

Office/Retail for Lease

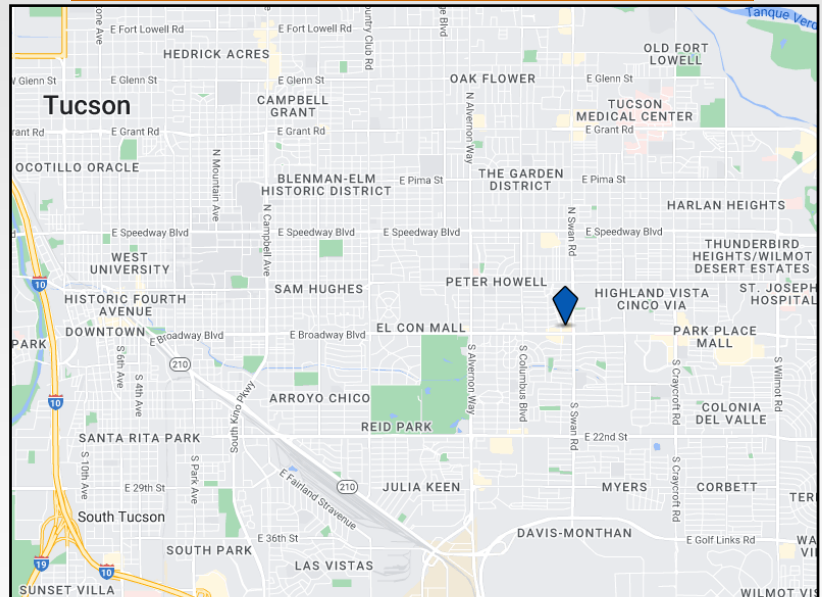
4625 E. Broadway Blvd., Tucson, AZ



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 225 - 500 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.

Location Map



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

Exclusively Represented by:

