



Built-out professional office in well-maintained condominium project

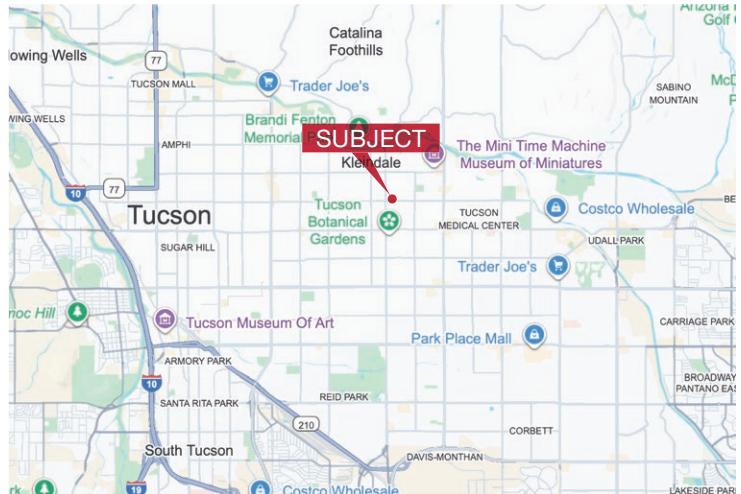
**4007 E Paradise Falls Dr  
Suite 212  
Tucson, AZ 85712**

### Property Features

- Built-out Professional Office/Medical Office
- Quality interior & exterior finishes
- Lobby, kitchenette, 5 offices, open area

### Site Features

- On-site covered and surface parking
- Near many amenities along River/Campbell corridor
- Excellent Demographics and high traffic area



#### PROPERTY INFO

<b>Suite Size:</b>	2,011 SF
<b>Lease:</b>	\$25 PSF, FSG
<b>Zoning:</b>	C-1
<b>Building SF:</b>	14,205 SF
<b>Parcel #s</b>	110-03-5820, 110-03-5830

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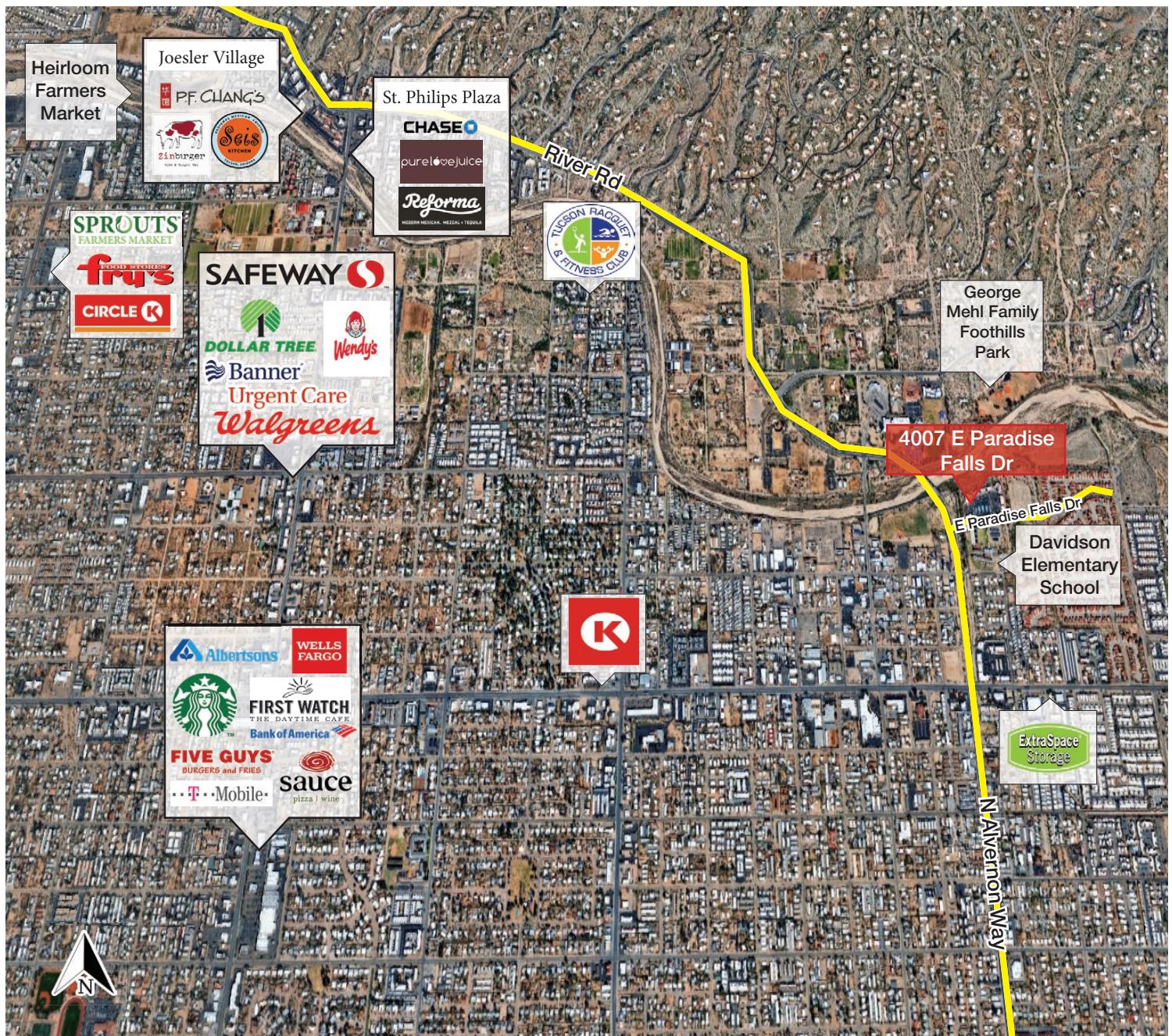
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### Demographics

