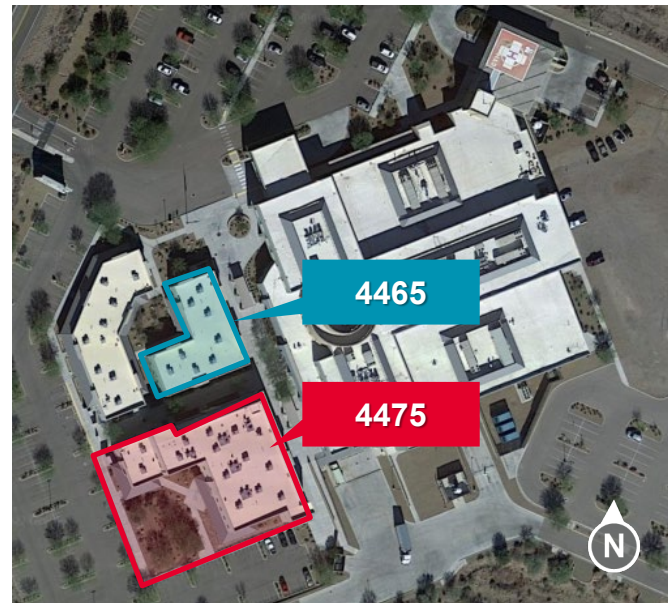




Santa Cruz Hospital Medical Offices – Green Valley
Adjacent to Santa Cruz Valley Regional Hospital, Located Directly off I-19
Lease Rate: \$20.00 SF NNN

4475 S I-19 Frontage Rd		
Suite	RSF	Improvements
101	1,826	*Turnkey
125	4,618	*Turnkey
135	3,825	Shell
225	2,121	*Turnkey
235	1,883	*Turnkey
255	5,297	*Turnkey

4465 S I-19 Frontage Rd		
Suite	RSF	Improvements
100	6,787	Shell (entire bldg)



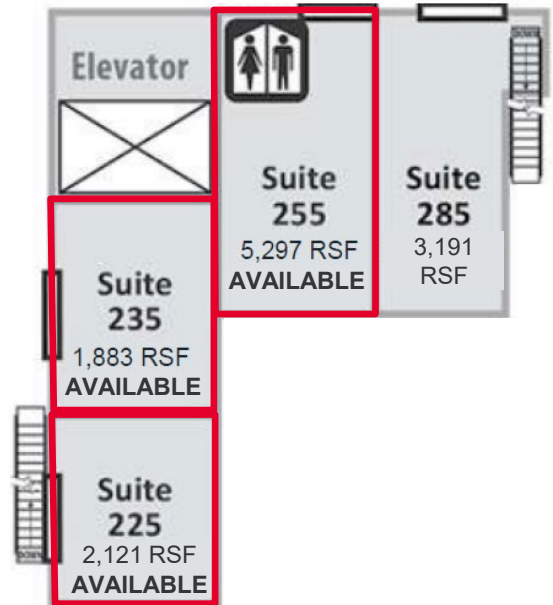
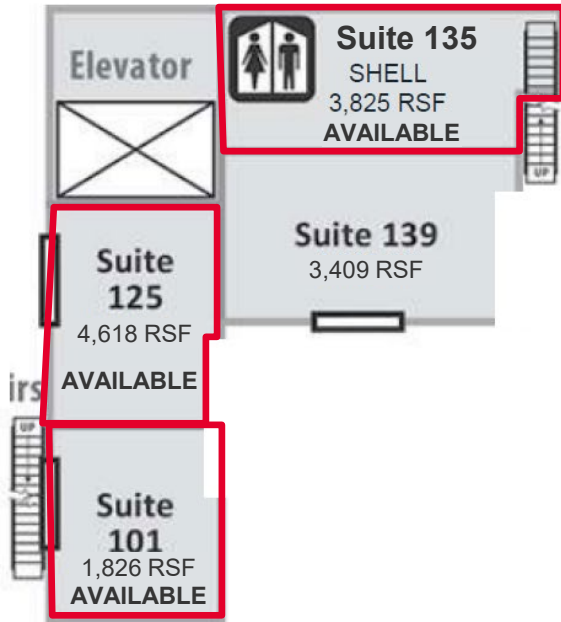
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4475 – 2 Story Floor Plan & Tenants

