

# NORTH FIRST MEDICAL PLAZA | 4701-4749 N. 1<sup>st</sup> Ave | TUCSON, AZ 85718



## MEDICAL/DENTAL OFFICE SPACE FOR LEASE



6298 E. Grant Rd., Suite #100  
Tucson, AZ 85712  
P: 520.296.0200 / F: 520.296.1571  
[www.larsenbaker.com](http://www.larsenbaker.com)

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George C. Larsen – Designated Broker

# AVAILABILITY

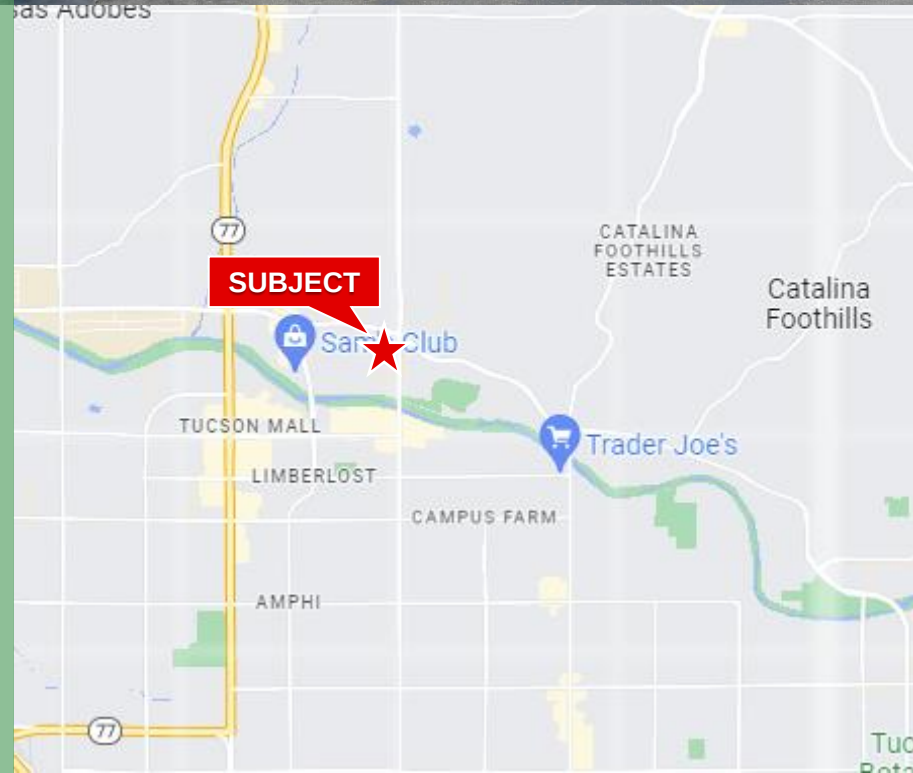
|                      |                             |
|----------------------|-----------------------------|
| <b>Office Space:</b> | 4701 - 1,972 SF             |
|                      | 4703 - 2,584 SF             |
|                      | 4723 - 1,232 SF             |
|                      | 4731 - 889 SF               |
|                      | 4741 - 491 SF               |
| <b>Lease Rate:</b>   | \$15.00 - \$17.00 / SF / YR |
| <b>Lease Type:</b>   | Modified Gross              |

