



WWW.MARKIRVIN.COM

For more information please contact:

Christopher Irvin
(520) 990-2717 (mobile)
(520) 620-1833 (office)
christopher@markirvin.com

Mark Irvin CCIM, SIOR
(520) 620-1833
mark@markirvin.com

3777 E. Broadway Blvd Suite 210
Tucson, Arizona 85716

AVAILABLE FOR LEASE

MEDICAL OFFICE BUILDING

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



LEASE RATE:

\$28/SF/YR

LEASE TYPE:

Modified Gross
(excluding janitorial and Electric)

ZONING:

0-3 (City of Tucson)

TENANT IMPROVEMENTS: Negotiable

CURRENT AVAILABILITY:

Suite 245
Suite 255
Suite 265
Suite 315

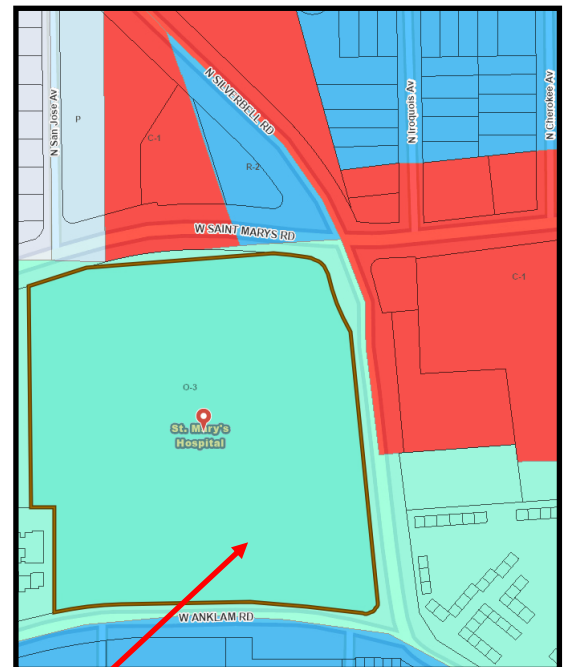
± 3,132 RSF
± 5,387 RSF
± 3,007 RSF
± 8,023 RSF

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.



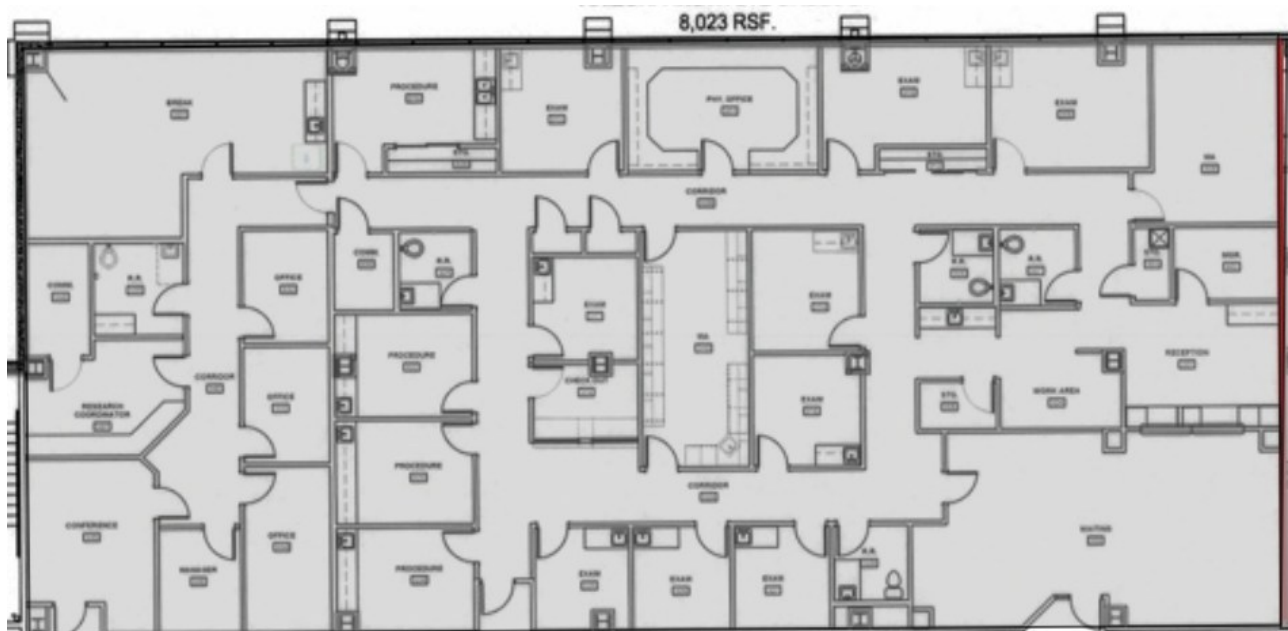
SUBJECT



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.

FLOOR PLANS



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