

# Free-Standing Office/Medical Building For Lease *4485 S. I-19 Frontage Road, Green Valley, AZ*



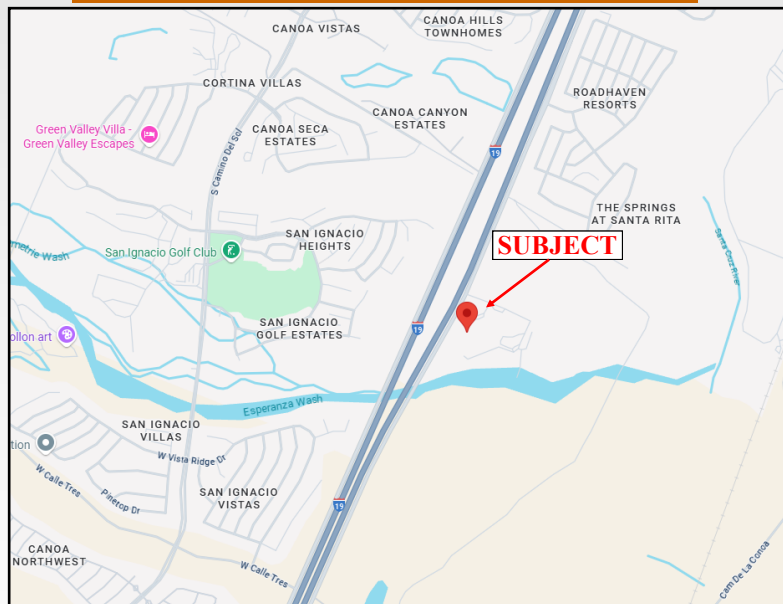
## Lease Information

- **Availability:** 8,176 SF
- **Lease Rate:** \$19.00 - \$24.00/SF
- **Lease Type:** Triple Net (NNN)
- **Zoning:** CB-2, Pima County

### Comments:

- Adjacent to Santa Cruz Valley Regional Hospital, located directly off I-19.
- Fully furnished, turn-key medical office.
- Shares reception with Pima Pain Center, for easy referrals of business.
- The property is strategically located with direct access to Interstate 19, making it easy for patients to reach.
- The building is fully equipped to handle robust infrastructure requirements of office/medical users. This reduces expensive build-out costs.
- The property known as Santa Cruz Hospital Medical Offices is an established medical/office complex with multiple healthcare and office tenants, which provides a ton of opportunity to share referrals.