Cameron Casey

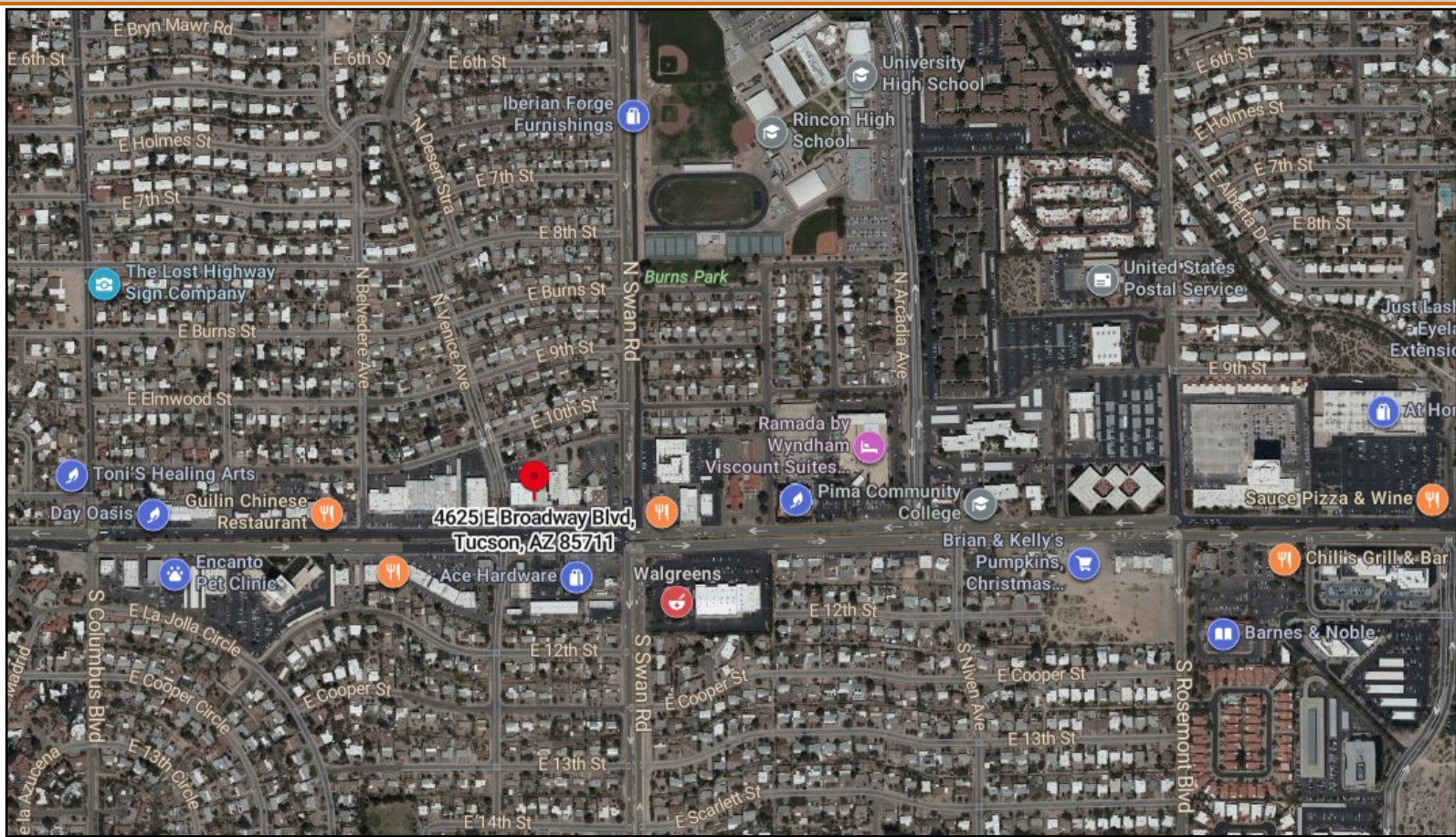
(c) 520-235-3603

ccasey@oxfordrealtyadvisors.com

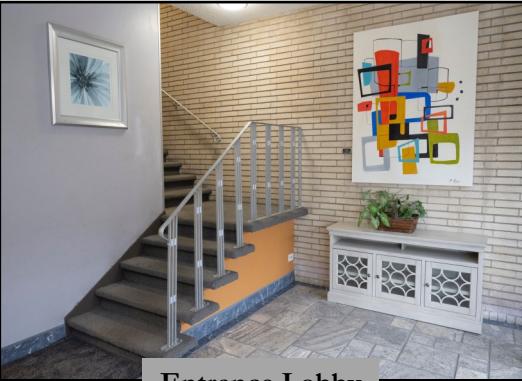
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Aerial



