

# Office/Retail for Lease

## *4625 E. Broadway Blvd., Tucson, AZ*



### Lease Information

- **Space Available:**
  - Suite 203** - 1,300 SF - \$1,450.00 per month
  - Suite 206** - 256 SF - \$640.00 per month
  - Suite 207** - 256 SF - \$640.00 per month
  - Suite 210** - 240 SF - \$600.00 per month
  - Suite 214/216** - 720 SF - \$1,250.00 per month
  - Suite 225** - 150 SF - \$563.00 per month
- **Zoning:** C-2, City of Tucson
- **Comments:**
  - Highly visible Broadway frontage.
  - Rent Negotiable for longer term leases.
  - Multiple suite layouts available.
  - In the heart of the financial district.

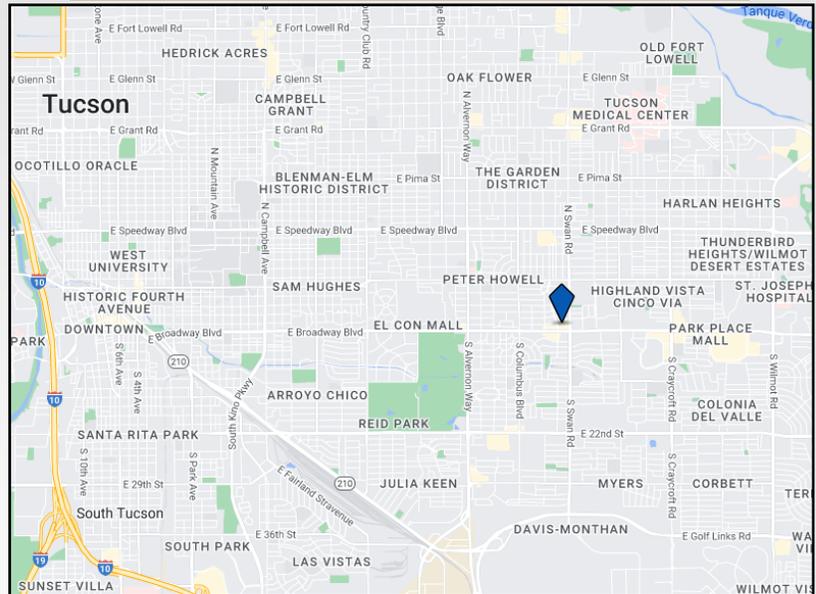
#### Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	57,755	274,987	670,634
Average HH Income:	\$55,472	\$61,198	\$70,035

