



# Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

phone: 520.577.7000

www.tucsonrealty.com

## Investment Property for Sale



**17 W. Wetmore, Tucson, AZ 85705**

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- 21,473 Square Foot Office Building
- Built in 1984
- Total Leaseable Square Feet: 19,409 RSF
- Approximately 10,858 RSF Available
- Great Property for an owner/user
- Located Across from Largest Mall in Southern Arizona
- Multi-tenant with below market rents and near term rollover
- Ideal user building with tenants in place to keep or absorb
- Many neighborhood amenities and close proximity to Tucson Auto Mall
- Close to High Traffic Intersection of Oracle and Wetmore

**\$1,000,000**

*Exclusively Represented by:*

**Tucson Realty & Trust Co.**

**Mike Gross** C. 520.977.0144

**Doug Richardson** C. 520.205-2718

O. 520.577.7000

Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



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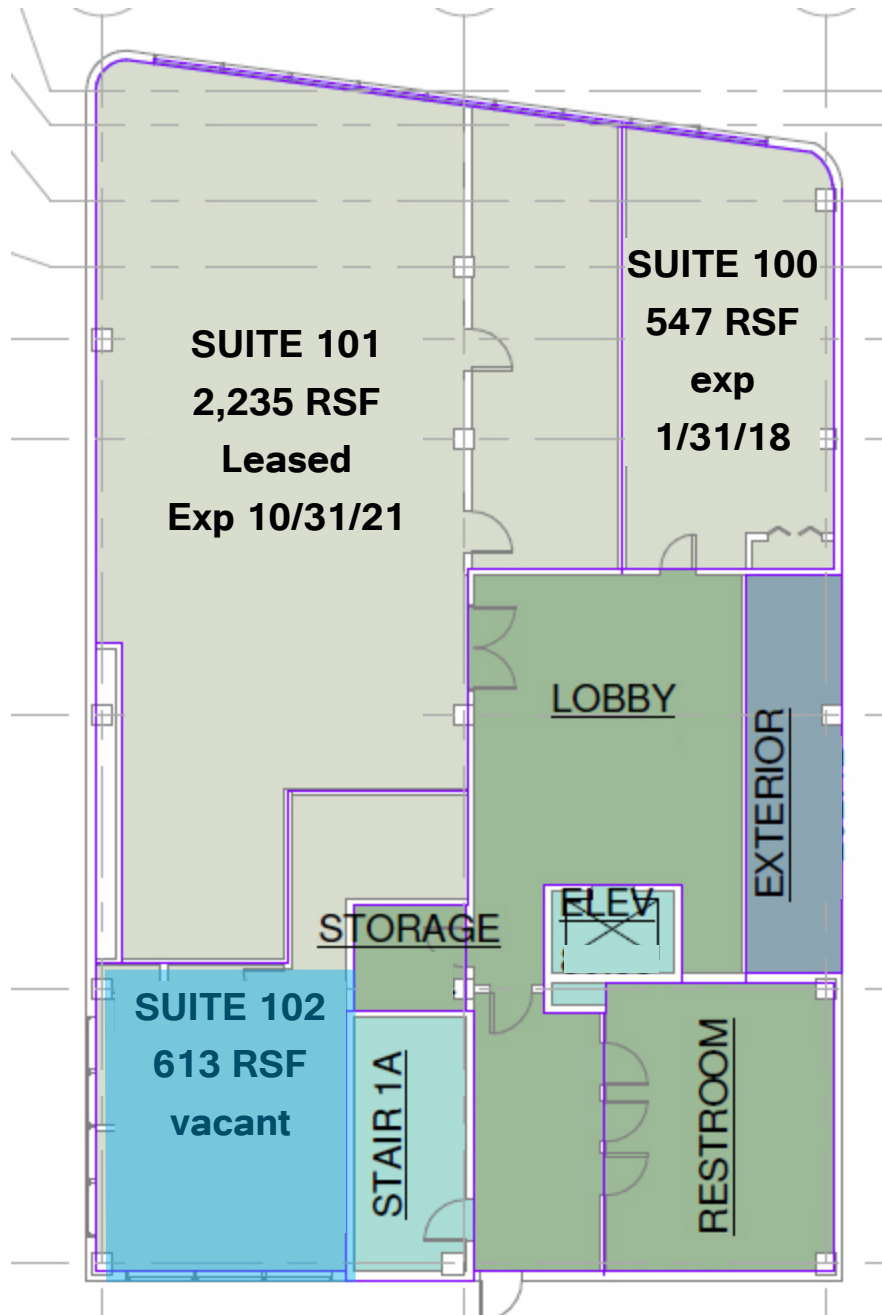
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FOR SALE



