For Sale/Lease

Ambulatory Surgery Center
585 North Silverbell
St. Mary’s Hospital Campus Tucson, Arizona
14,340 square feet

Suite Sizes: Approximately 14,340 square feet
Year Built: November, 2005
Land Size: 22,809 square foot pad, plus percentage of common area.
Ground Lease: Fifty year term payable $4,894.00 per month.
Sale Price: $4,150,000.00 ($289.40/foot)
Lease Rate: $28.94/square foot, NNN
Taxes: Building $49,332.29 (2013)
Prorated Share Land $10,354.13 (2013)

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Description: A one story outpatient ambulatory surgery center located on the St. Mary’s Hospital Campus. The facility contains four Class “C” operating rooms and two Class “A” procedural rooms. HVAC system has VAV box distribution, HEPA filters and a highly sophisticated control system for energy efficiency. Facility is ready and can be re-certified by the State of Arizona in a short time period.

This facility was designed by Julie Highton of Highton Company and built by Chestnut Construction. Interior design was by Marcela Ryan. The facility represents the best quality with no compromise to quality.

Comments: Currently Carondelet Health Network leases the facility for approximately $41,672.11 plus triple net charges currently in the amount of $13,930.42 per month. The lease expires November 2015. Carondelet Health Network has indicated they are not going to renew the lease agreement.

Current owner would consider redeveloping the facility for a medical office building.

Disclosure: Owners are licensed real estate brokers in the State of Arizona.
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