#### Traffic Counts

E. Broadway Blvd.: 50,494 VPD

### Location Map



*Exclusively Represented by:*

**Cameron Casey**

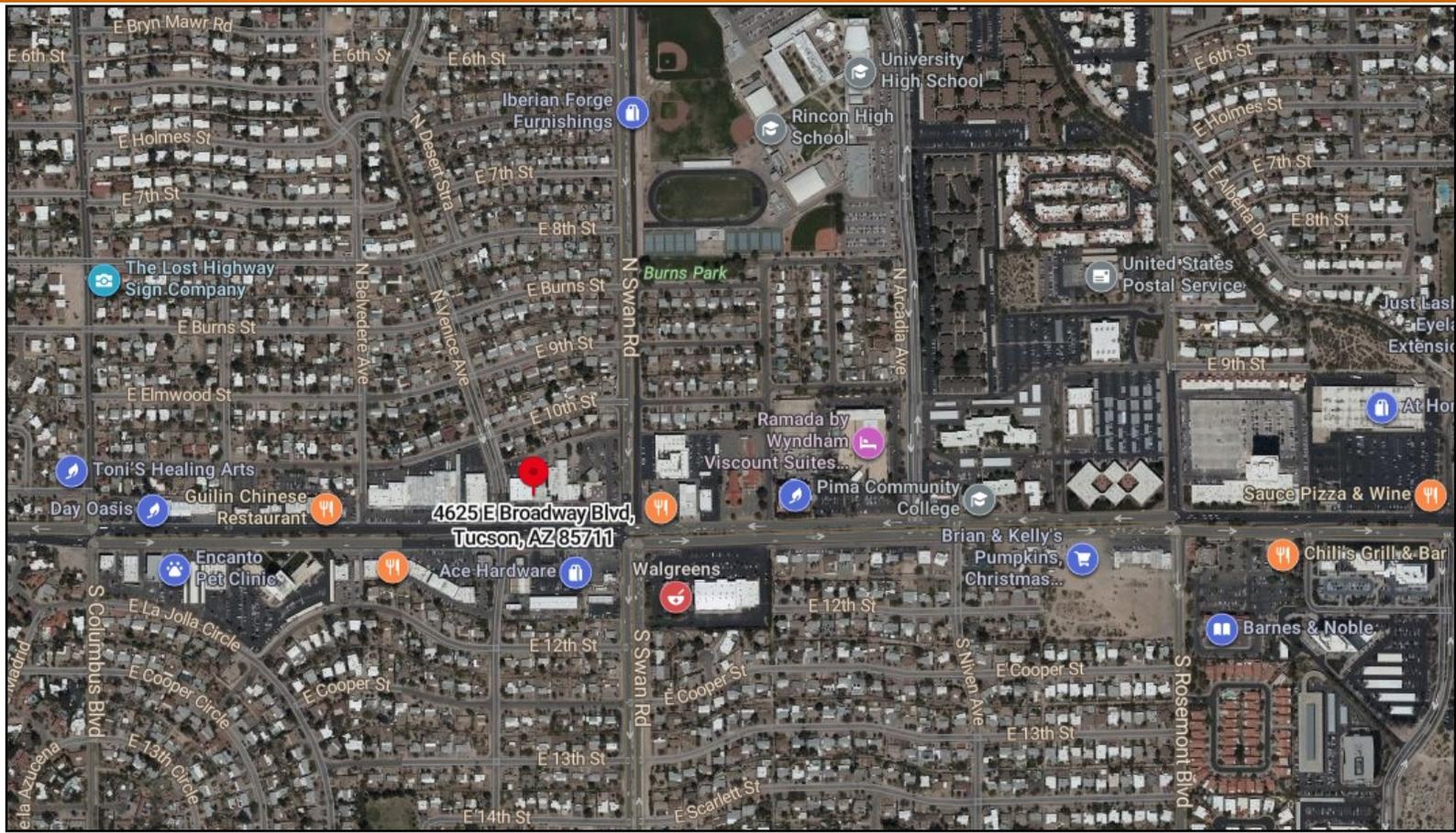
(c) 520-235-3603

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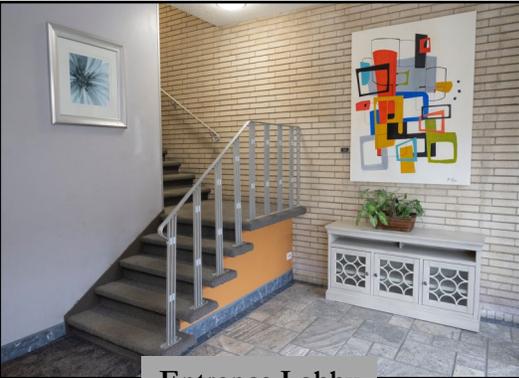


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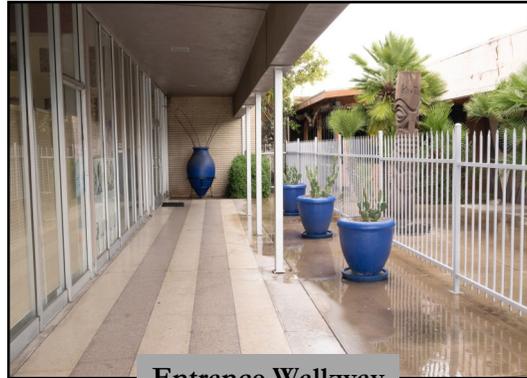
# Aerial



