



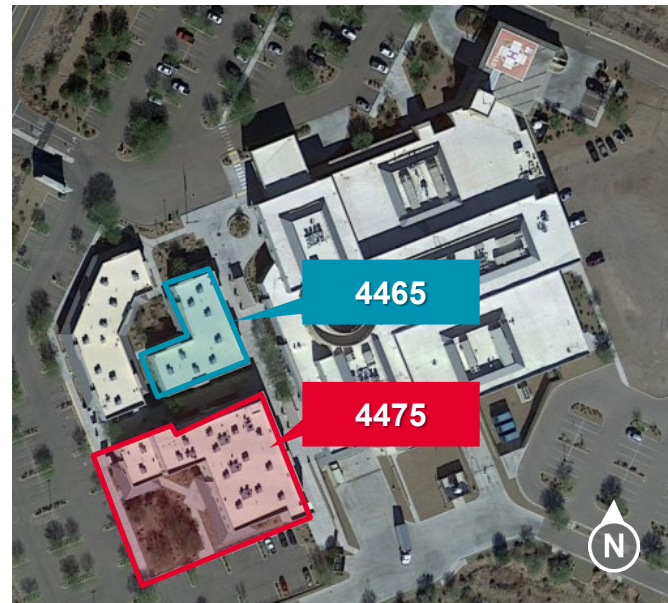
Santa Cruz Hospital Medical Offices – Green Valley
Adjacent to Santa Cruz Valley Regional Hospital, Located Directly off I-19
Lease Rate: \$25.00 SF NNN

4475 S I-19 Frontage Rd

Suite	RSF	Improvements
101 Available 03/01/23	1,826	*Turnkey
235	1,883	*Turnkey
255	5,297	*Turnkey
135	3,825	Shell
		*See plan

4465 S I-19 Frontage Rd

Suite	RSF	Improvements
100	6,787	Shell (entire bldg)

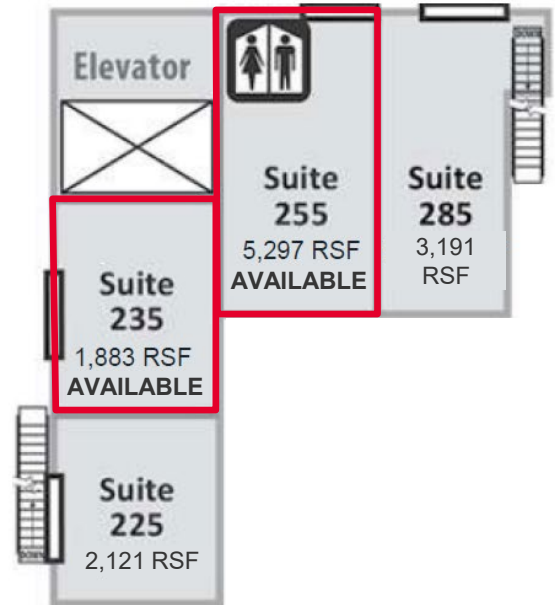
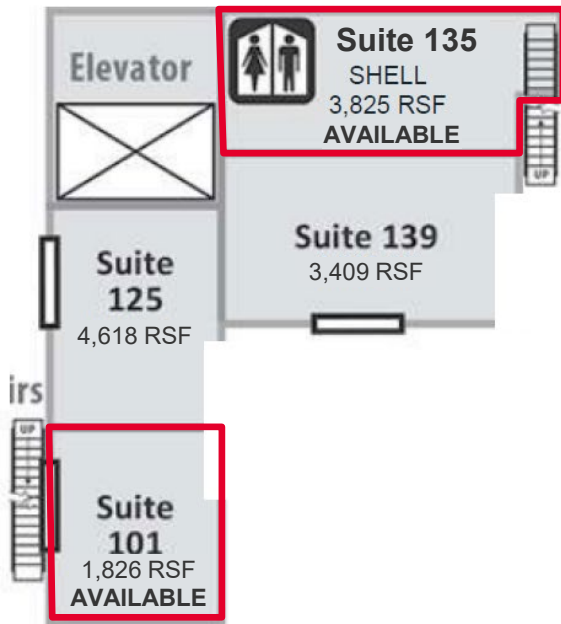


