

# **AVAILABLE FOR LEASE**

## **MEDICAL OFFICE BUILDING**

### **5860 N. La Cholla, Tucson, AZ**

### **UP TO 4,000 SF AVAILABLE**



**WWW.MARKIRVIN.COM**

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3777 E. Broadway Blvd, Suite 210  
Tucson, Arizona, 85716



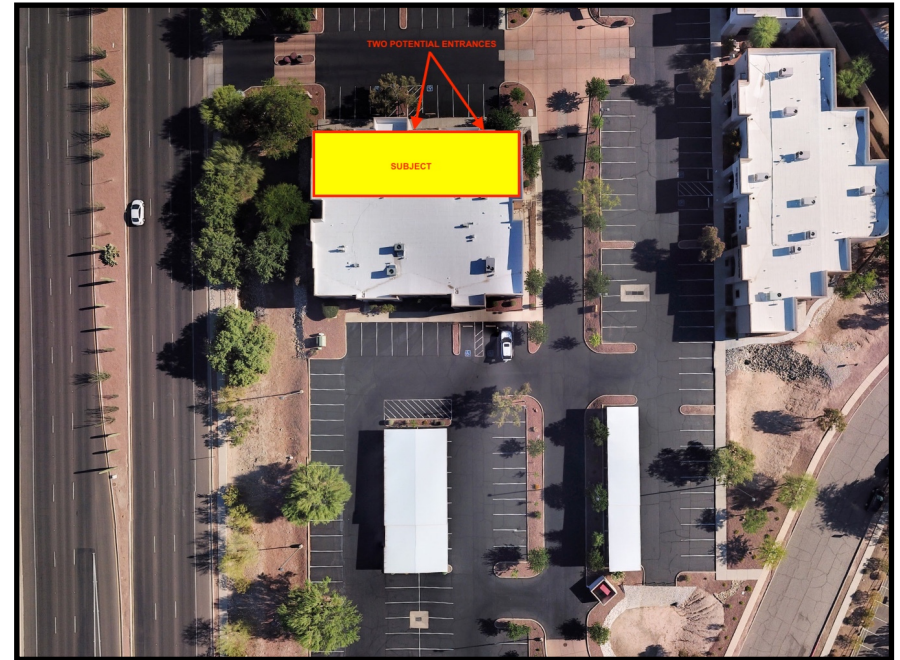
<b>LEASE RATE:</b>	<b>\$25.00 SF/YR</b>
<b>LEASE TYPE:</b>	<b>Modified Gross (excludes janitorial costs)</b>
<b>ZONING:</b>	<b>SR (Pima County)</b>
<b>YEAR BUILT:</b>	<b>2003</b>

Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct its own due diligence on the property and seek legal, tax and real estate advice from competent advisors or other such professional.

## PROPERTY OVERVIEW

This owner-occupied medical office building is situated on the Northwest Medical Center Campus and is predominately occupied by the owners. **Up to 4,000 SF is available for lease.**

This suite (number 150) has two separate potential locations for entry and one is designed with a handicap ramp, The building offers excellent signage opportunities. Although parking is abundant at the development, 9 parking spaces (2 handicap) are immediately in front of the entrance.



Please click on the link below for a 360° interactive photo of the surrounding neighborhood

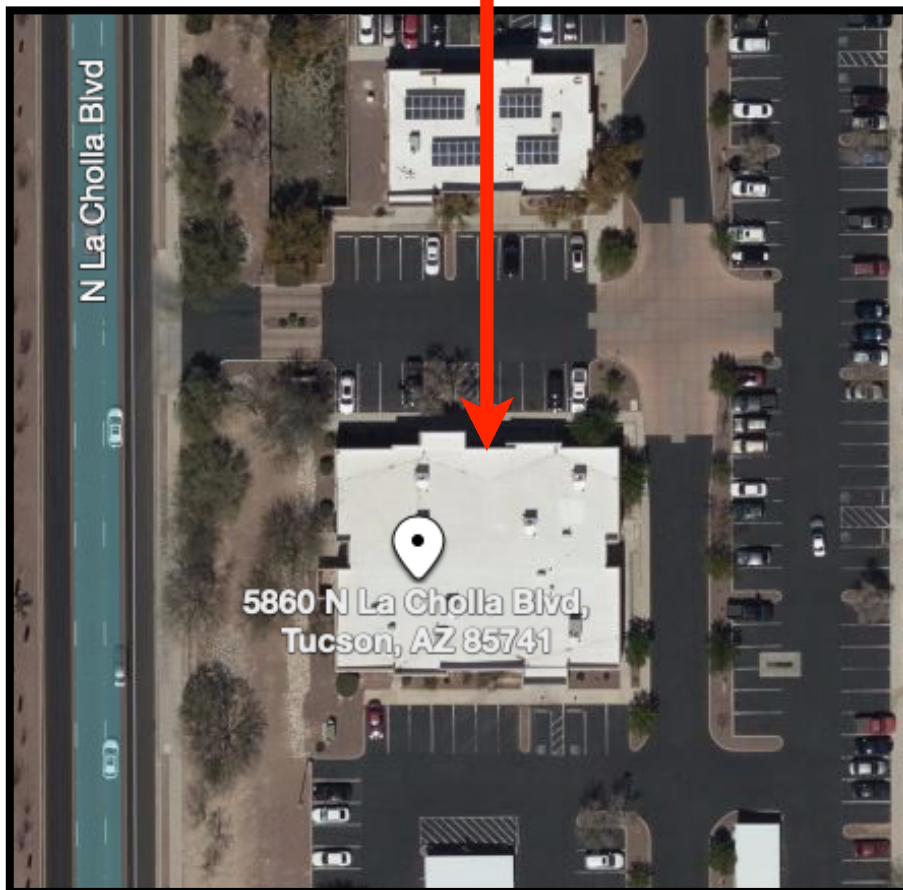
<https://viewer.hangar.com/360?productId=m0EyKxK0>