# PROPERTY FEATURES

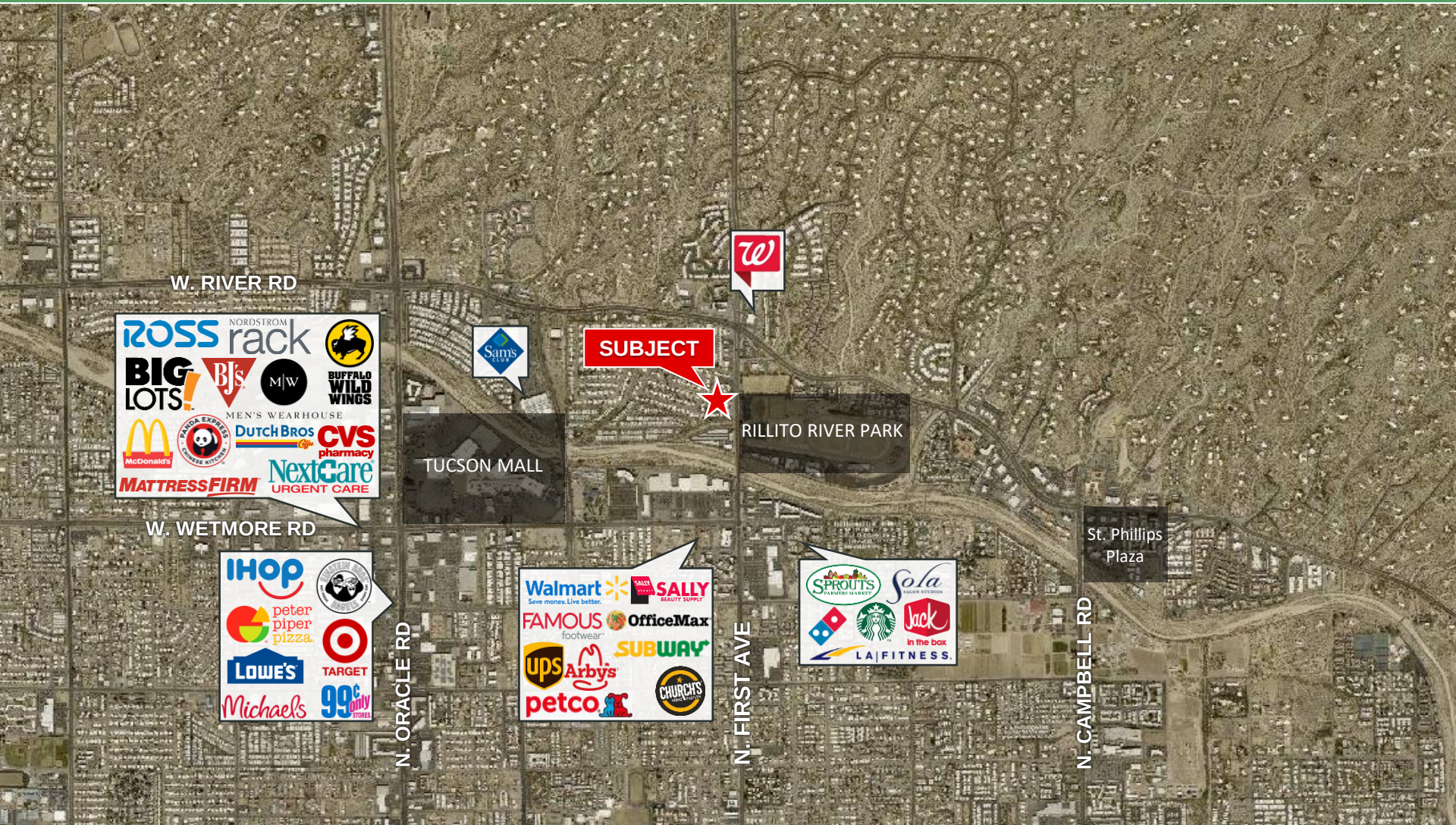
**Zoning:** TR - Pima County

# PROPERTY HIGHLIGHTS

- Built out for Dental or Medical with efficient floor plan
- Easy ingress & egress
- Located in North First Medical Plaza with 1<sup>st</sup> Ave exposure
- Ample parking
- Across from Rillito and near major retail including Tucson Mall, Sam's Club, Wal-Mart, LA Fitness and more
- Great office location



