



**1,516 – 3,498 SF Medical Office Space in Carondelet Medical Center**

**Lease Rate: \$27 / SF Full Service**

**Property Highlights**

- Medical suite available in prime medical center
- Centrally located with ample parking for patients and staff as well as convenient access to bus lines
- Current lease ends June of 2027
- Furnished and medical equipment can be included in lease

**Property Details**

Possession	Immediate
Zoning	C-1, O-3, R-2, Tucson
Year Built	1986
Parking	Ample Parking



For more information, please contact:

**Jason Abraham Shaltiel**  
**Commercial Properties**  
 +1 520 546 2791  
[jshaltiel@picor.com](mailto:jshaltiel@picor.com)

**PICOR Commercial Real Estate Services**  
 5151 E. Broadway Blvd, Suite 115  
 Tucson, Arizona 85711  
 phone: +1 520 748 7100  
[picor.com](http://picor.com)

**Floorplan Suite 260**

**1,516 SF with option to expand past highlighted area up to 3,498 SF**

**MEDICAL SUITE FOR SUBLEASE**



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Lobby is shared between medical providers



Newly renovated exam rooms



Exam room



Exam room



Exam room



Ample storage and opportunity for expansion

**Highlights**





**Medical Center Highlights**

- Centrally located
- Services provided include orthopedics, radiology, plastic surgery, dermatology, etc.

**Area Amenities**

- Easily accessible along Alvernon and 5th Street
- Close proximity to restaurants and services
- Along multiple bus routes

**NEIGHBORHOOD DEMOGRAPHICS**

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 TOTAL RETAIL EXPENDITURE
1 Mile	13,681	\$79,981	8,017	\$202.48 M
3 Miles	124,168	\$78,979	68,783	\$1.56 B
5 Miles	272,563	\$78,938	159,140	\$3.43 B



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Trade Map



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