

6296 E GRANT RD

WILMOT PROFESSIONAL PLAZA | TUCSON AZ 85712



FOR SUBLEASE

±4,910 SF MEDICAL OFFICE | SUITE 140

CBRE

PROPERTY OVERVIEW



SUBLEASE

The asking sublease rate for this property is **\$18.00 per SF MG.**



LOCATION

Located in the **WILMOT PROFESSIONAL PLAZA**, a well-situated commercial medical office complex with excellent parking (including covered) and proximity to retail amenities and major hospital facilities.



TURN-KEY

This beautiful office sublease is fully equipped and move-in ready, adding immediate value for a tenant to transition seamlessly and deliver results quickly.



VISIBILITY

Easily accessed and highly visible from **N WILMOT RD**, this location offers building signage that will create positive first impressions and clearly mark tenant's business.



FLOOR PLAN

1

EXAMINATION ROOMS

The twelve private examinations rooms are equipped with sinks and meet strict ADA requirements for wheelchair accessibility.

2

STAFF AREAS

With six private offices, semi-private office, large open office, multiple-seat reception desk, and a breakroom this office provides ample space for staff.

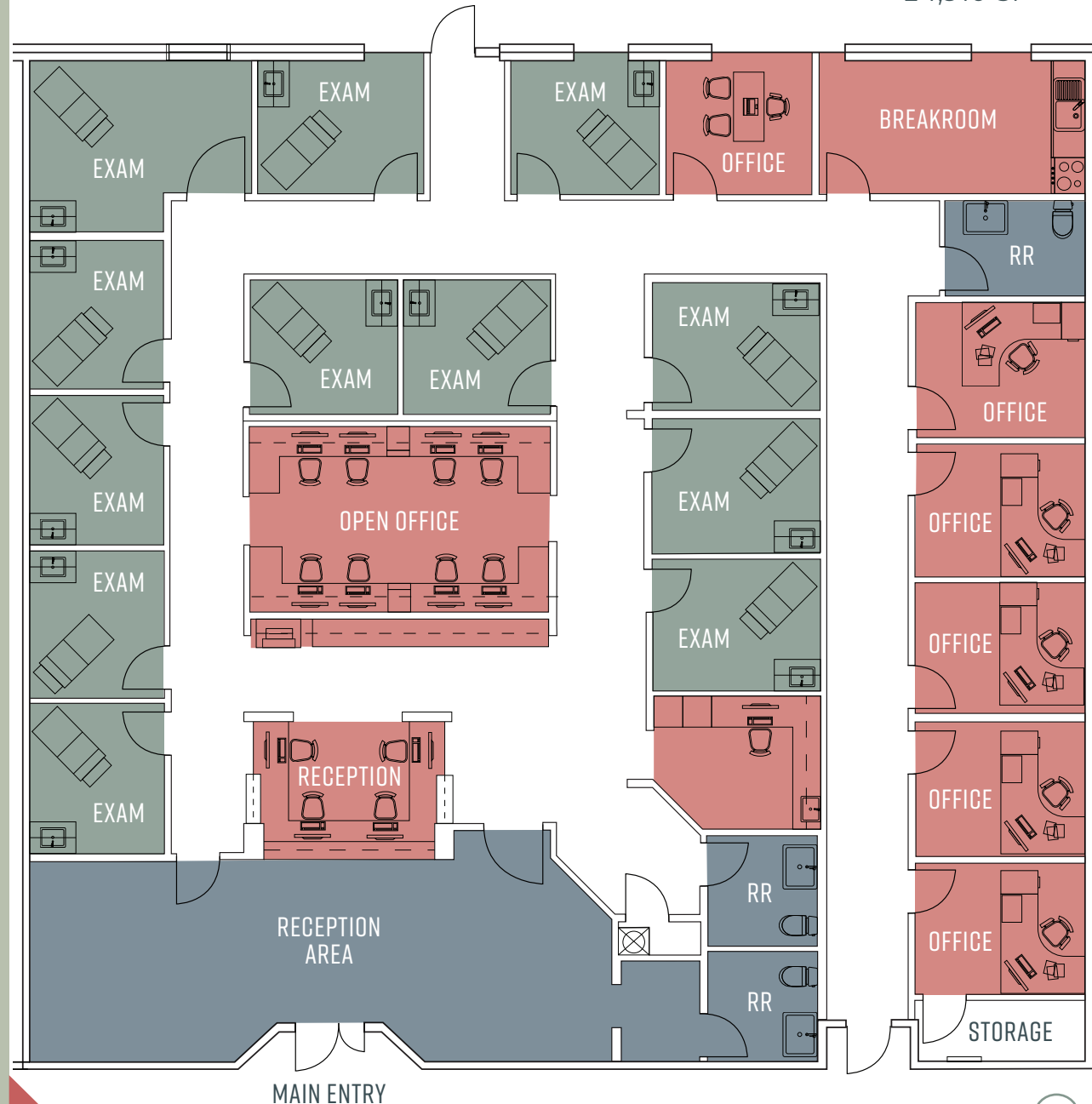
3

PUBLIC AREAS

Visitors and patients are greeted by a generous reception area, and have access to three ADA unisex restrooms.