First Floor Available

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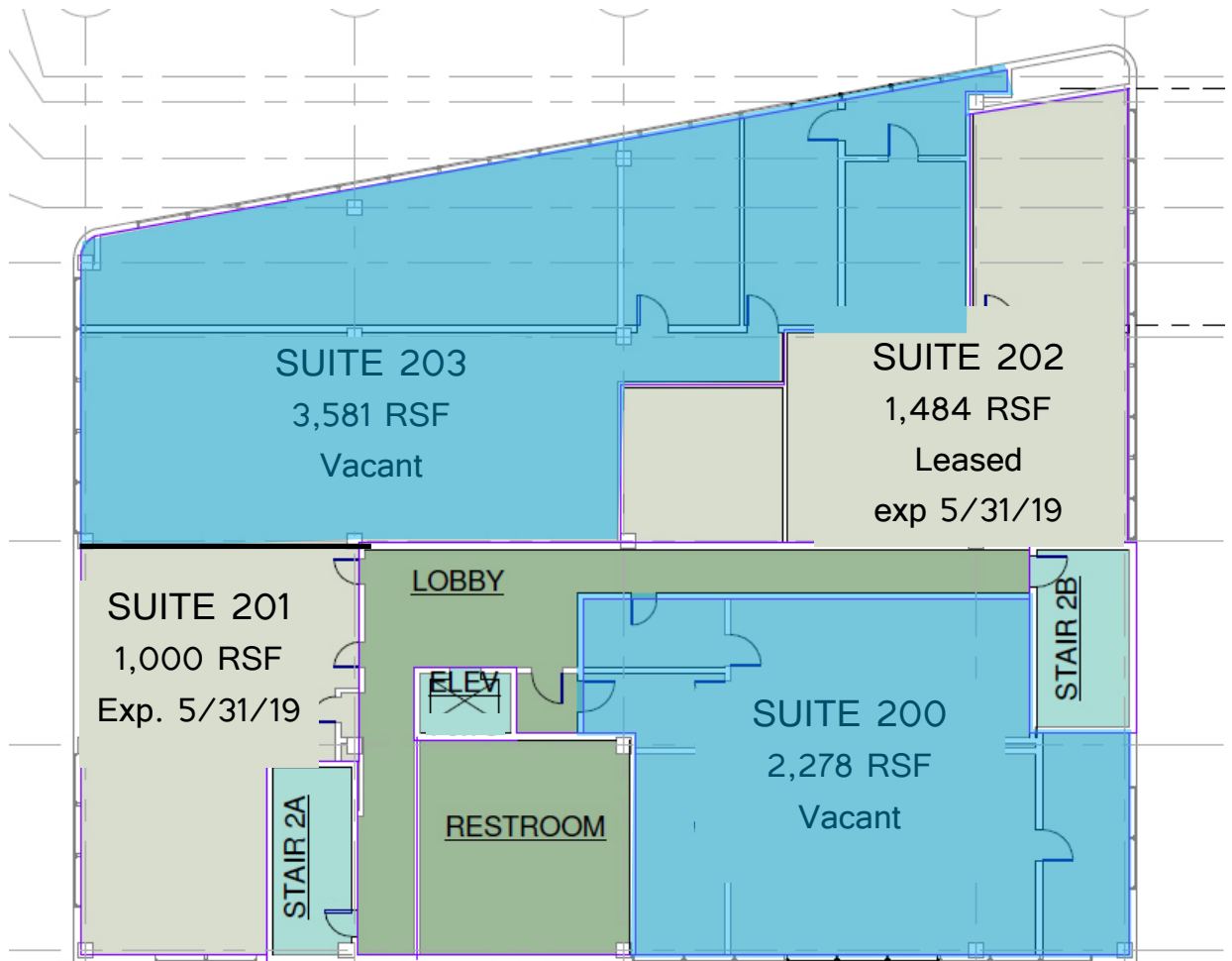
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FOR SALE



