

OFFICE BUILDING

4801 E. BROADWAY BLVD | TUCSON, AZ 85711



OFFICE SPACE FOR LEASE



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com
Owner/Agent

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Elaina Elliott
Leasing Associate
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Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.

AVAILABILITY

Suite	Size (SF):	Floor:
161	±7,120 RSF	1st
161A	±3,890 RSF	1st
161B	±3,230 RSF	1st
200	±13,808 RSF	2nd

Lease Rate: \$22.00 PSF, Full Service with Janitorial

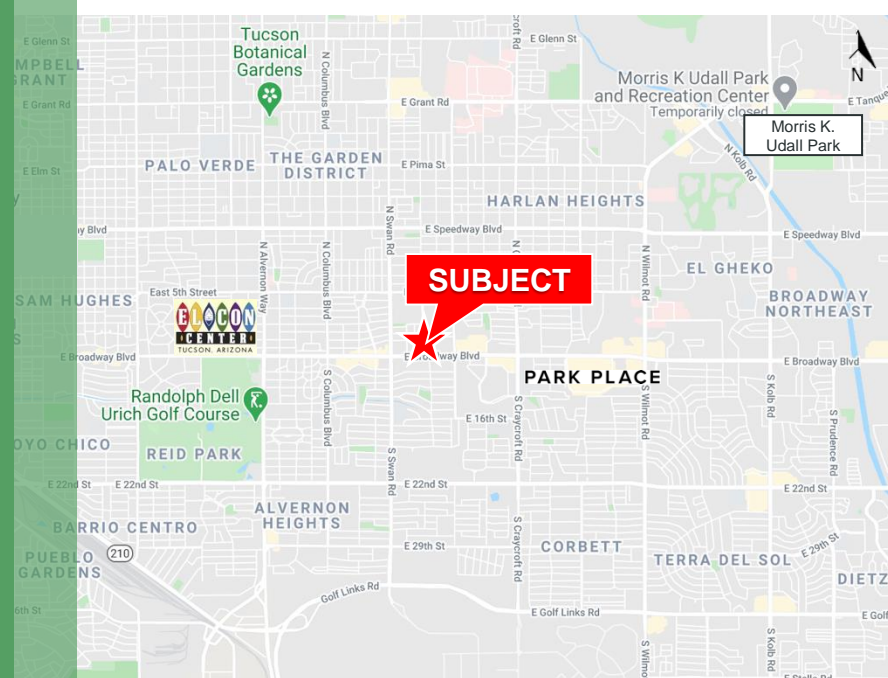
PROPERTY FEATURES

Parking: 6/1,000 SF

Zoning: C-3

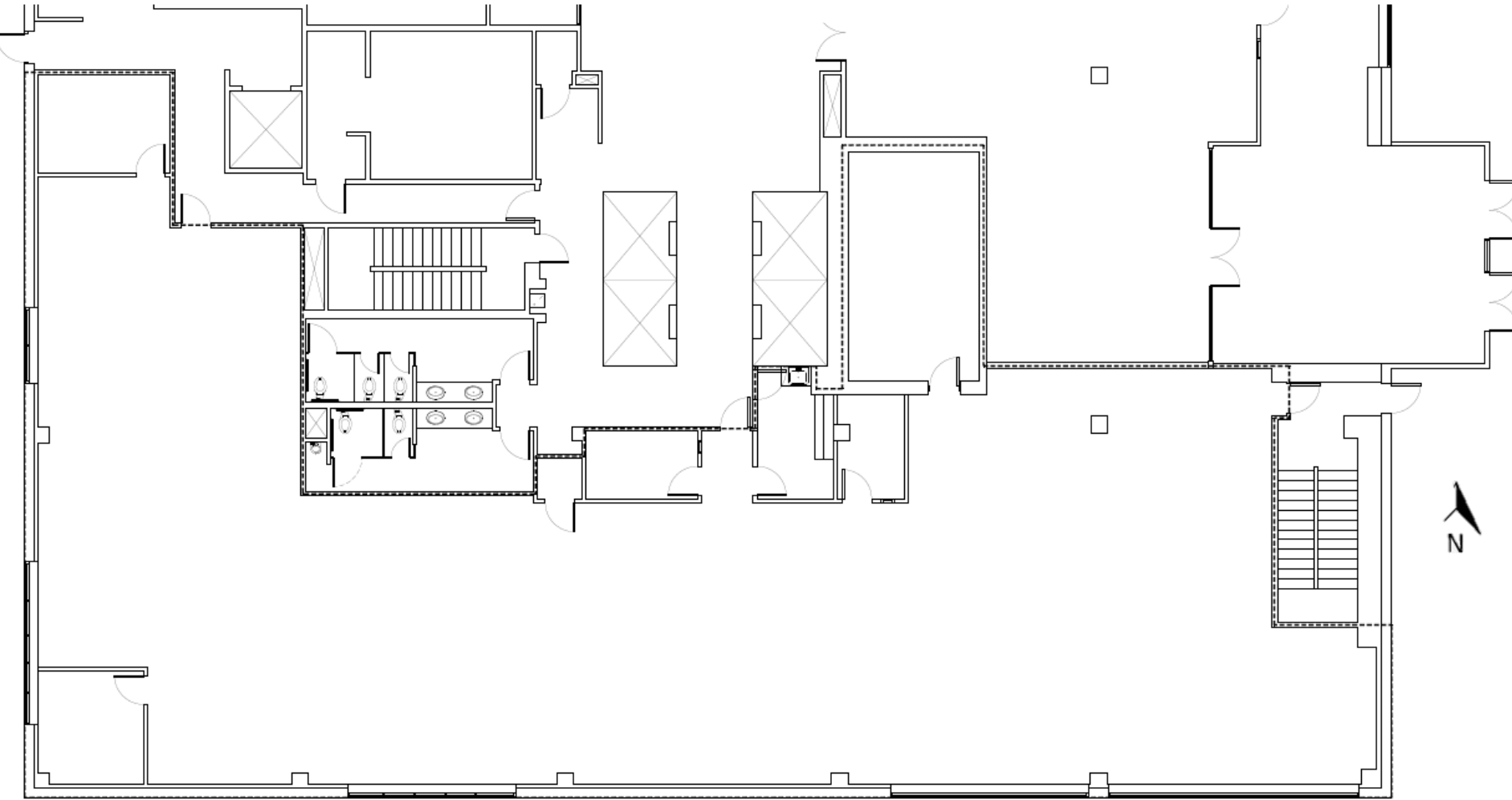
PROPERTY HIGHLIGHTS

- Landmark Class A building
- Great visibility
- Premier center
- Great signage
- Building security
- Stunning view of city and mountains
- High traffic volume
- Full service lease



