



Built-out professional office in well-maintained condominium project

4007 E Paradise Falls Dr Suite 212

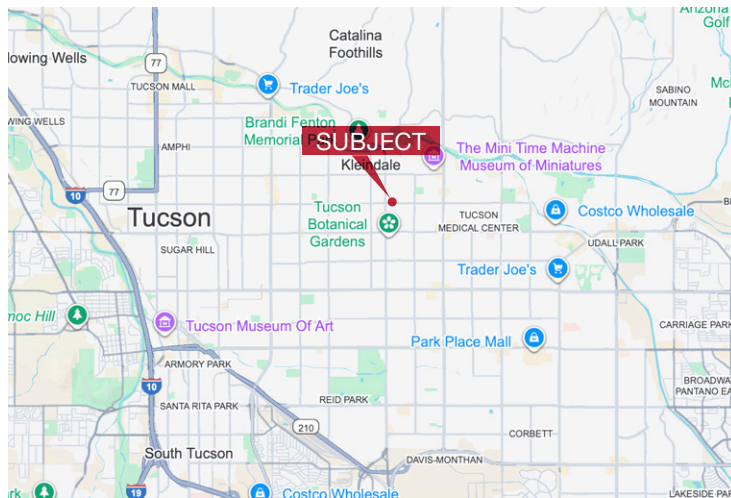
Tucson, AZ 85712

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

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

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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

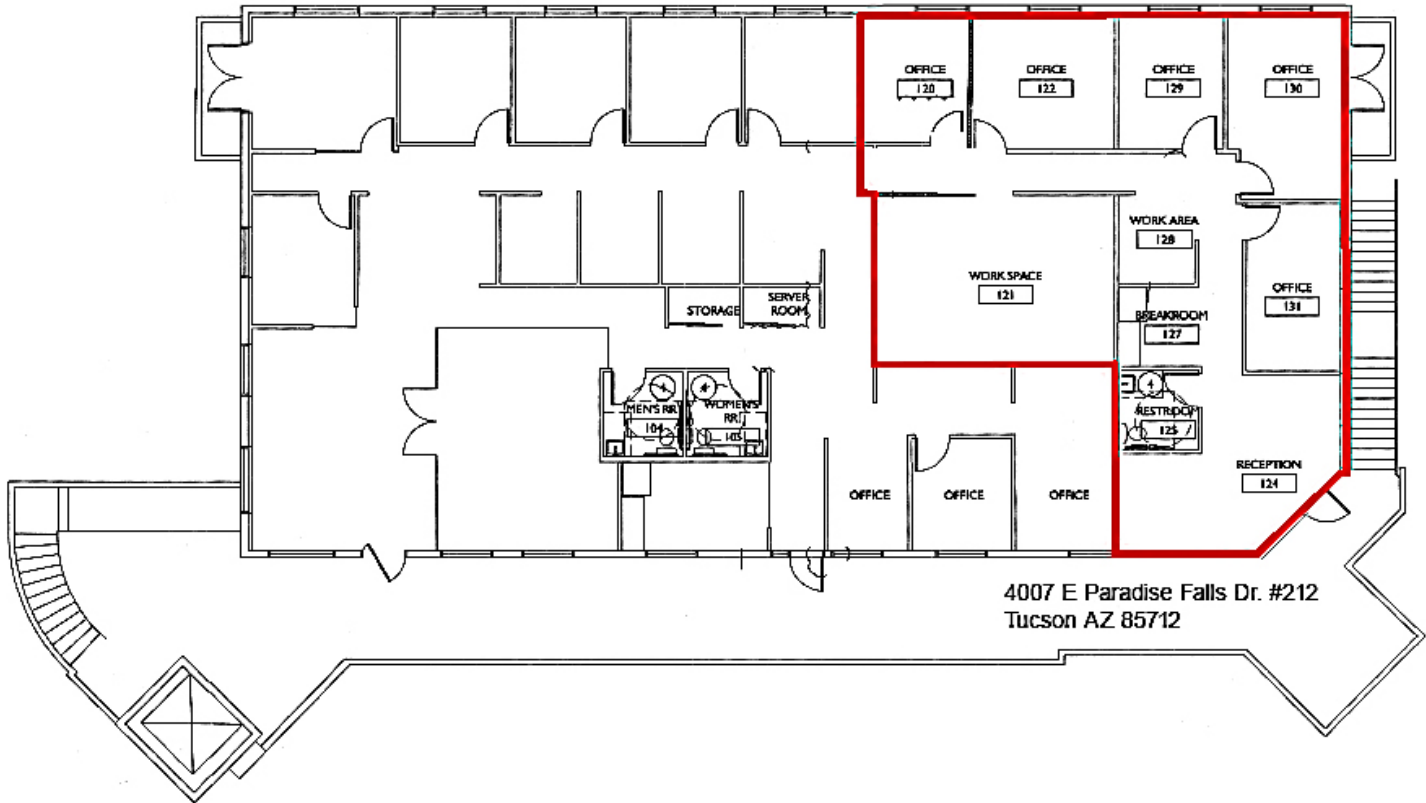
Traffic Counts

	VPD
N Alvernon Way	21,469

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T25-04-019

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