

*FOR SALE OR
LEASE*

*8401 E 22ND ST
TUCSON, AZ*



FOR SALE OR LEASE

- SALES PRICE \$411,250.00
- FOR LEASE \$18.00 PSF Modified Gross
- SQUARE FOOTAGE APPROX 1,800 Square Feet (1/2 of building)
- SALES PRICE/SF \$228
- LOT AREA (ACRES) Approx 1.46
- LOT AREA (SF) Approx 63,423
- ADDRESS 8401 E. 22nd Street
- ZONING C-1
- BUILDOUT FORMER DENTAL OFFICE
CAN BE USED FOR ANY TYPE OF OFFICE USE

Presented by Venture West Real Estate Services, LLC

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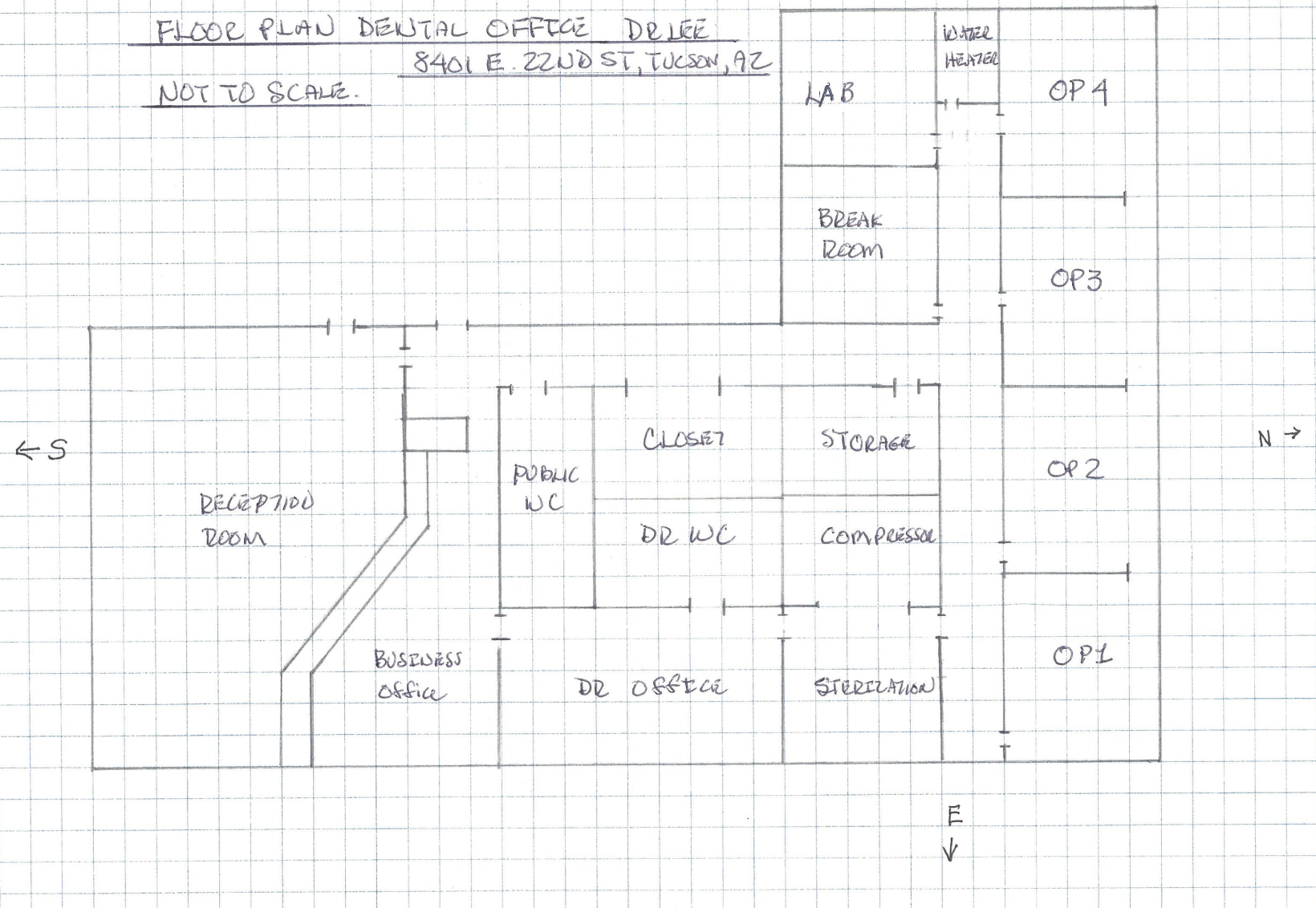
FANTASTIC LOCATION!!

