

310 N. Wilmot Road
Tucson, AZ 85711

MEDICAL OFFICE

Medical Center

Lease Rate: Contact Agent

Property Highlights

- Suites from 1,060 RSF to 12,030 RSF
- 9,235 RSF Surgery Center space available
- Aggressive rates and tenant improvement packages
- Up to 12 months of free rent for new tenants based on lease term and tenant credit
- Adjacent to Carondelet St. Joseph's Hospital
- Recently completed exterior improvements
- Abundant at-door parking and covered reserved parking
- Building and monument signage
- Diverse medical tenant mix, including cytology laboratory, clinical laboratory, radiology services, women's health, men's health, acute care, imaging, audiology, and much more
- No use restrictions

Key Tenants

QC Kinētix
NON-SURGICAL REGENERATION



For more information, please contact:

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Building owned and managed by
ALTERA DEVELOPMENT




MEDICAL OFFICE
Campus Highlights

- Adjacent to Carondelet St. Joseph's Hospital: a 449-bed facility
- Services provided include heart and vascular, neurology, and women's care services, etc.
- Home to Carondelet Neurological Institute and Carondelet Joint Replacement Center

Area Amenities

- Easily accessible from signalized entry, located in East Tucson
- Within a 5-mile radius of 7 area hospitals
- Close proximity to restaurants and services, including Park Place Mall

AREA DEMOGRAPHICS

	 POPULATION	 MEDIAN AGE	 TOTAL HOUSEHOLDS
1 Mile	11,930	45.4	6,548
3 Miles	124,365	40.0	64,772
5 Miles	255,351	40.1	129,302

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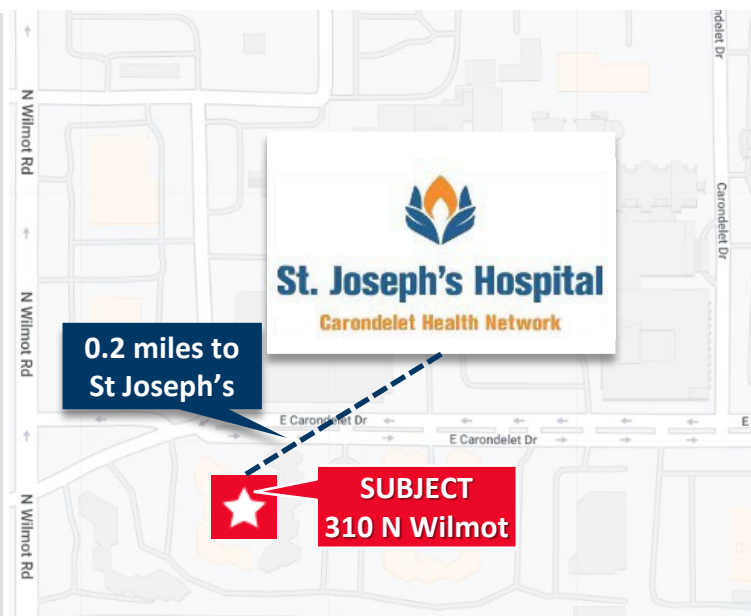
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Aerial Map

