

# **AVAILABLE FOR LEASE**

## **MEDICAL OFFICE BUILDING**

**395 N. Silverbell  
Tucson, AZ 85745**



**WWW.MARKIRVIN.COM**

**For more information please contact:**

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

**LEASE RATE:**

**\$28/SF/YR**

**LEASE TYPE:**

**Modified Gross  
(excluding Janitorial and Electric)**

**ZONING:**

**O-3 (City of Tucson)**

**TENANT IMPROVEMENTS: Negotiable**

**CURRENT AVAILABILITY:**

**Suite 255**

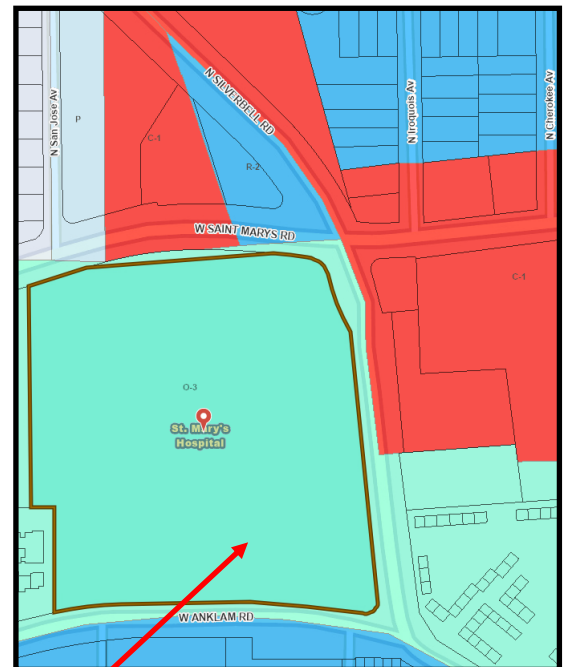
**± 5,387 RSF**

# **PROPERTY OVERVIEW**

**The recently acquired medical office building on the campus of St. Mary Hospital offers an ideal location for healthcare professionals seeking a prime space in a thriving medical community. Under new ownership, the property has been updated with modern amenities and is now available for leasing.**

**Whether you are looking to expand your practice or start a new one, this building provides a convenient, patient-friendly environment with easy access to the hospital's top-notch medical services. With flexible leasing options and competitive rates, this is an excellent opportunity for healthcare providers looking to establish themselves in a high-demand area.**

**Contact us today to learn more about available spaces and how this location can support the growth of your practice.**



**SUBJECT**



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

**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.**

