

2,859 SF MEDICAL OFFICE BUILDING FOR SALE OR LEASE

5920 N. La Cholla, Suite 150

By Northwest Medical Center in La Cholla Medical Park

SIZE: 2,859 RSF (per plans)

PRICE: \$771,930 (\$270 per SF)

RATE: \$24.85 per SF Modified Gross

(Tenant responsible for its own utilities and janitorial)



Exclusively represented by

DAVE VOLK

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The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. **All projected income or expenses, tenant and financial data**, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

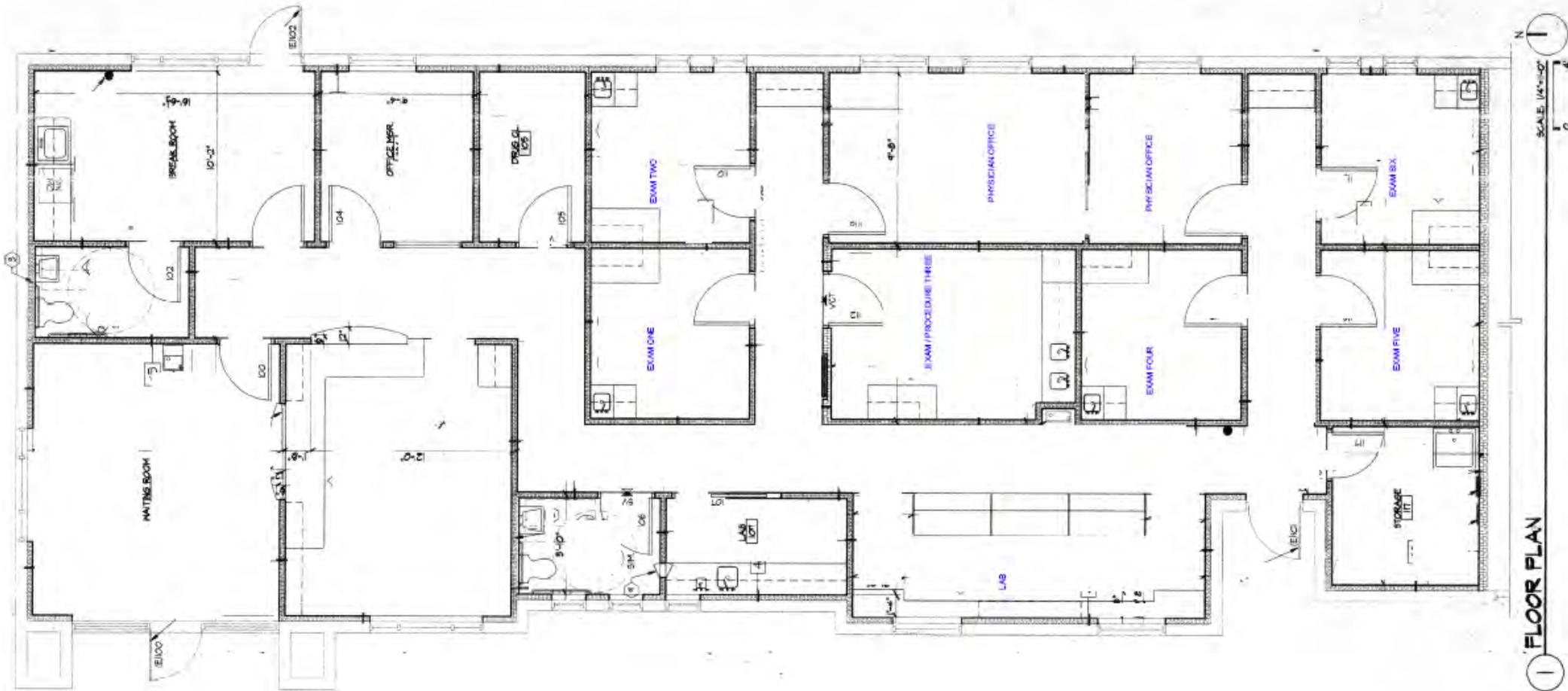
HIGHLIGHTS

- Ground floor furnished medical office space.
- Natural light from window walls in lobby and reception
- 6-9 exam/procedure rooms, plus offices and nurse's stations
- Staff breakroom with outside patio break area
- Highly visible signage