MEDICAL OFFICES



Suite	Tenant	SF
101 <i>*Plan on Page 3</i>	Available	1,826

125 <i>*Plan on Page 4</i>	Available	4,618
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135	Available	3,825 - Shell
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139	United Community Health Center	3,409
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Address	Tenant	SF
4465 <i>*Plan on Page 7</i>	Available	6,787 SF - Shell

Suite	Tenant	SF
225 <i>*Plan on Page 5</i>	Available	2,121

235 <i>*Plan on Page 6</i>	Available	1,883
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255 <i>*Plan on Page 6</i>	Available	5,297
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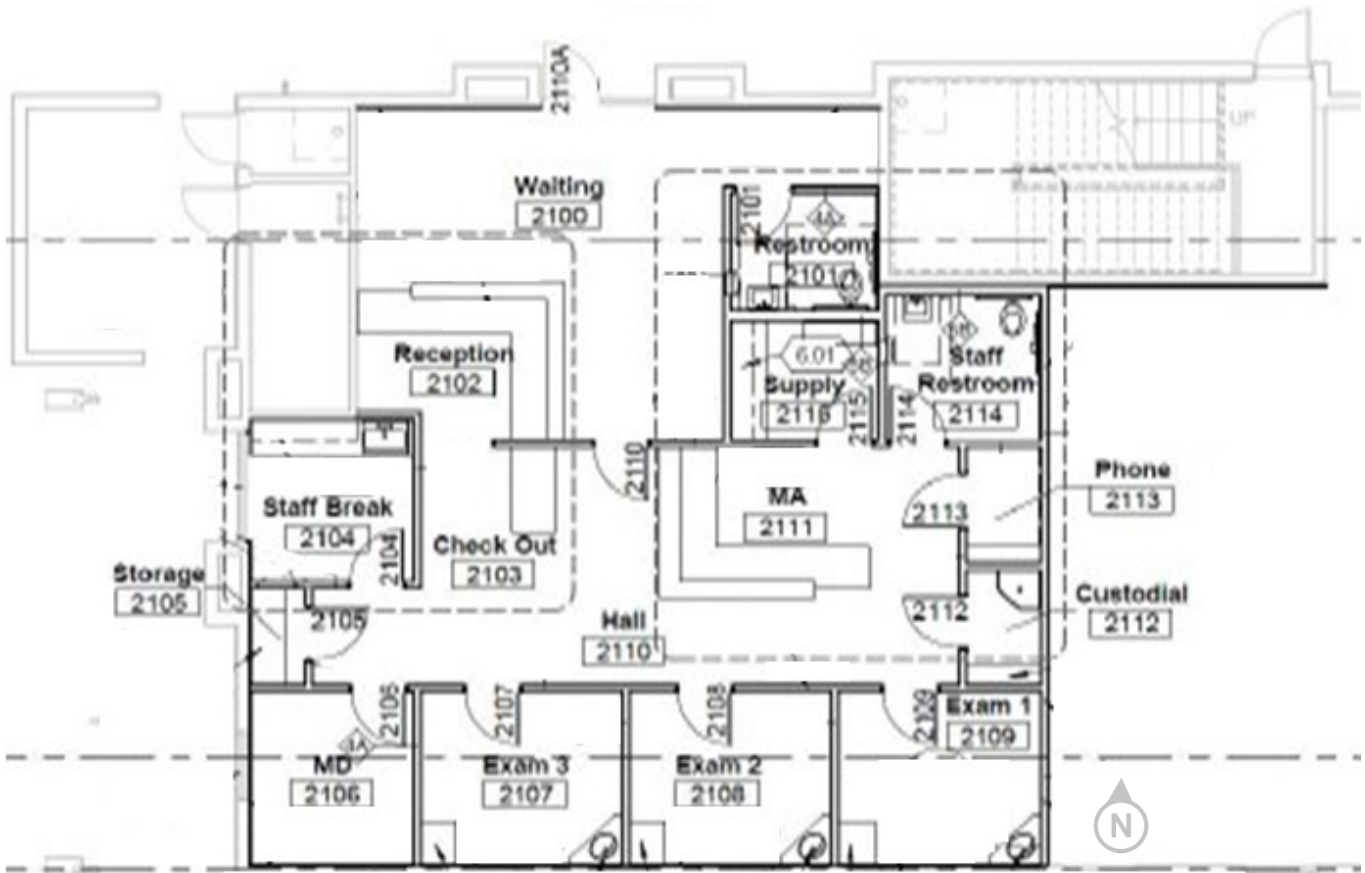
285	Valley ENT	3,191
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Floor Plan