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4475 – 2 Story Floor Plan & Tenants

MEDICAL OFFICES



Suite	Tenant	SF
101 <i>*Plan on Page 3</i>	Available 03/01/23	1,826
125	Pima Heart & Vascular	4,618
135	Available	3,825 - Shell
139	United Community Health Center	3,409

Suite	Tenant	SF
225	Sonoran Foot and Ankle	2,121
235 <i>*Plan on Page 4</i>	Available	1,883
255 <i>*Plan on Page 4</i>	Available	5,297
285	Valley ENT	3,191

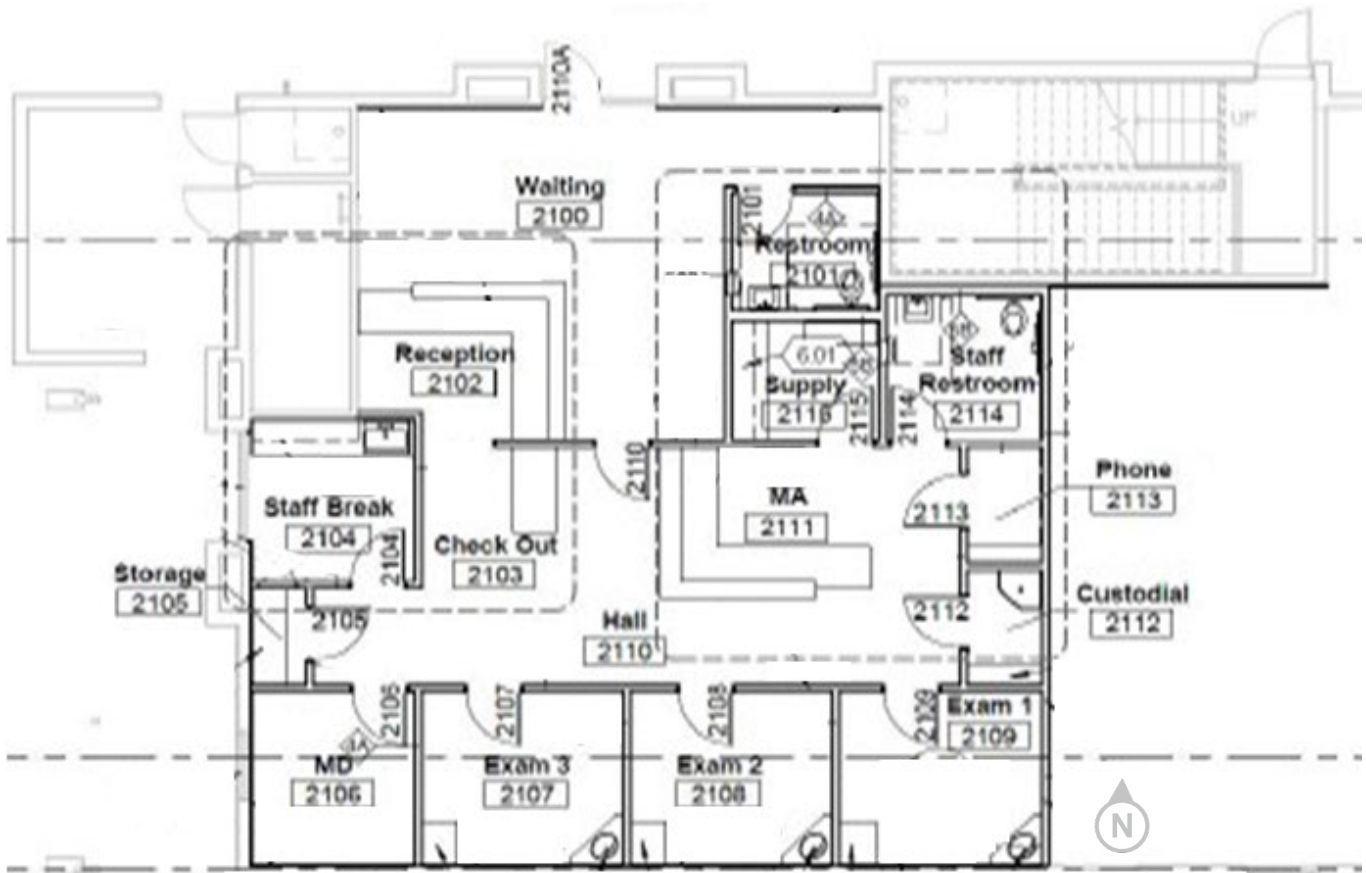
Address	Tenant	SF
4465 <i>*Plan on Page 5</i>	Available	6,787 SF - Shell

