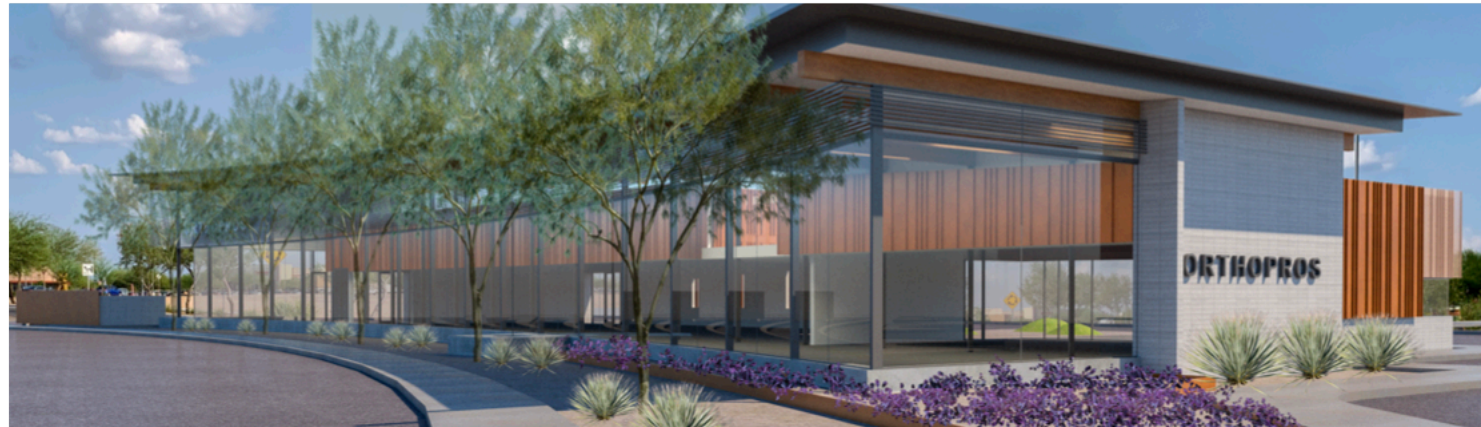


AVAILABLE FOR LEASE

PROFESSIONAL OFFICE or MEDICAL OFFICE BUILDING

1402 E. Tucson Marketplace Blvd.



WWW.MARKIRVIN.COM

For more information please contact:

CHRISTOPHER IRVIN
JANINE IRVIN, CCIM
MARK IRVIN CCIM, SIOR

Phone: (520) 620-1833

Facsimile: (520) 620-1830

Email: mark@markirvin.com

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



LEASE RATE: \$32.50/SF/YR
LEASE TYPE: NNN
AVAILABLE SF: ± 4,043 SF
ZONING: PAD-15 (City of Tucson)
YEAR BUILT: October 2022

TENANT IMPROVEMENT ALLOWANCE: \$50/SF

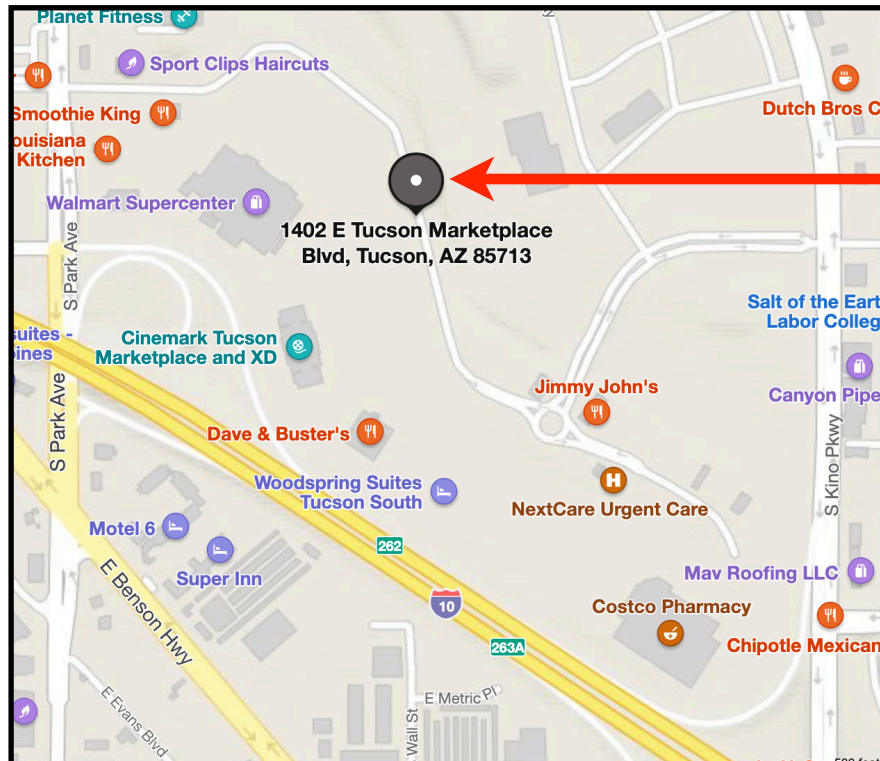
Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct 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 recently completed medical office building is home to Ortho Pros/Dental Pros. It is newly constructed and was recently completed in Spring, 2023. Other corporate neighbors in the master planned development include the University of Arizona, Geico, and a host of other world class institutions and firms.