1 Mile      2 Miles      3 Miles

Median Age:	41.0	41.7	40.0
Population:	9,923	91,131	245,993
Average HH Income:	\$74,614	\$88,294	\$92,107

### Traffic Counts

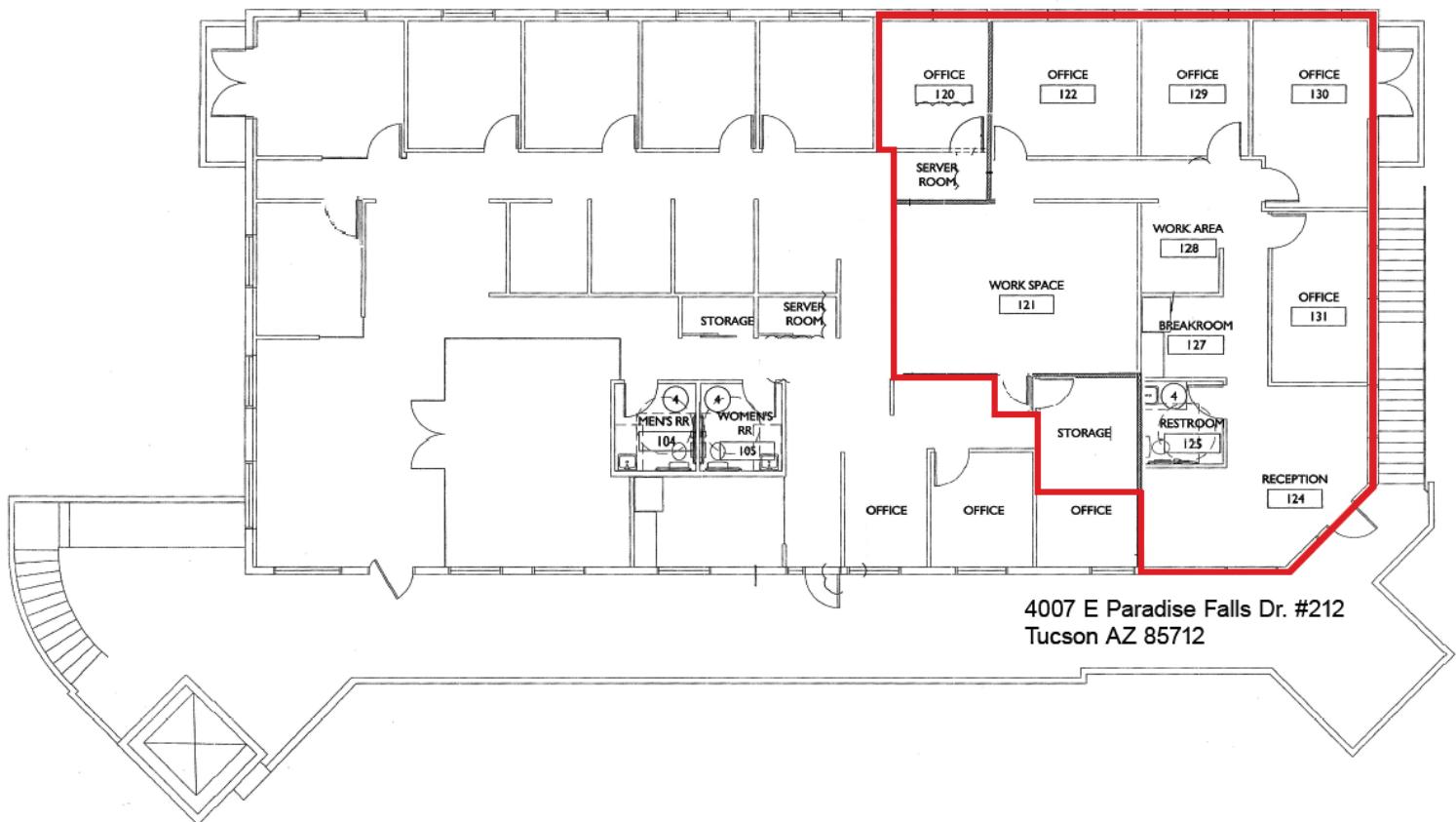
VPD

N Alvernon Way      21,469

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