# FOR SUBLEASE 630 N Alvernon Way

Tucson, Arizona 85711



## 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

PICOR Commercial Real Estate Services 5151 E. Broadway Blvd, Suite 115 Tucson, Arizona 85711 phone: +1 520 748 7100 picor.com

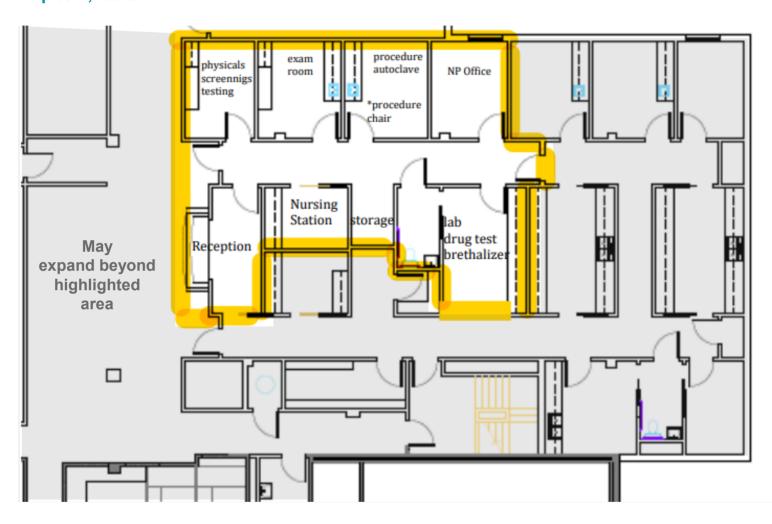
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### Floorplan Suite 260

# 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



Exam room



#### Exam room



Newly renovated exam rooms



Exam room



Ample storage and opportunity for expansion

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### **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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