- Great Signage and location on one of Tucson's major east-west arterials
- Former Dental Space that can be adapted to many uses
- Abundant parking onsite

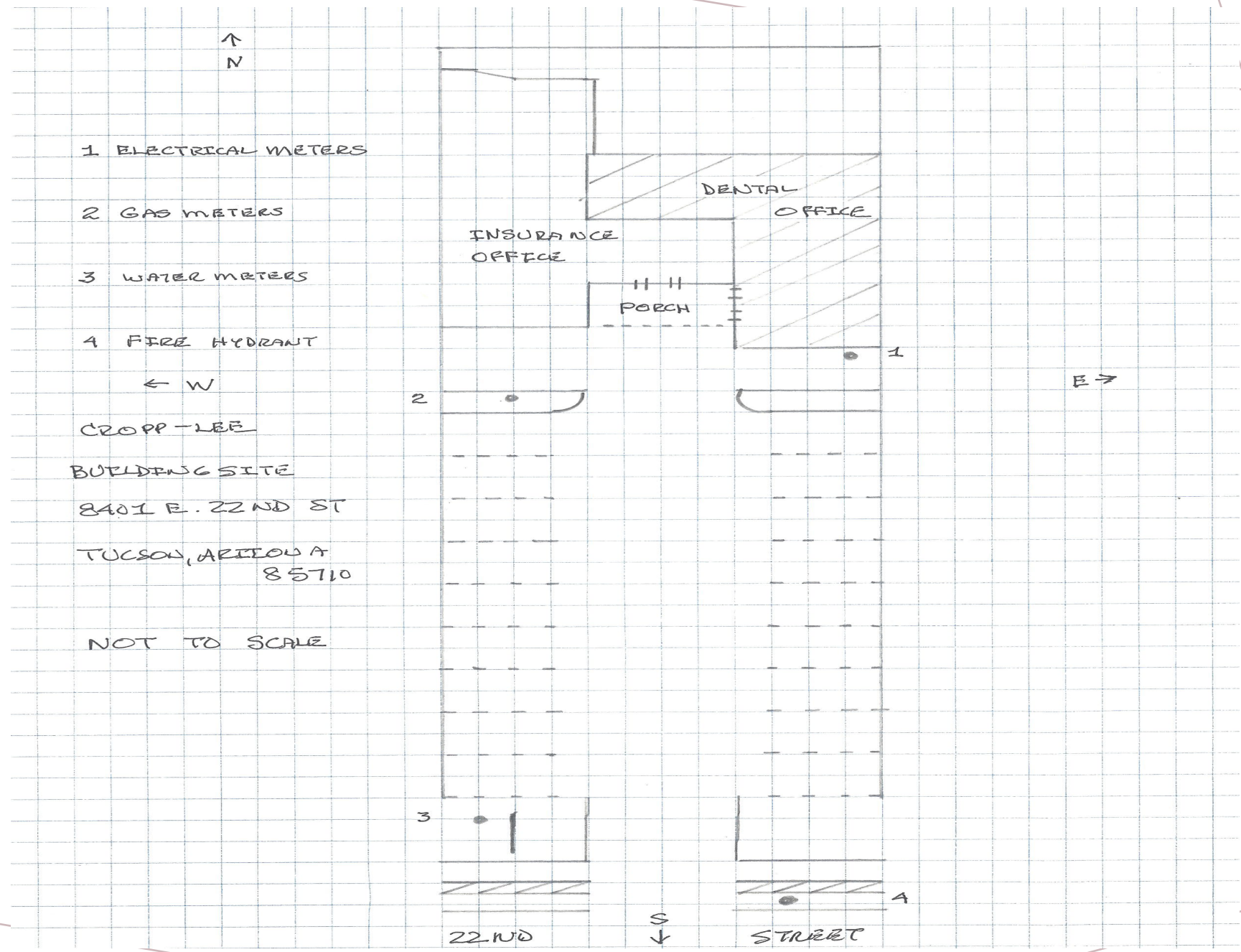


SPACE PLAN

FLOOR PLAN DENTAL OFFICE DR LEE
8401 E. 22ND ST, TUCSON, AZ
NOT TO SCALE.