# Photos



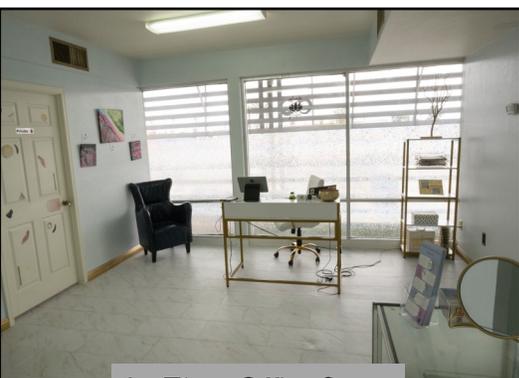
Entrance Lobby



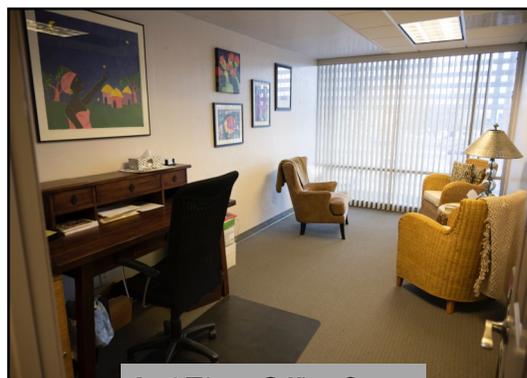
Entrance Walkway



2nd Floor Hallway



1st Floor Office Space