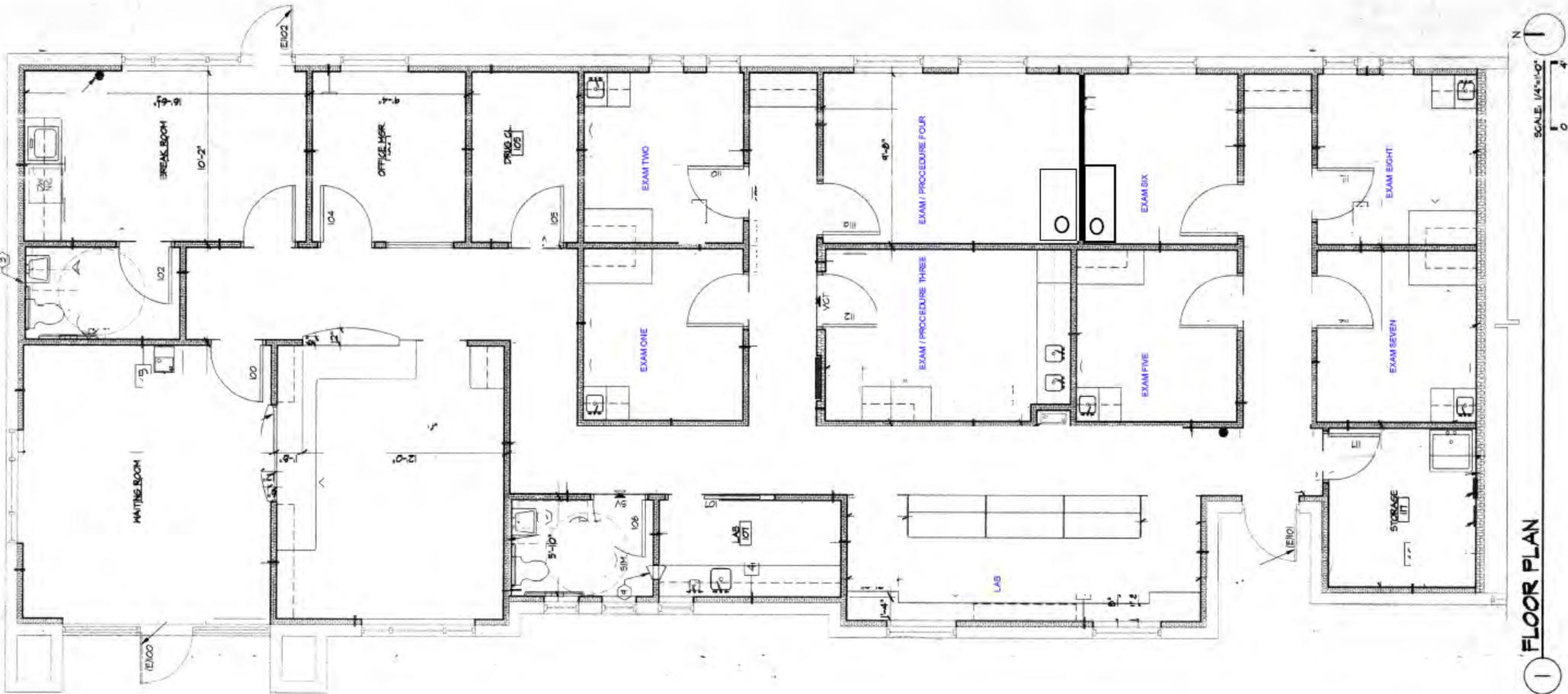
FLOOR PLAN

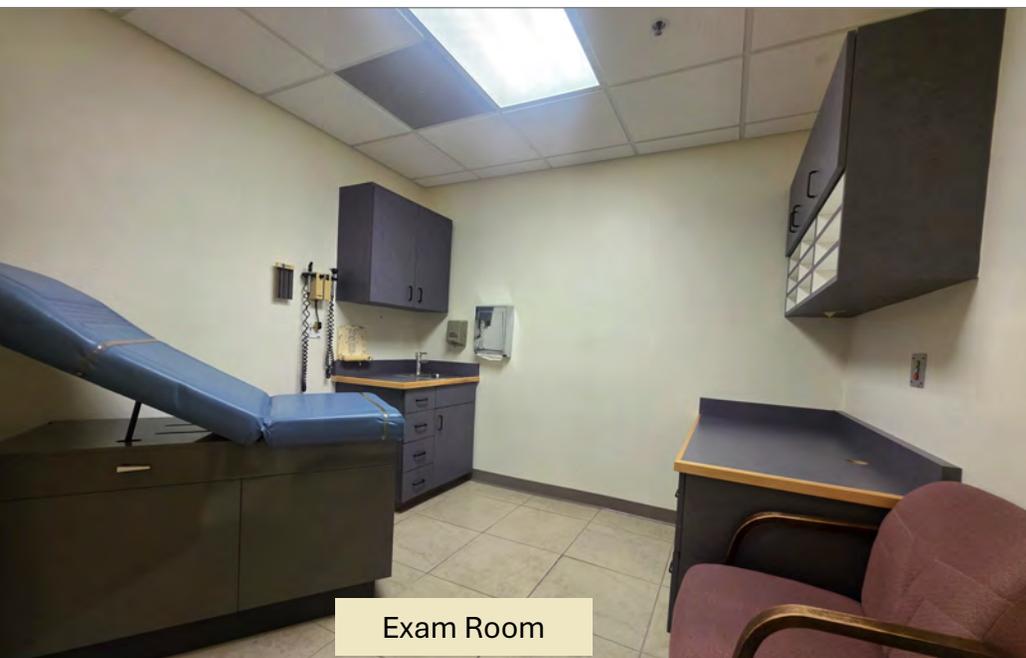
FLOORPLAN OPTION A



FLOOR PLAN

FLOORPLAN OPTION B