SITE PLAN



ABOUT TUCSON

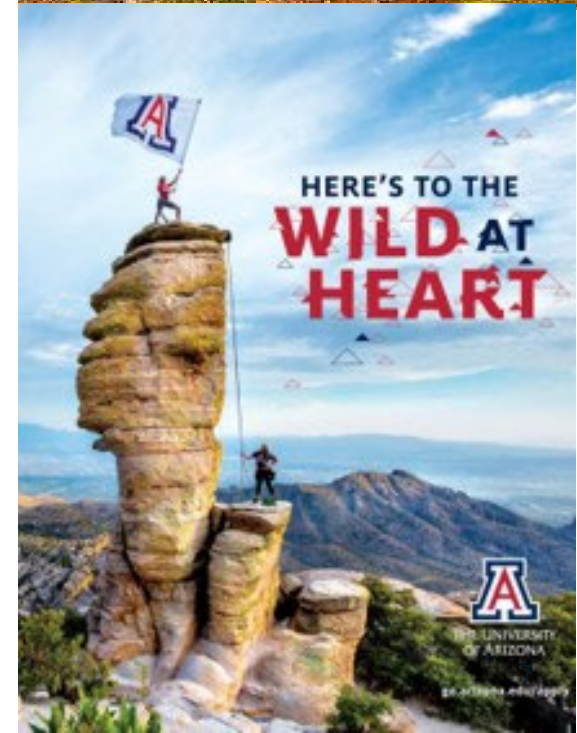


- The Tucson MSA serves a market of 45 million people within a 500-mile radius. It lies within 415 miles of Southern California population centers and within 64 miles of the Mexican Border, Arizona's largest trade partner.
- Tucson and Southern Arizona has evolved into a hot spot for technology and innovation. Home to the University of Arizona, there's a reason why nationally-recognized companies such as Amazon, Caterpillar, Raytheon, a division of RTX, Roche Tissue Diagnostics, Bombardier, GEICO, HomeGoods, Hexagon Mining, Modular Mining, and other many other powerhouses have set their sites on Tucson and Southern Arizona. The combination of Aerospace & Defense, the Optics Industry and Renewable Energy sectors have made Tucson and Southern Arizona a bright star with a bright future. The region is also home to Davis Monthan AFB and Ft. Huachuca. The Tucson International Airport recently underwent a critical renovation including an additional runway and is one of the fastest growing cargo airports.
- Southern Arizona and Tucson, with its rich diverse deserts, outdoor activities, restaurants, exemplifies the whole package. In 2015, Tucson became the first UNESCO City of Gastronomy designed in the United States. In the Tucson area and beyond, the rich cultural heritage and storied history reflects a landscape found nowhere else on Earth. Venture off the beaten path and see what it means to free yourself. Explore barrio neighborhoods. Discover untouched corners of the vast Sonoran Desert. Look into the night sky with a million twinkling stars. Find freedom to roam from the depths of ancient caves to the tops of stunning mountain peaks.
- Around Tucson, the area is divided into districts and neighborhoods -- some linked by streetcar, others connected by streets made for autos, bike lanes, and bus routes -- with varied options for outdoor adventures, sightseeing, eating, and entertainment. Beyond Tucson, the land is defined by county boundaries that hold pick-your-own farms, vineyards and wineries, revived real Old West towns, and Sky Island habitats and preserved natural spaces that beckon day-trippers from Tucson.



ABOUT THE UNIVERSITY OF ARIZONA

The University of Arizona, a land-grant University with two independently accredited medical schools, is one of the nation's top public Universities, according to U.S. News & World Report. Established in 1885, the UA is widely recognized as a student-centric University and has been designated as a Hispanic Serving Institution by the U.S. Department of Education. The UA ranked in the top 25 in 2018 in research expenditures among all public universities, according to the National Science Foundation, and is a leading Research 1 institution with \$687 million in annual research expenditures. The UA advances the frontiers of interdisciplinary scholarship and entrepreneurial partnerships as a member of the Association of American Universities, the 62 leading public and private research universities in the U.S. It benefits the state with an estimated economic impact of \$4.1 billion annually.





VENTURE WEST REAL ESTATE SERVICES

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