Photos



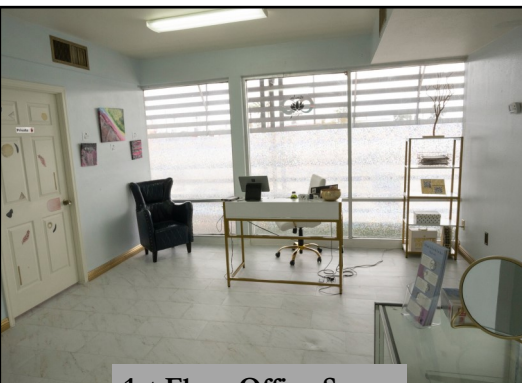
Entrance Lobby



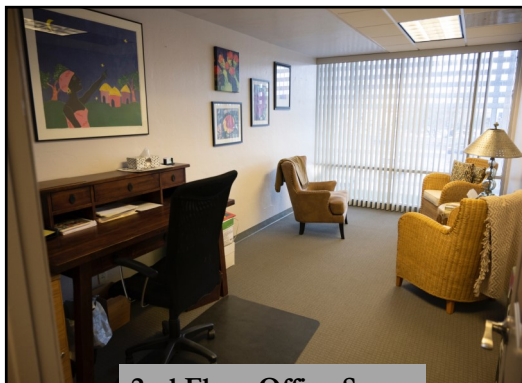
Entrance Walkway



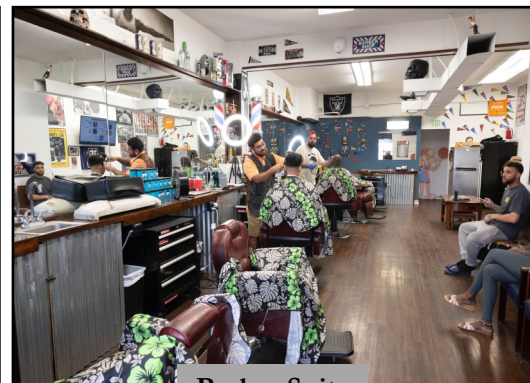
2nd Floor Hallway



1st Floor Office Space