MEDICAL OFFICES

Suite 101- 1,826 SF

3 exam rooms, reception and waiting area, M.A. Station, physician's office, Break room and 2 restrooms



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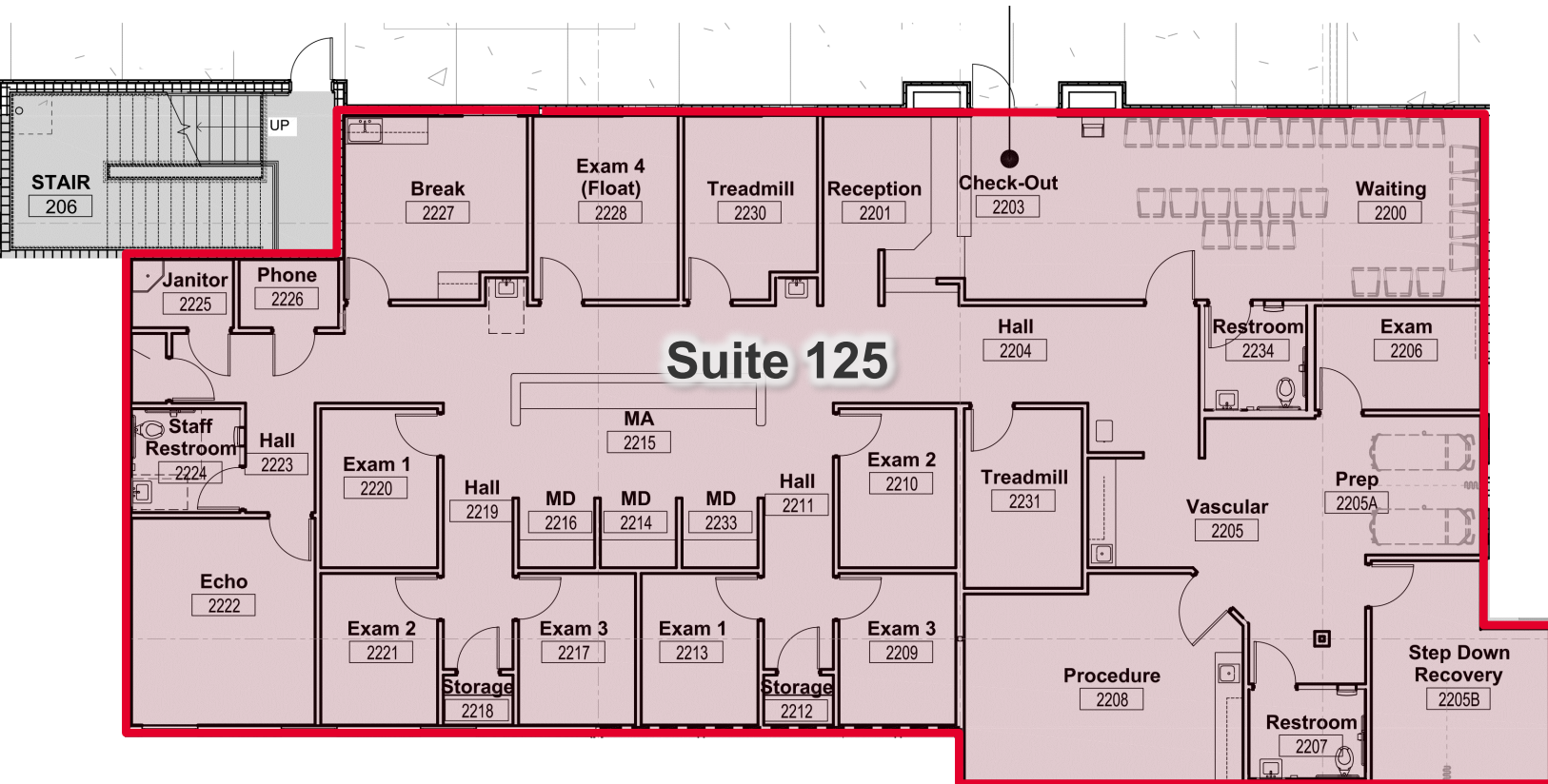
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Floor Plan