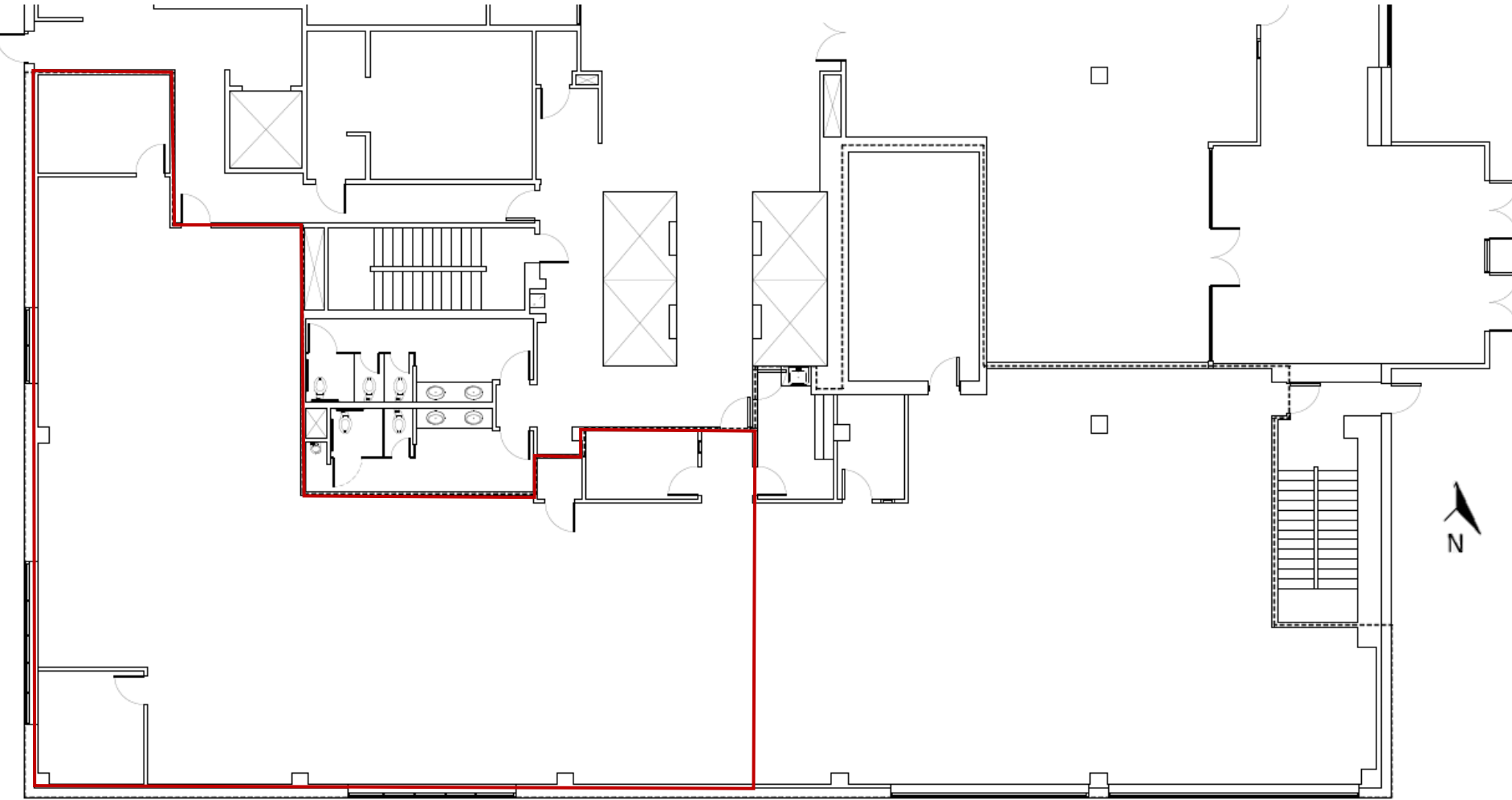
FLOOR PLAN

Suite 161
Main Floor - ±7,120 SF



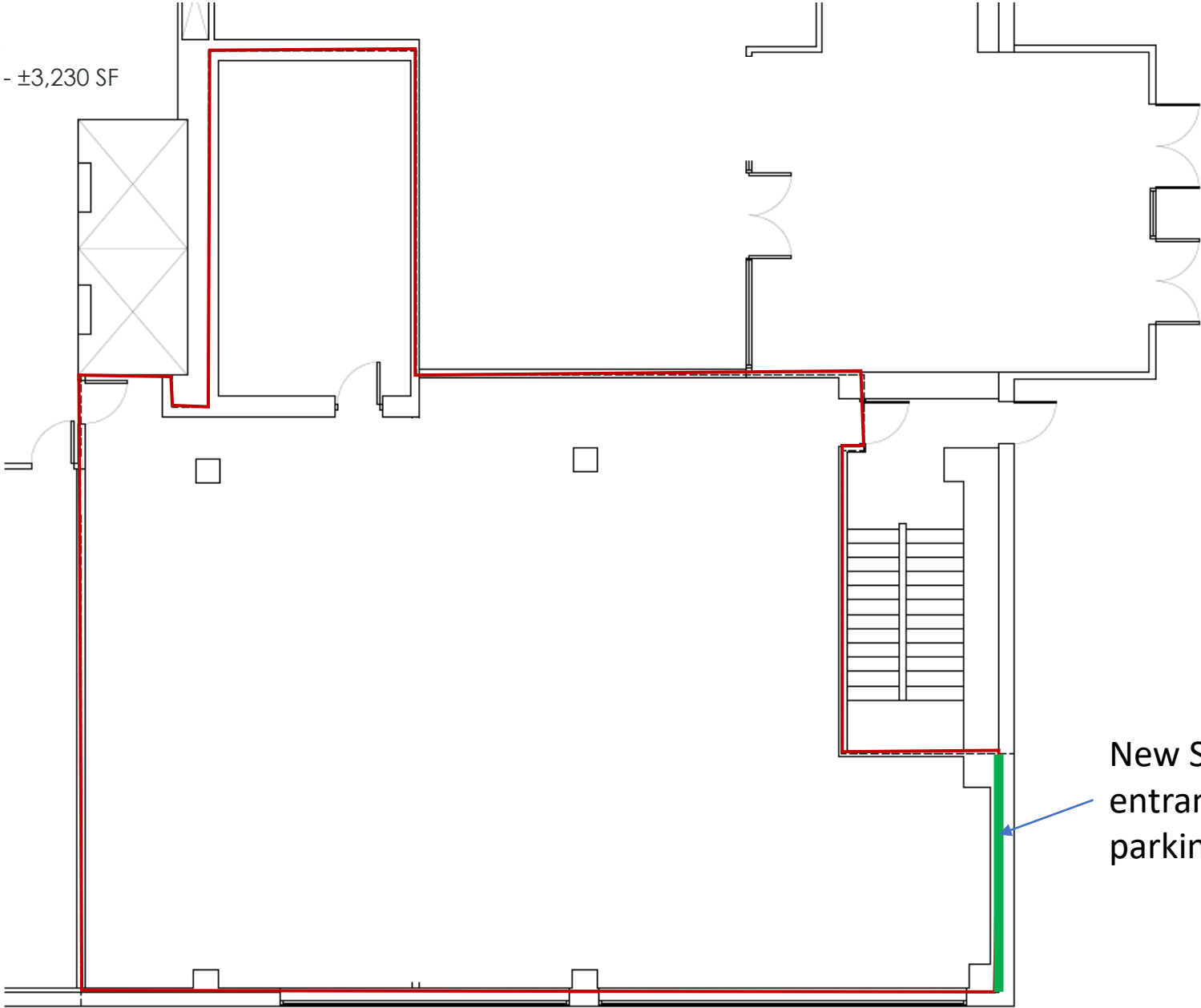
FLOOR PLAN

Suite 161 A
Main Floor - ±3,890 SF



FLOOR PLAN

Suite 161 B