Floor Plan

Suite 101- 1,826 SF (Available 03/01/23)

3 exam rooms, reception and waiting area, M.A. Station, physician's office, Break room and 2 restrooms

MEDICAL OFFICES



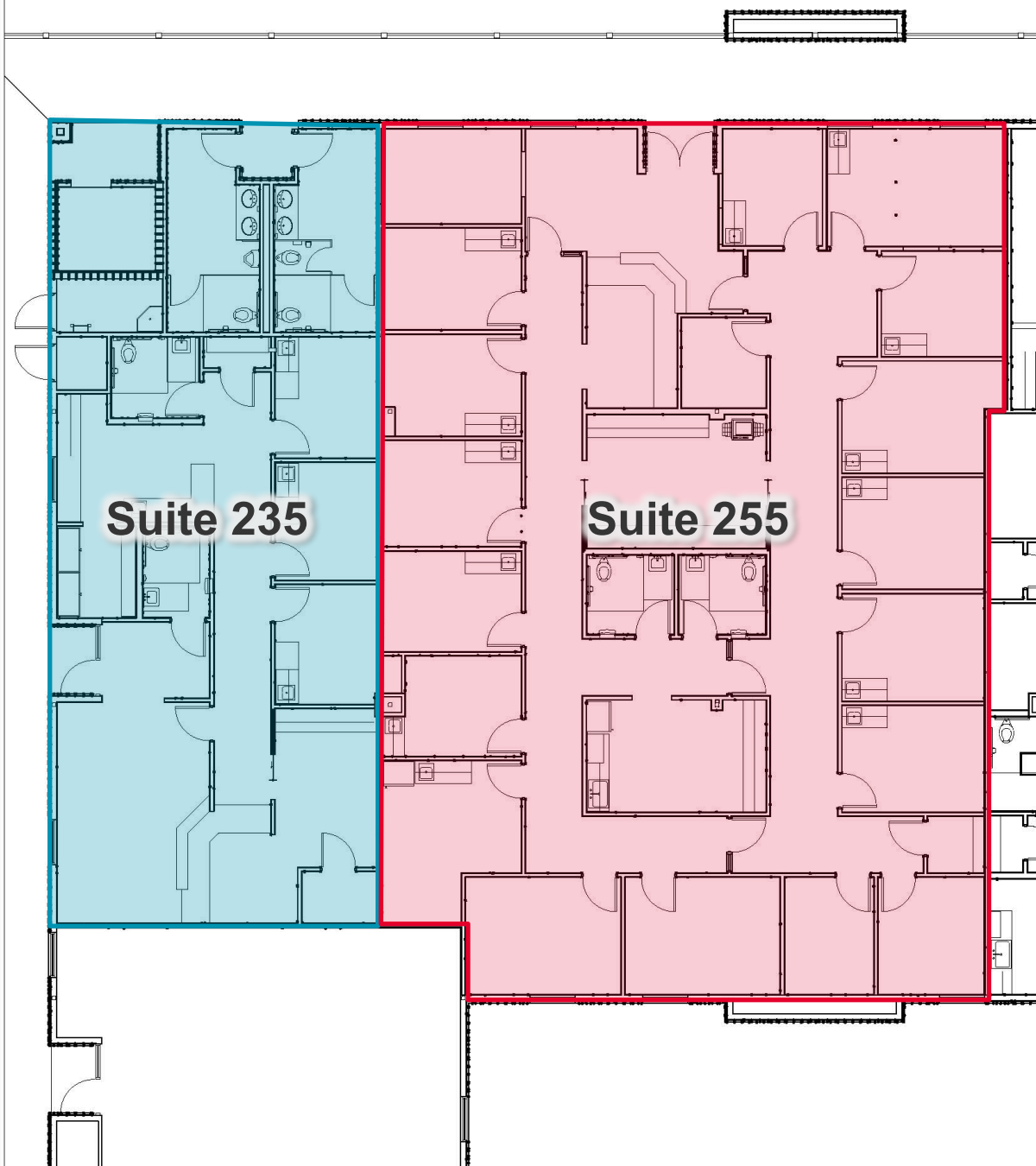
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Floor Plan