Suite 125 – 4,618 SF

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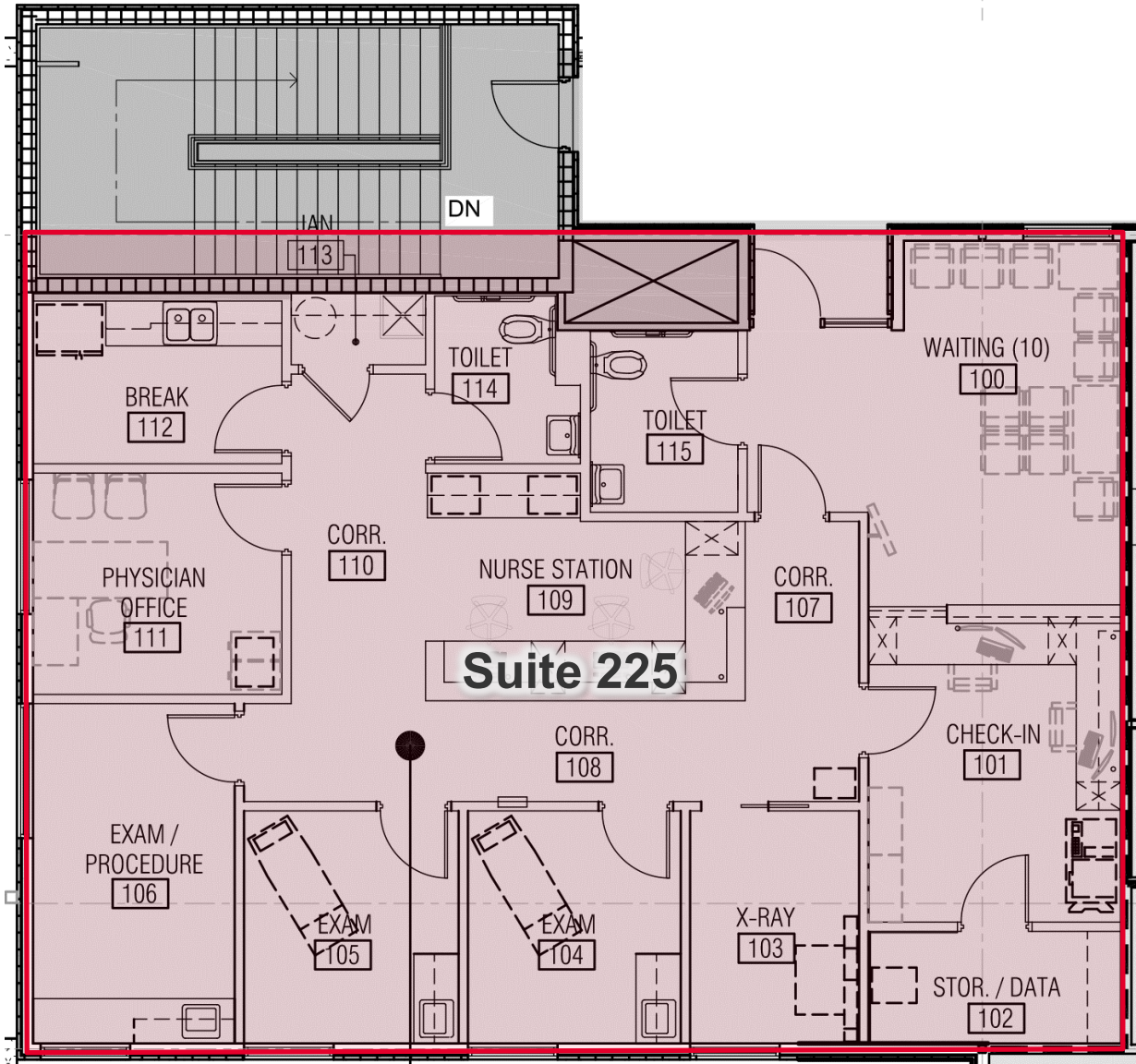
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Floor Plan