2nd Floor Office Space



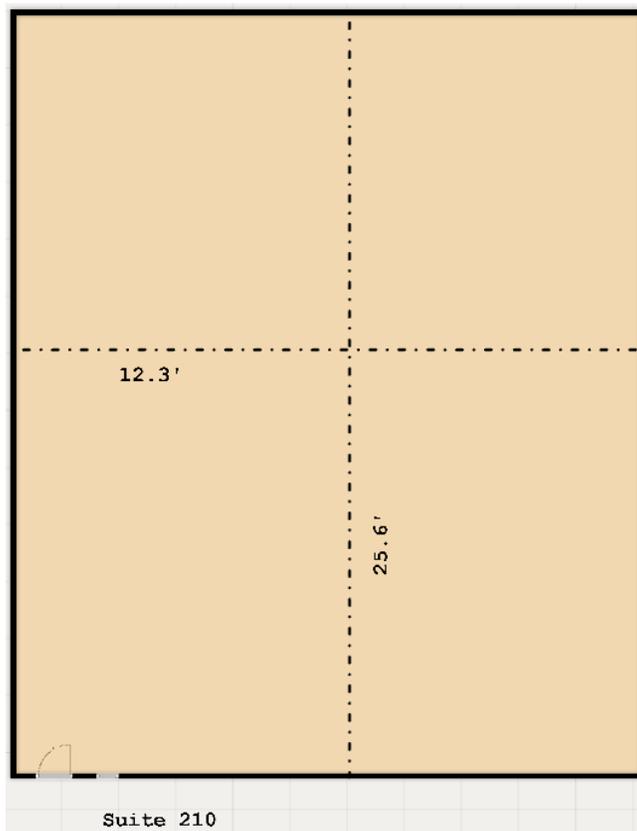
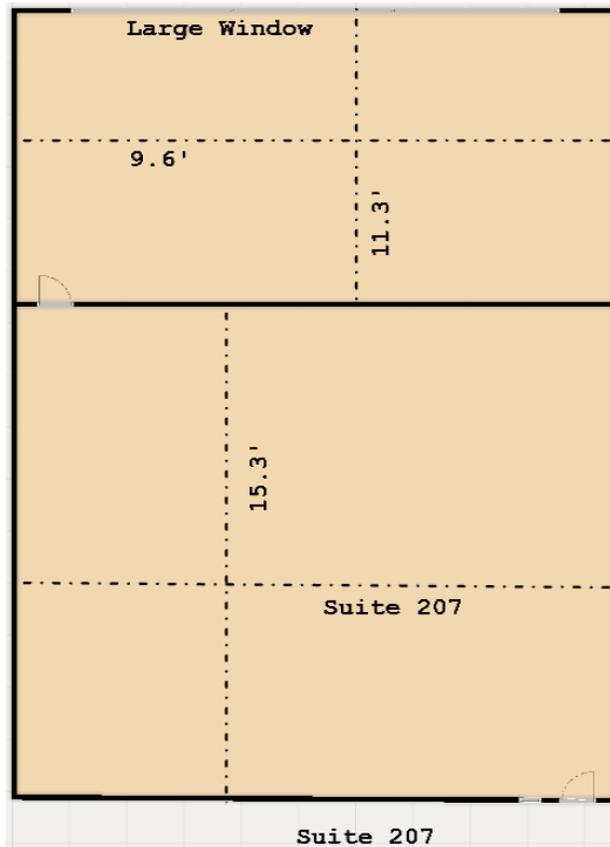
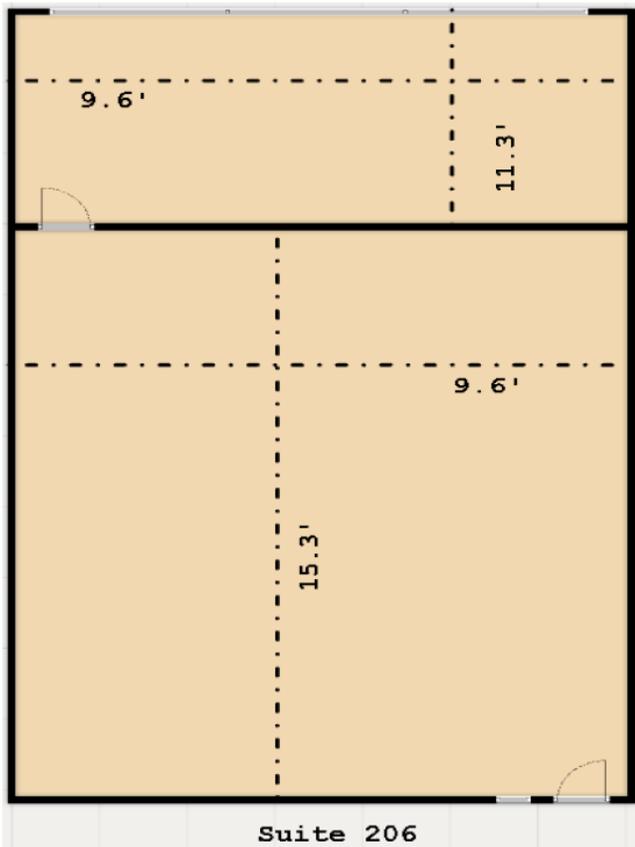
Barber Suite