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**SUBJECT**

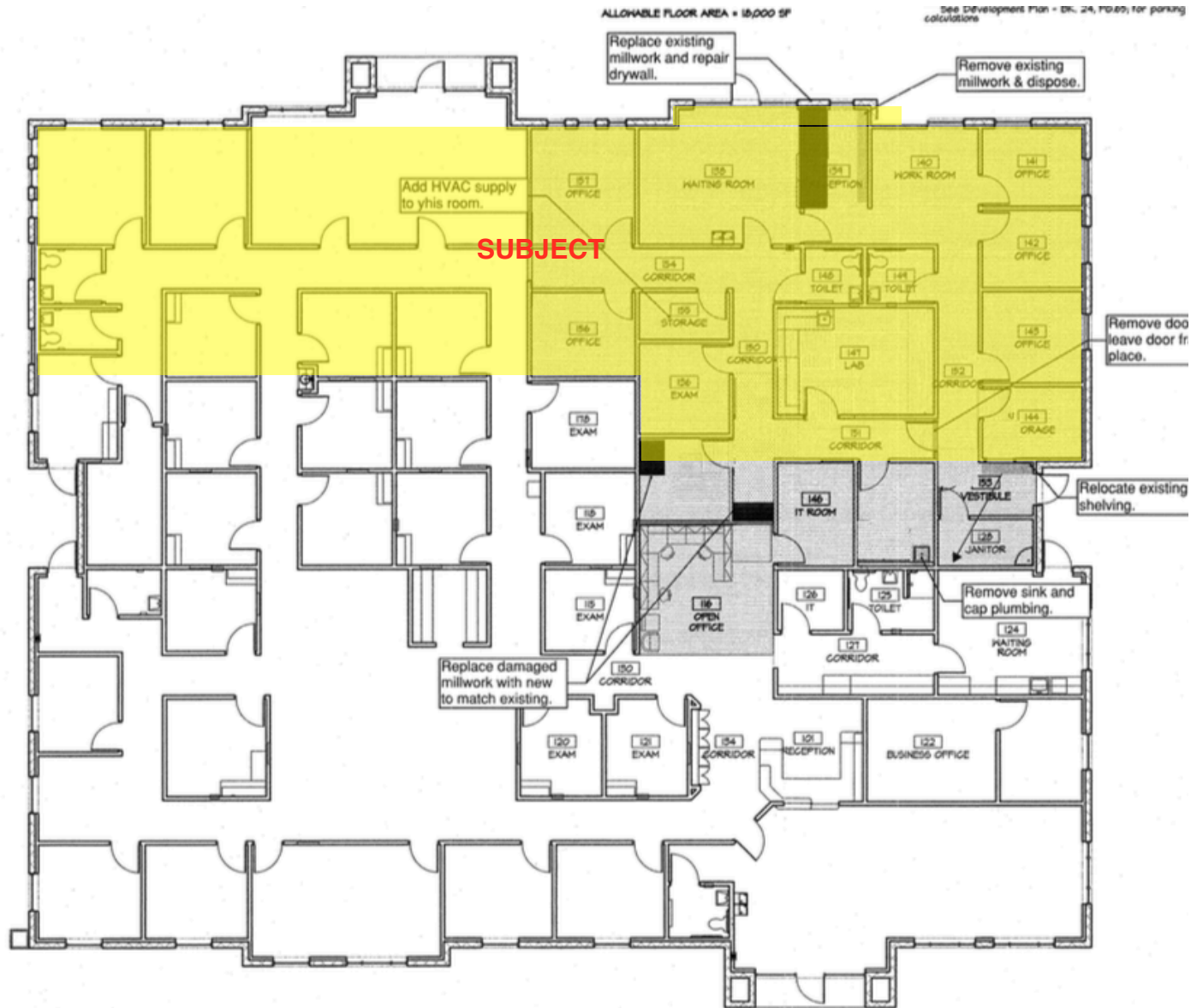


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# FLOOR PLAN (Not to scale)



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