Suite 225 – 2,121 RSF

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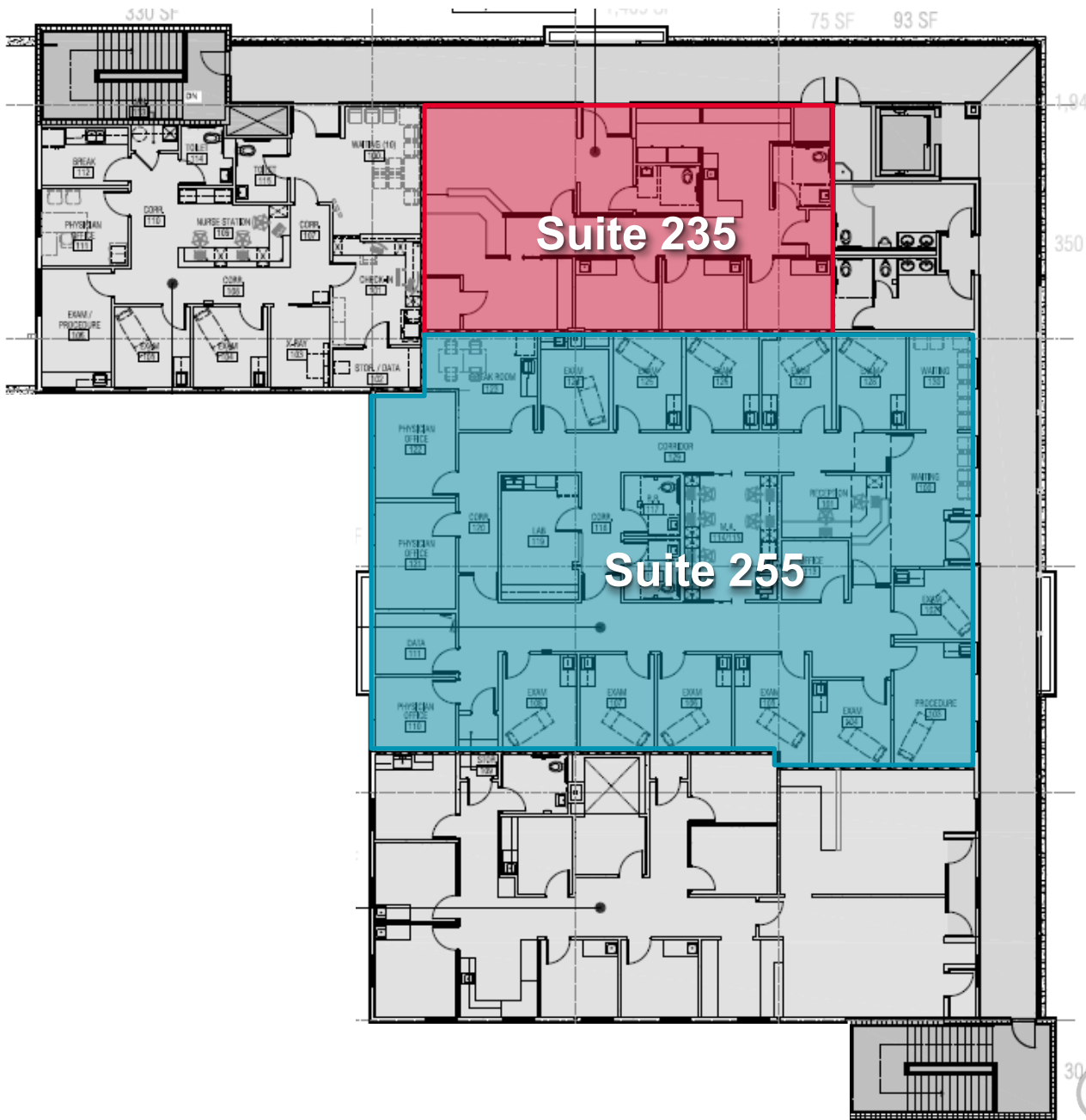
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Floor Plan