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The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Floor Plans



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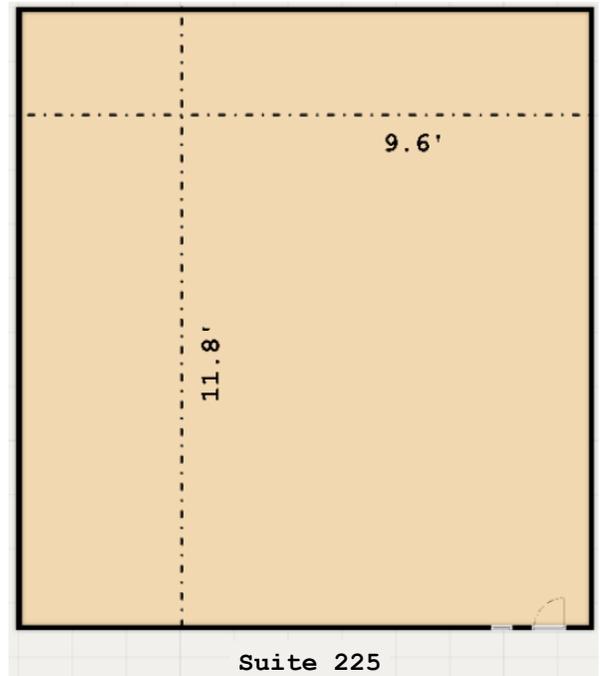
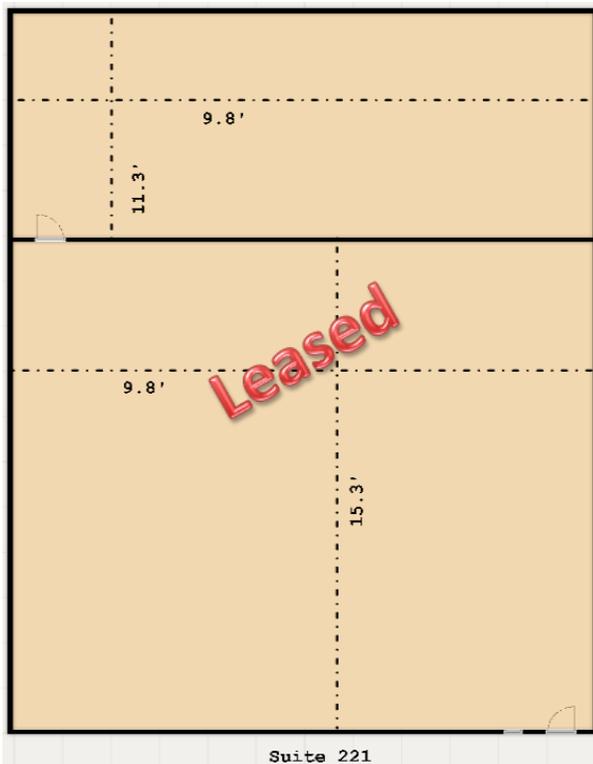
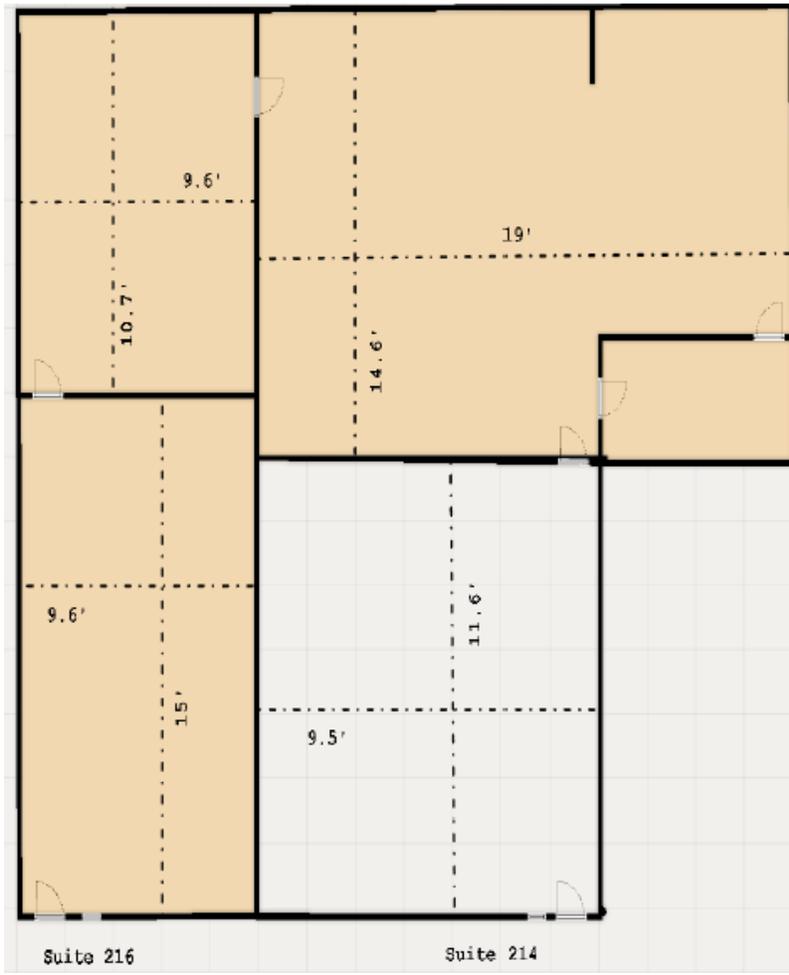
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# Floor Plans Cont.



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