Suite 235 – 1,883 RSF
Suite 255 – 5,297 RSF

MEDICAL OFFICES



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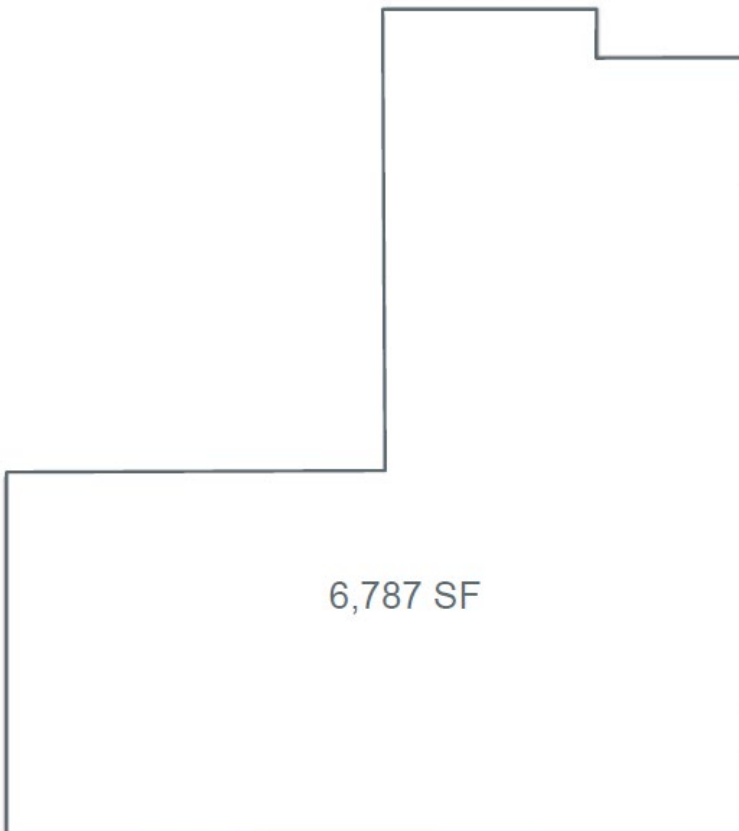
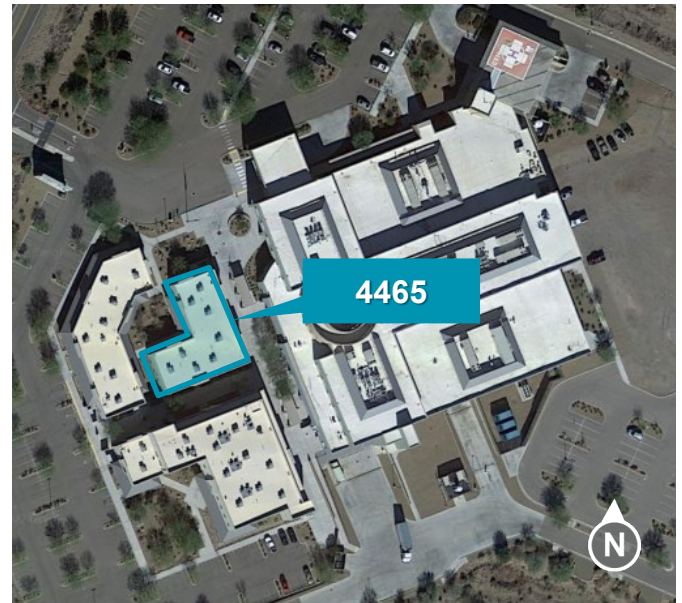
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1/27/2023

4465

- 6,787 SF
- Single story
- Shell condition



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Aerial Maps

- *3.25 Miles to Continental Rd & I-19
- *23.7 Miles to Drexel Rd & I-10
- *24.7 Miles to Irvington Rd & I-10
- *as the crow flies*