Suite 235 – 1,883 RSF
Suite 255 – 5,297 RSF

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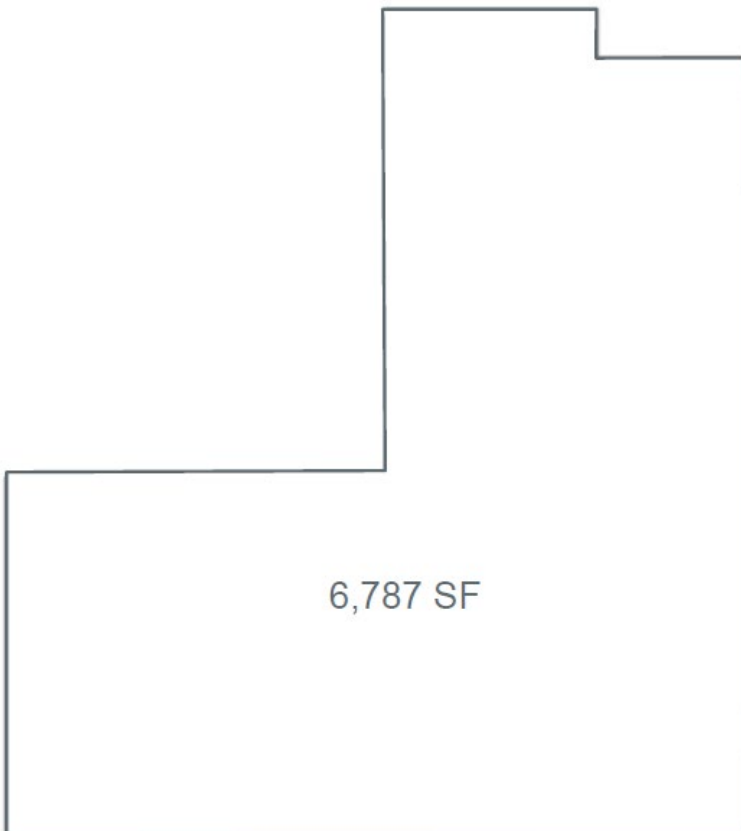
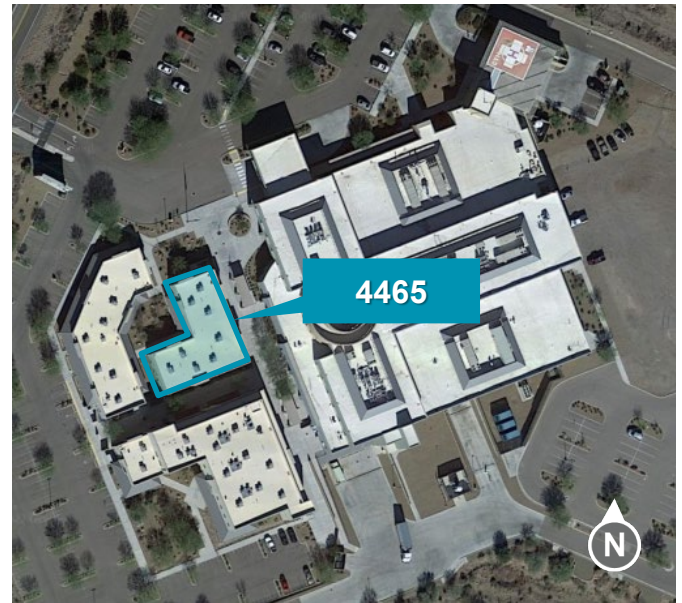
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12/7/2023

4465

- 6,787 SF
- Single story
- Shell condition



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Aerial Maps

- *3.25 Miles to Continental Rd & I-19
- *23.7 Miles to Drexel Rd & I-10
- *24.7 Miles to Irvington Rd & I-10
- *as the crow flies