# TRADE MAP



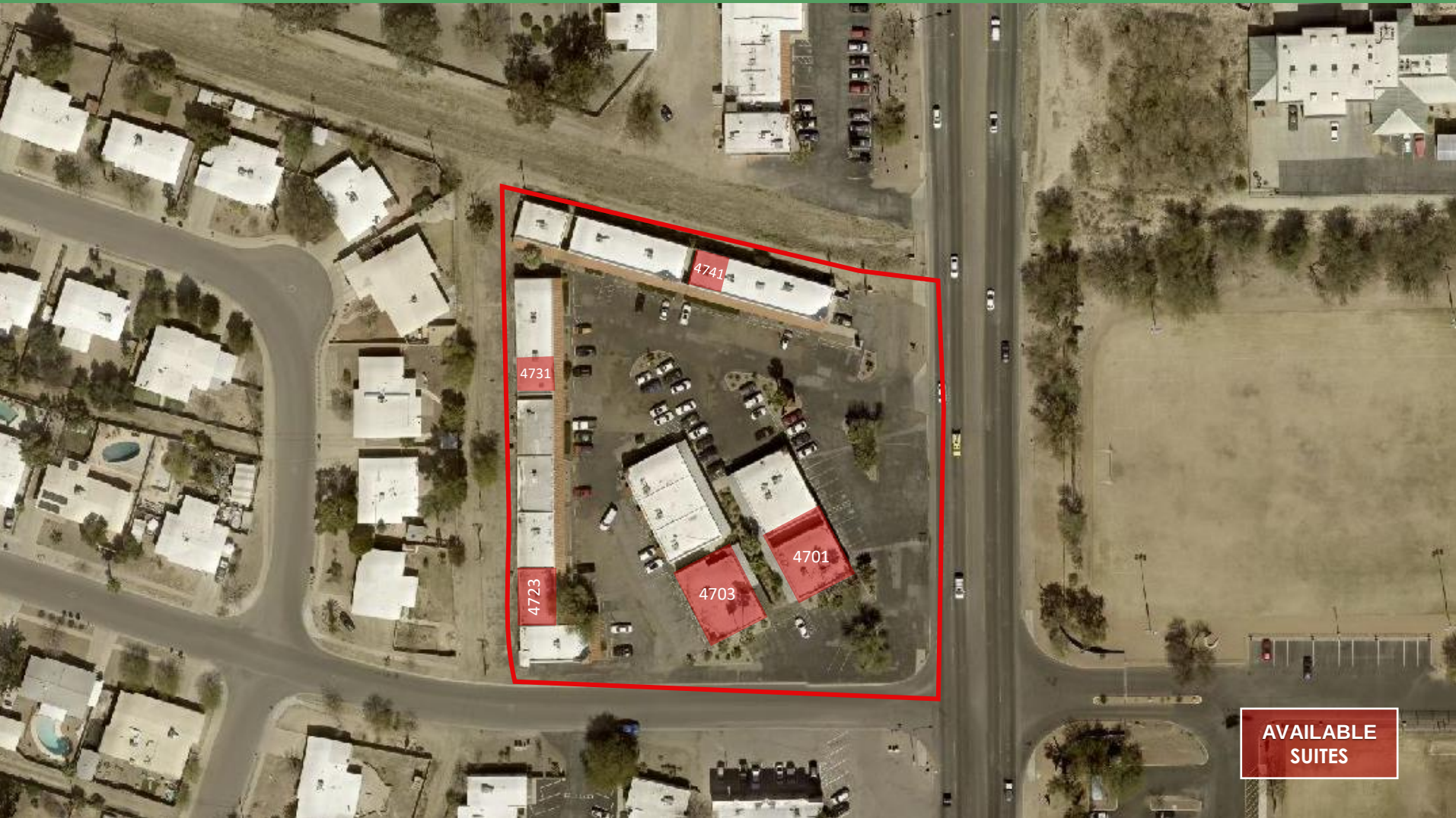
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# AERIAL MAP



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