The property is located in Tucson Marketplace just west of the “roundabout” and highly visible to everyone headed to Costco, the theaters, or other locations in this mixed use development.

Excellent signage opportunities abound.



SUBJECT

3777 E. Broadway, Suite 210, Tucson, Arizona, 85716 ~ Phone: (520) 620-1833 ~ Facsimile: (520) 620-1830

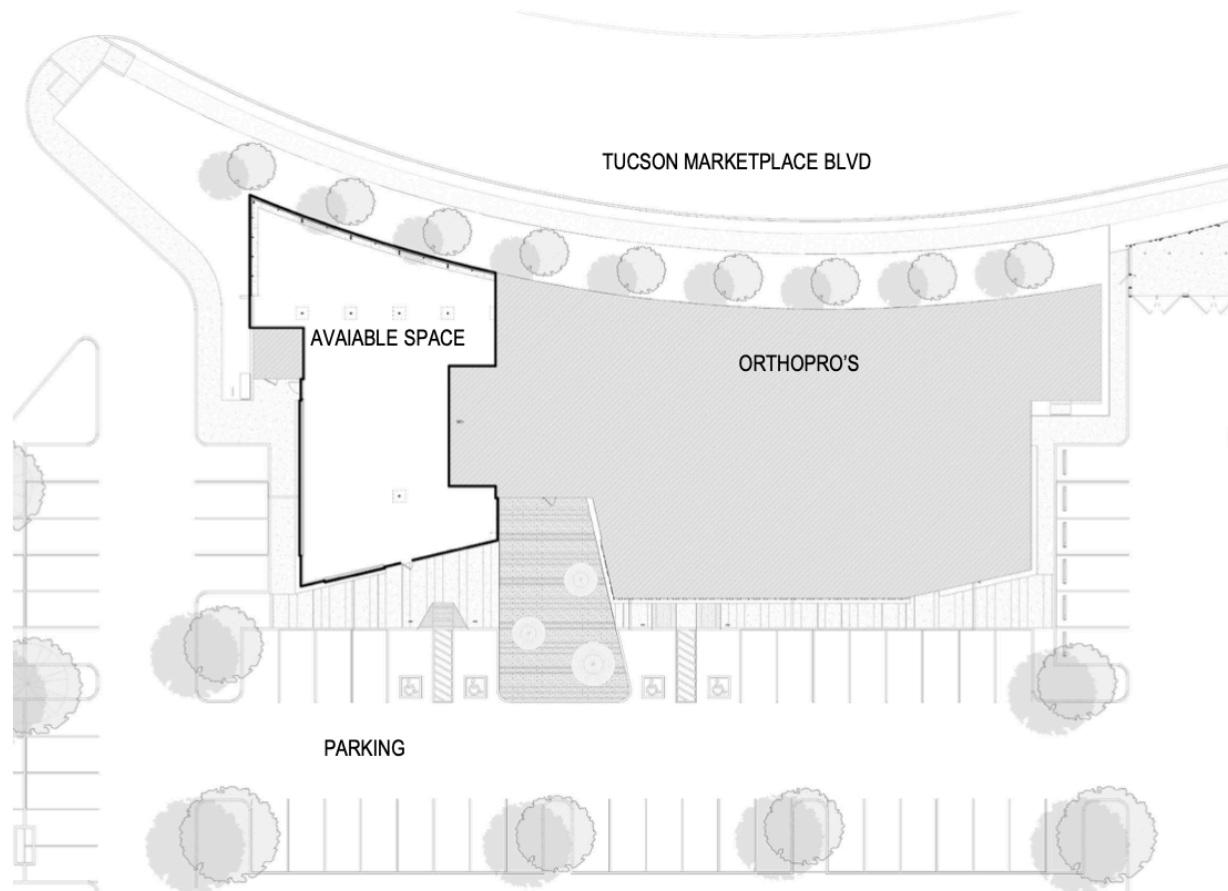
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FLOOR PLAN

(not to scale)

**1402 E TUCSON MARKETPLACE BLVD
TUCSON, AZ 85713**



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