SUITE 140

±4,910 SF



Not to Scale
Subject to Change

PHOTOS



AERIAL



AREA AMENITIES

WITHIN 2.5-MILE RADIUS



HOSPITALS

3



COFFEE

20



GROCERY

11



BIG BOX | MAJOR

6



HOTELS

12



RESTAURANTS

109



CONVENIENCE^[1]

27



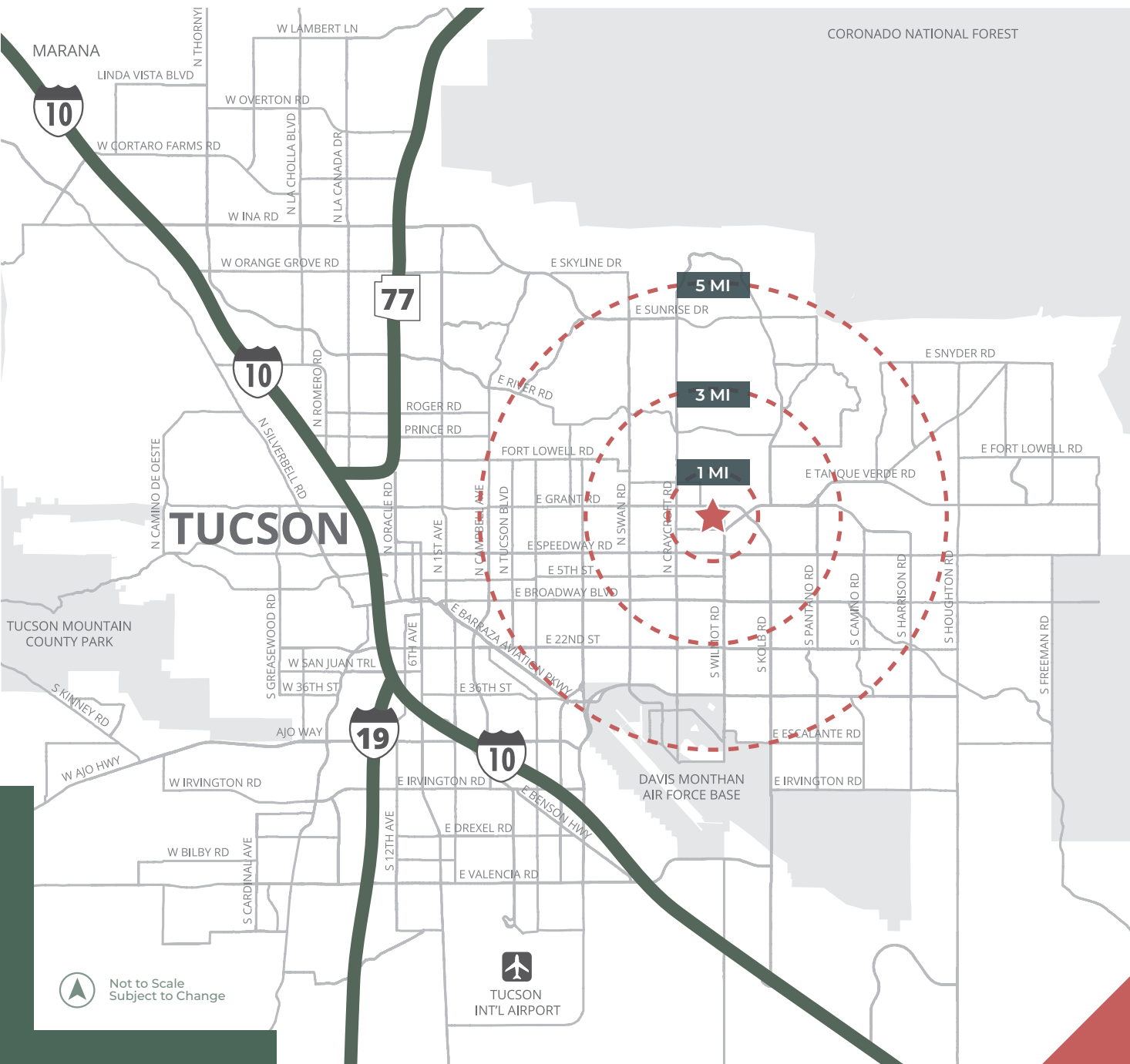
GYMS

11

[1] includes Drug Stores/Pharmacies



LOCATION



POPULATION



1 MILE
11,893



3 MILES
97,709



5 MILES
252,219

OF HOUSEHOLDS



1 MILE
6,295



3 MILES
49,135



5 MILES
120,895

OF BUSINESSES



1 MILE
1,094



3 MILES
5,300



5 MILES
9,690

Not to Scale
Subject to Change



SOURCE: ESRI, 2025 DATA



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