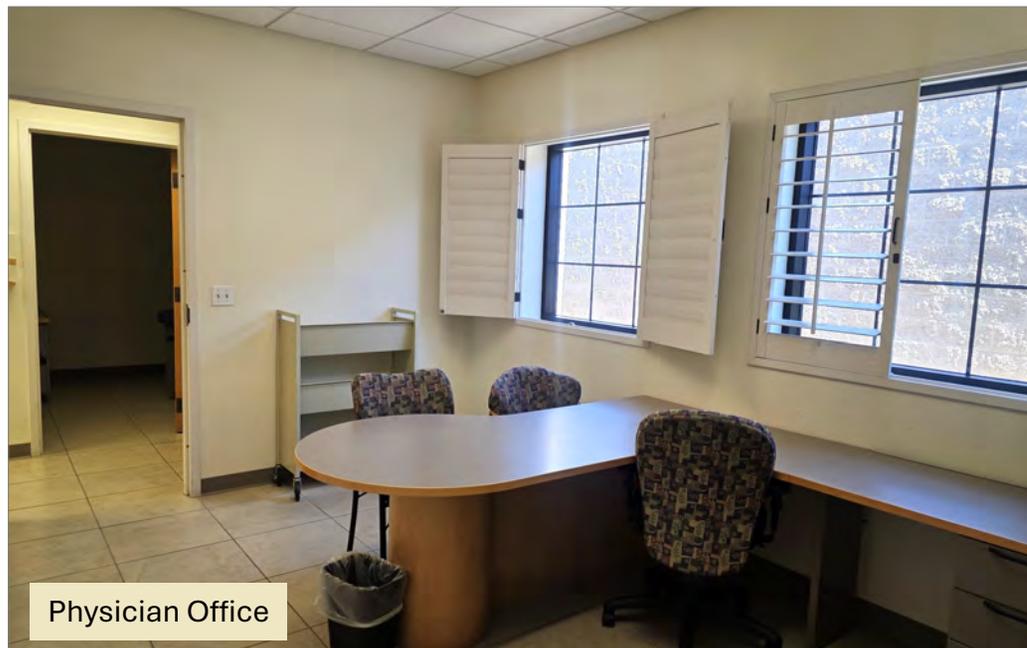




Exam Room



Procedure Room



Physician Office

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