2nd Floor Office Space



Barber Suite

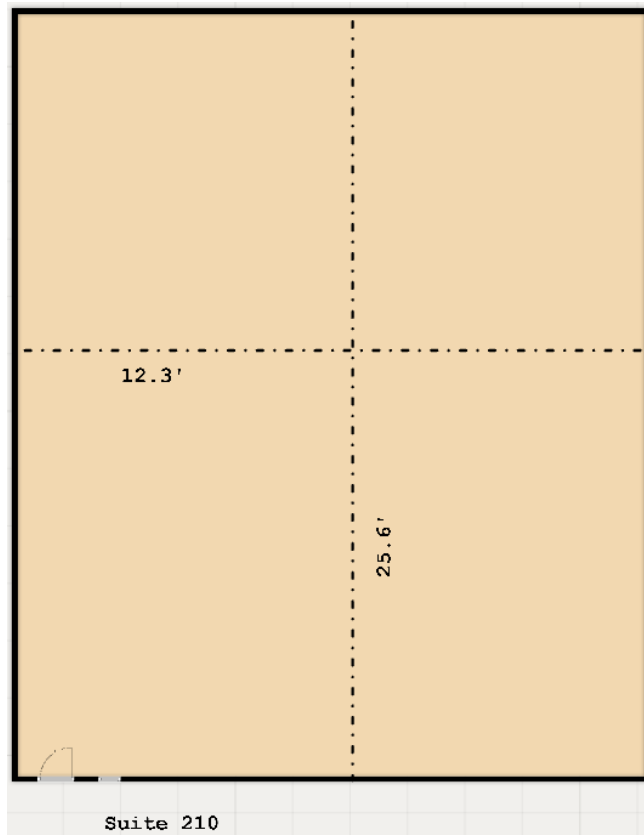
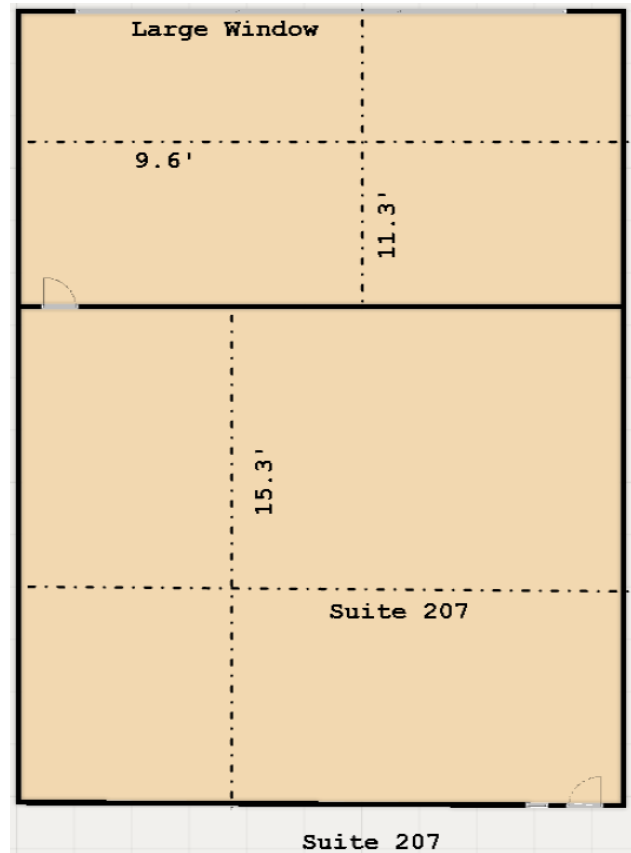
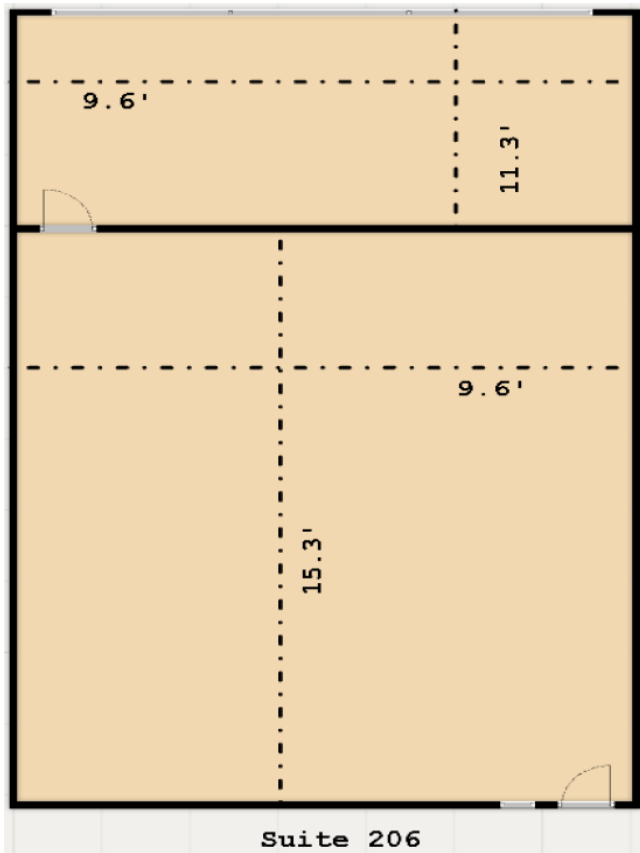
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Floor Plans