## Location Map



*Exclusively Represented by:*

**Cameron Casey**

(c) 520-235-3603

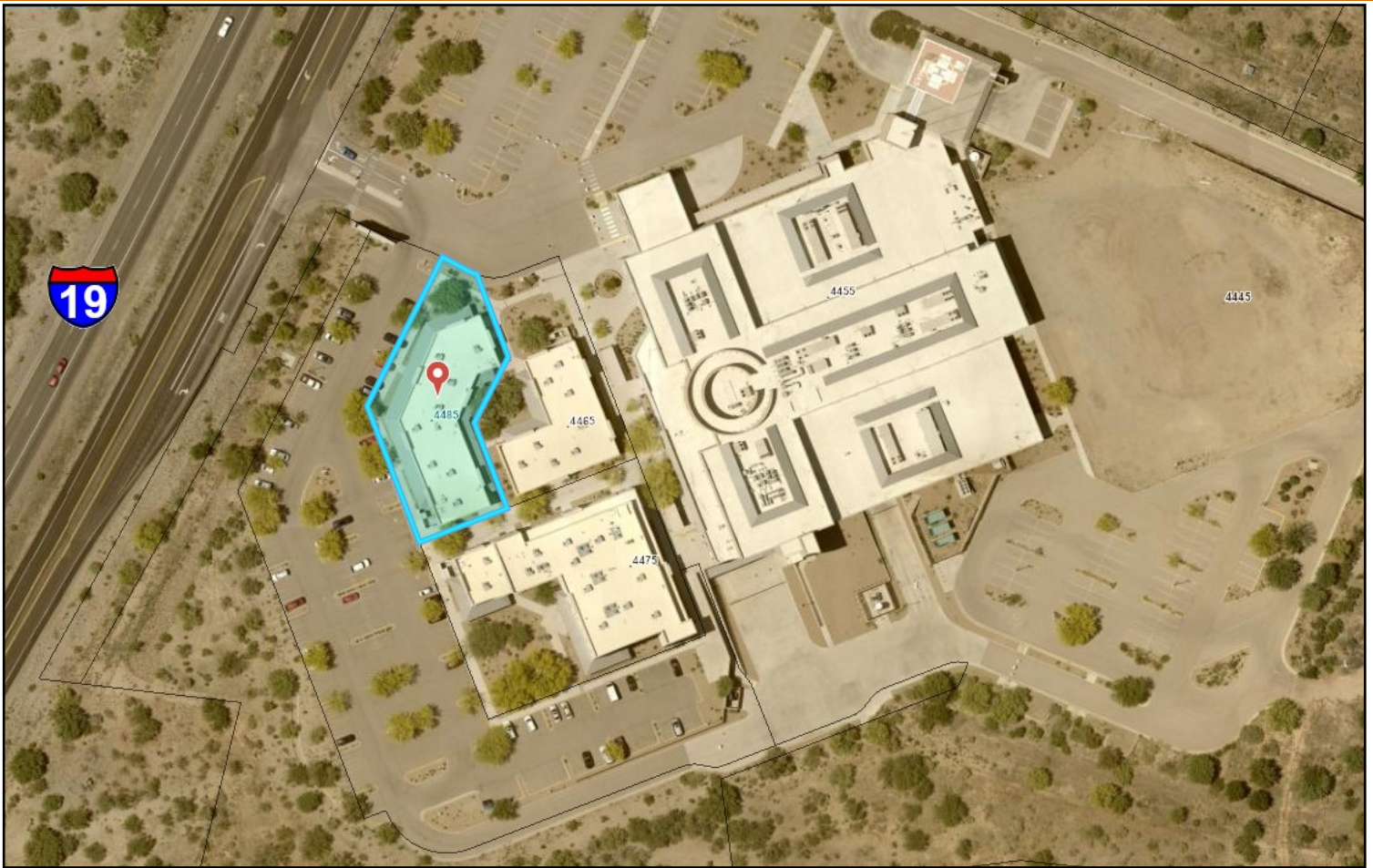
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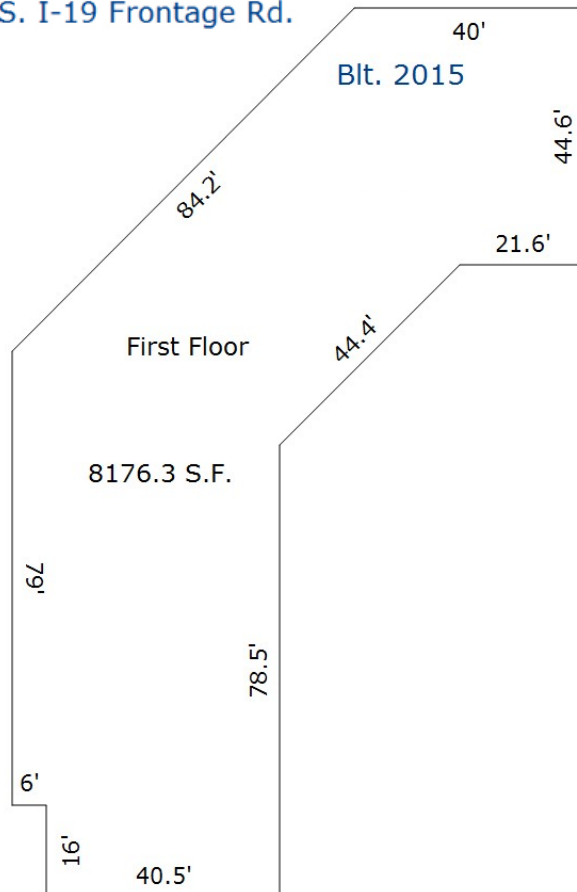


# Aerial



# Floor Plan

4485 S. I-19 Frontage Rd.



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