Main Floor - ±3,230 SF



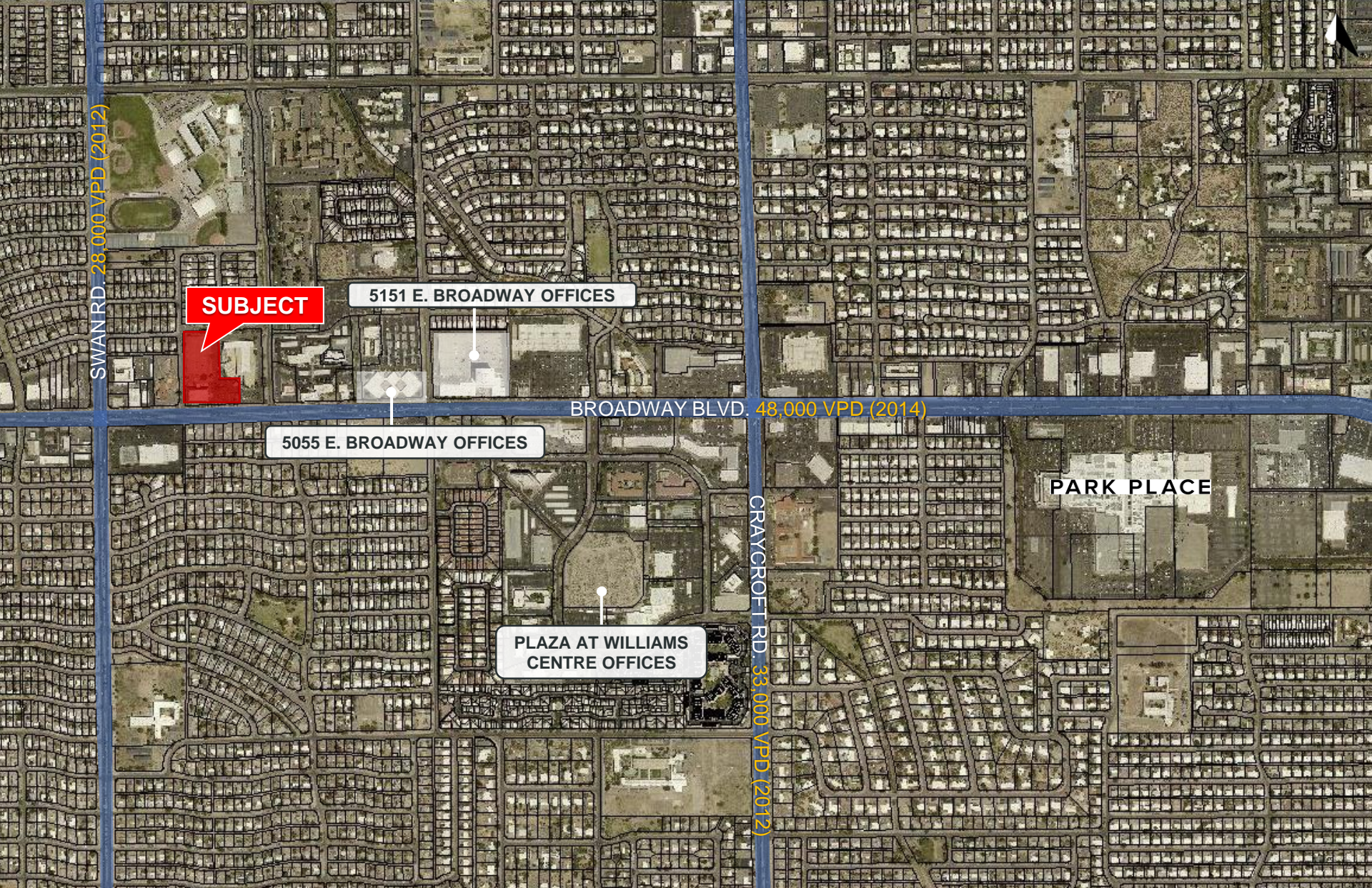
New Storefront
entrance from
parking lot



FLOOR PLAN

Suite 201 Main Floor - ±13,808 RSF (Divisible)





SUBJECT

5151 E. BROADWAY OFFICES

5055 E. BROADWAY OFFICES

**PLAZA AT WILLIAMS
CENTRE OFFICES**

PARK PLACE

SWAN RD 28,000 VPD (2012)

BROADWAY BLVD. 48,000 VPD (2014)

CRAYCROFT RD 33,000 VPD (2012)



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