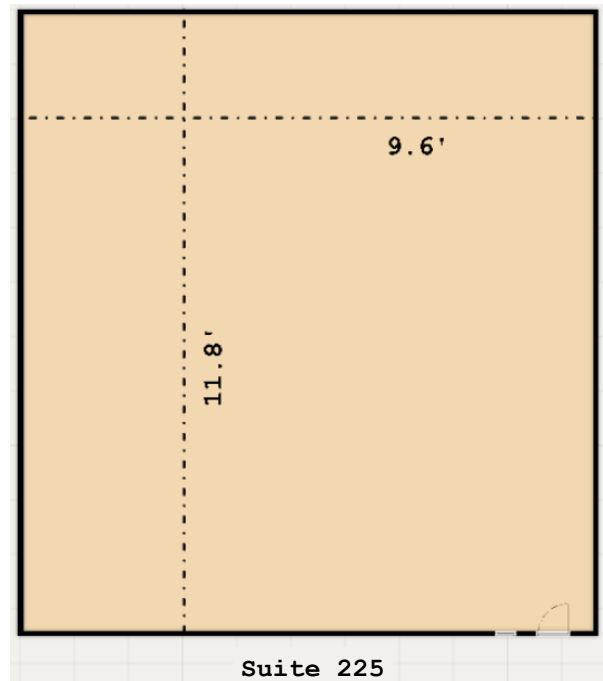
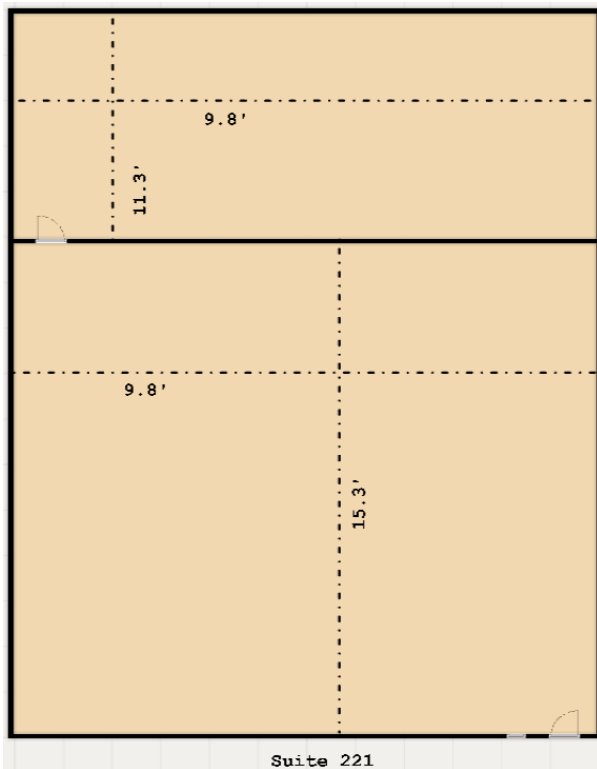
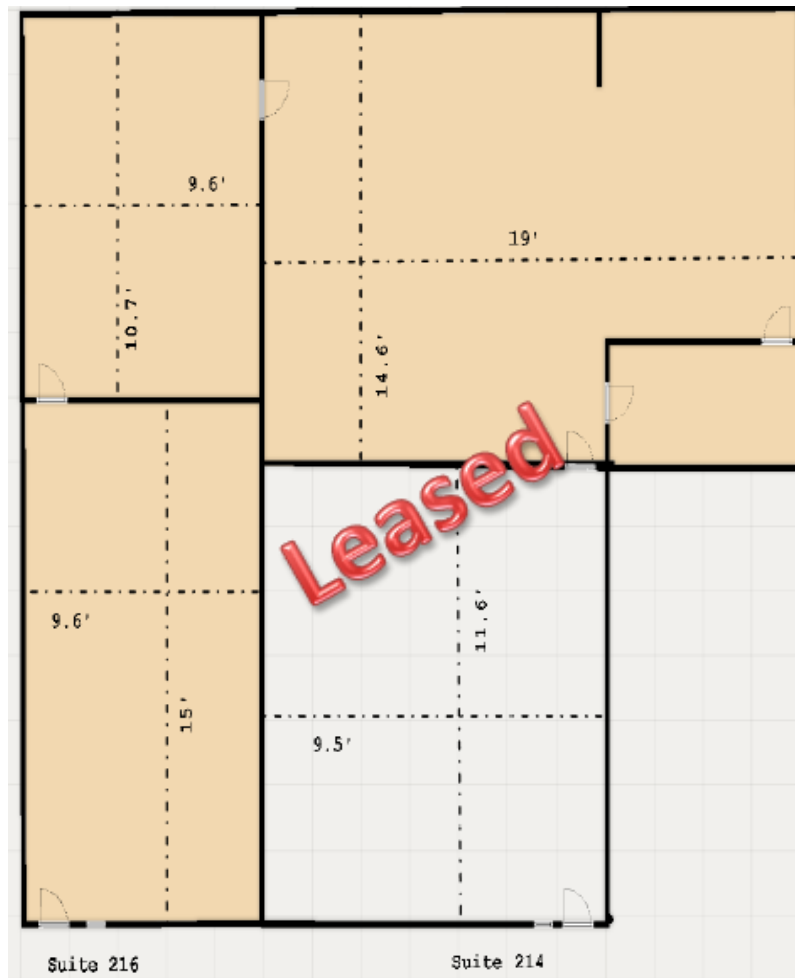


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Floor Plans Cont.



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