



FOR SALE AND LEASE

1100 N. Wilmot Road

Tucson, Arizona 85711

11,379 sf OFFICE BUILDING
SALE: \$1,975,000 (\$174 sf)
LEASE: 7,495 sf - \$27.50 sf FS



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11,379 sf Office Building
Sale Price: \$1,975,000 (\$174 sf)
Lease Rate: \$27.50 sf Full Service
±7,495 sf Second Floor Office
(Vantage West to retain lease of ±3,884 sf 1st Floor)

Property Highlights

- Iconic Office Building at High Traffic Intersection
- Exceptional Opportunity for Owner-User or Investor
- 1st Floor ±3,884 sf - Vantage West Credit Union to continue occupancy and lease from new Owner
- 2nd Floor ±7,495 sf – occupied by Owner-User or offered for lease
- Owner benefits from Vantage West Credit Union’s On-going Lease
- 2nd Floor is ideal for a single tenant or can be divided for two tenants
- Features huge 360-degree wrap-around windows
- Flexible open floorplan with glass-panel offices to allow lots of light into the premises
- Abundant at-door parking and covered reserved parking
- Significant building signage and outstanding visibility
- ±70,000 vehicles pass by this intersection on a daily basis



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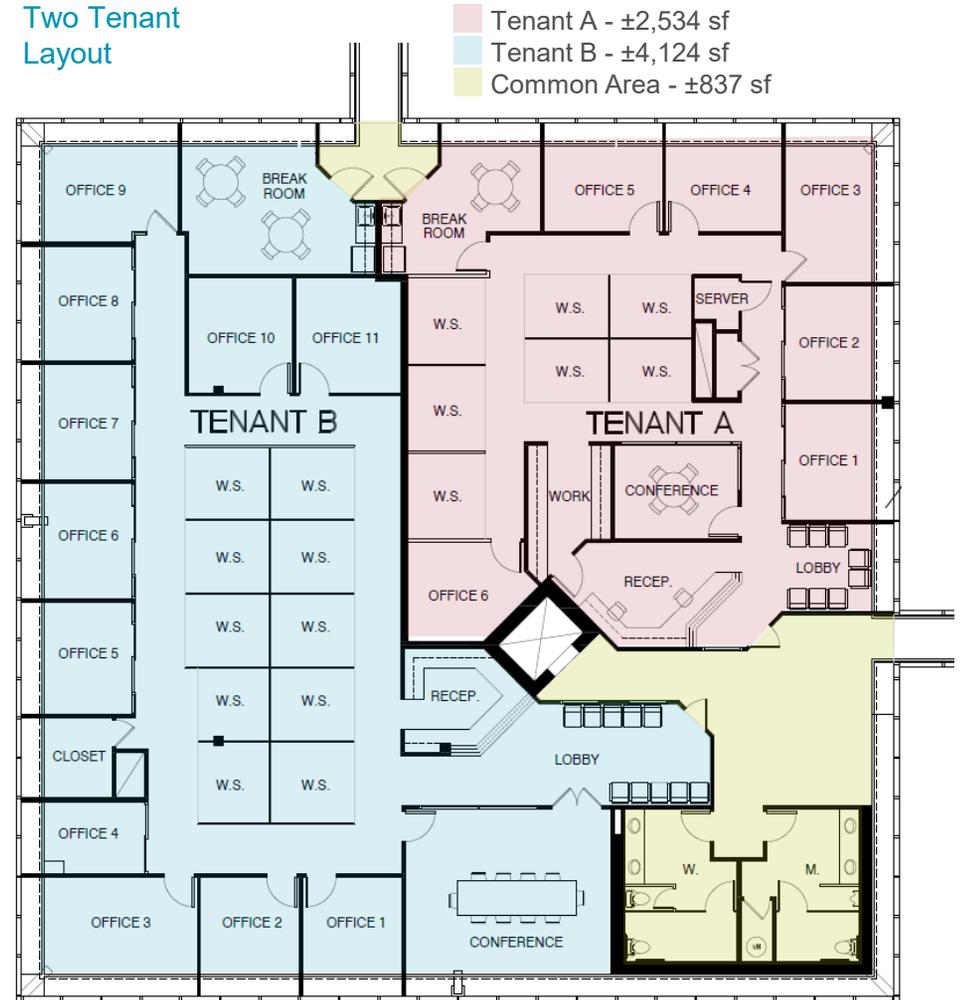


2nd Floor Suite 200 - 7,495 sf Concept Floor Plans for Single and Two-Tenant Occupancy, *Subject to Requirements*

Single Tenant
 Layout



Two Tenant
 Layout



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2nd Floor Suite 200- 7,495 sf
Offices & Open Areas



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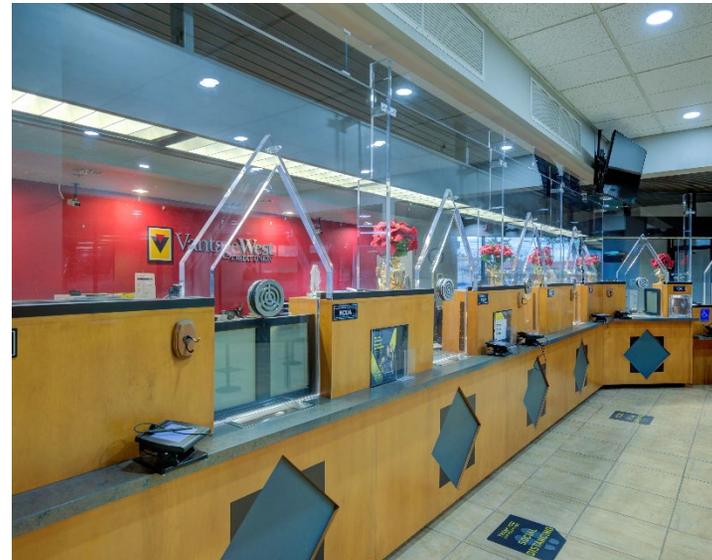
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1st Floor - 3,884 sf
Vantage West Credit Union



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2/16/2022

