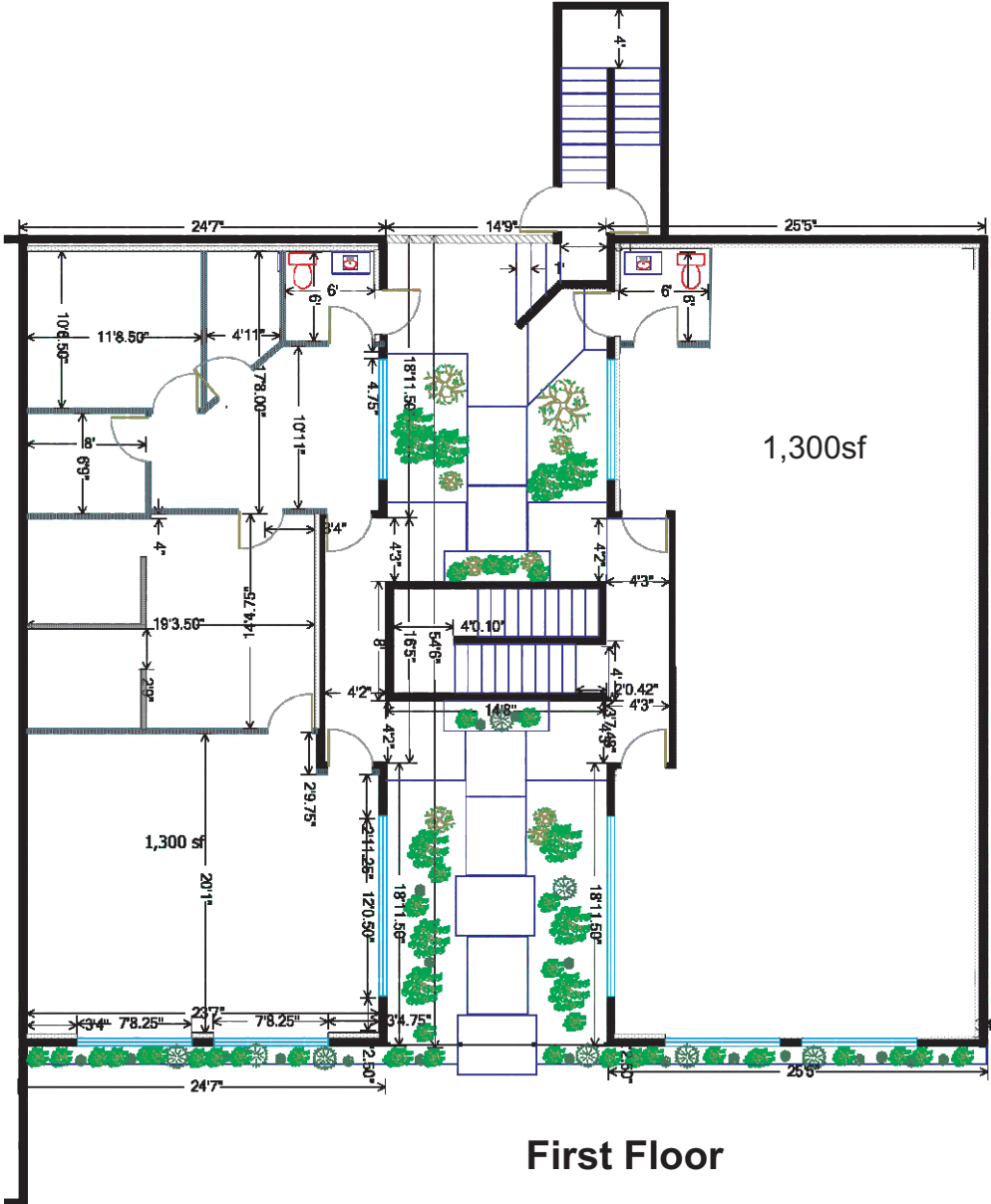


**FIRST WEST**  
PROPERTIES CORPORATION

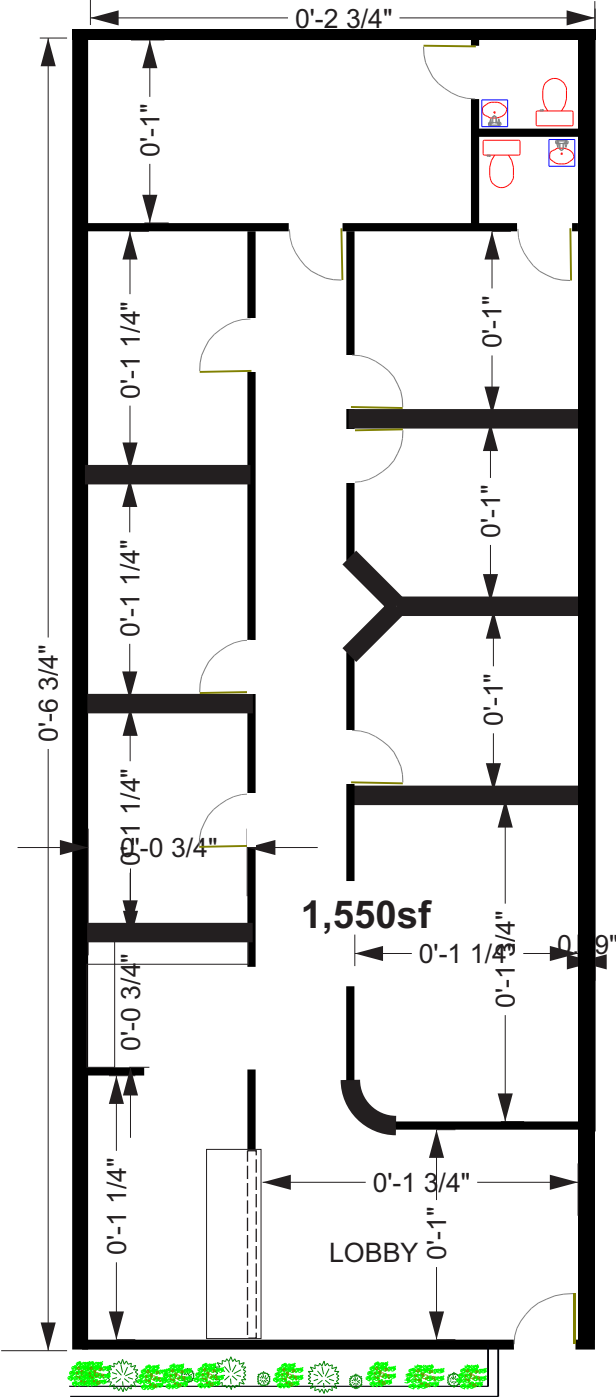
[www.fwpc.net](http://www.fwpc.net)  
1700 South Highway 92, Ste. E100  
Sierra Vista, Arizona 85635

All information furnished regarding property for sale, rental, or financing is from source deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the brokers herein.

# FLOOR PLANS



# FLOOR PLANS



**1,550 sf**