Second Floor

Available - 6,859 RSF

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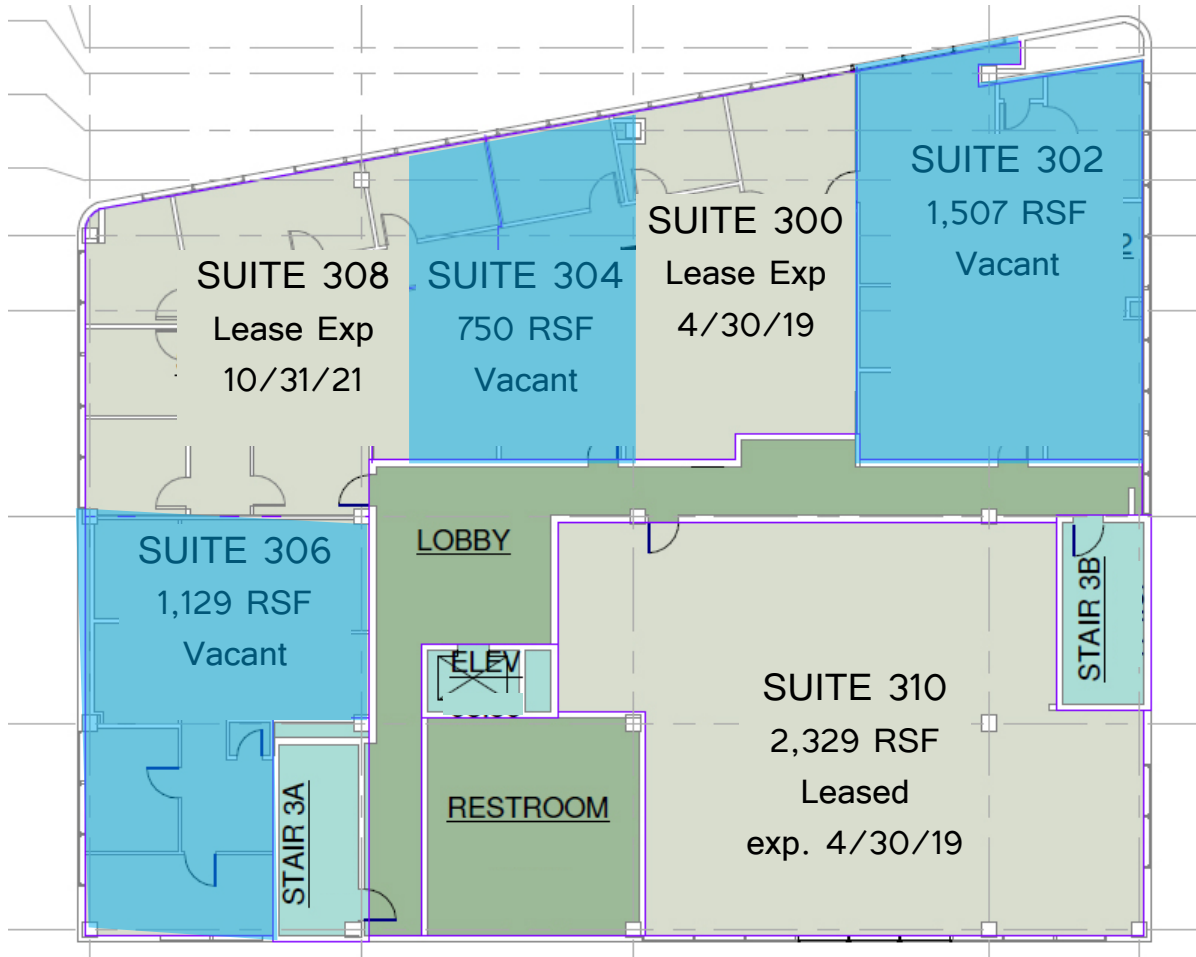
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FOR SALE



Third Floor  
 Available  
 3,386 RSF

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