

# FORTY NORTH SWAN PLAZA | 40 N. SWAN RD. | TUCSON, AZ 85712



## OFFICE SPACE FOR LEASE



6298 E. Grant Rd., Suite #100  
Tucson, AZ 85712  
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*Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.*

# AVAILABILITY

Office Space: ±893 SF  
±3,054 SF

Lease Rate: From \$20.00 PSF  
Full Service, Less Janitorial

# PROPERTY FEATURES

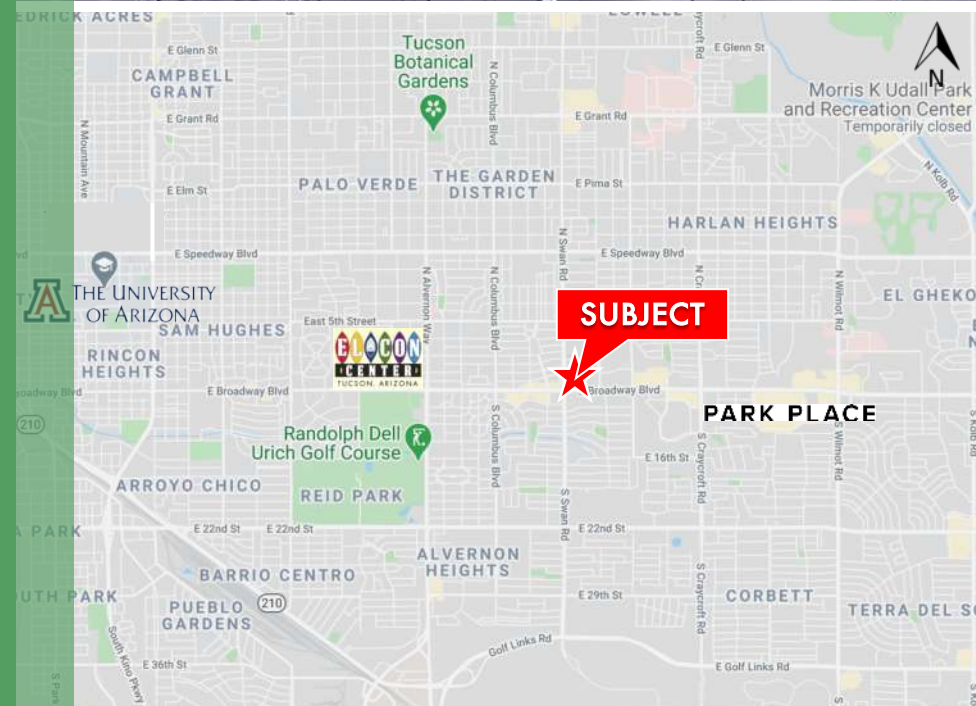
Parking: 4.33/1,000 SF

Zoning: C-1

Total Building SF: ±29,000

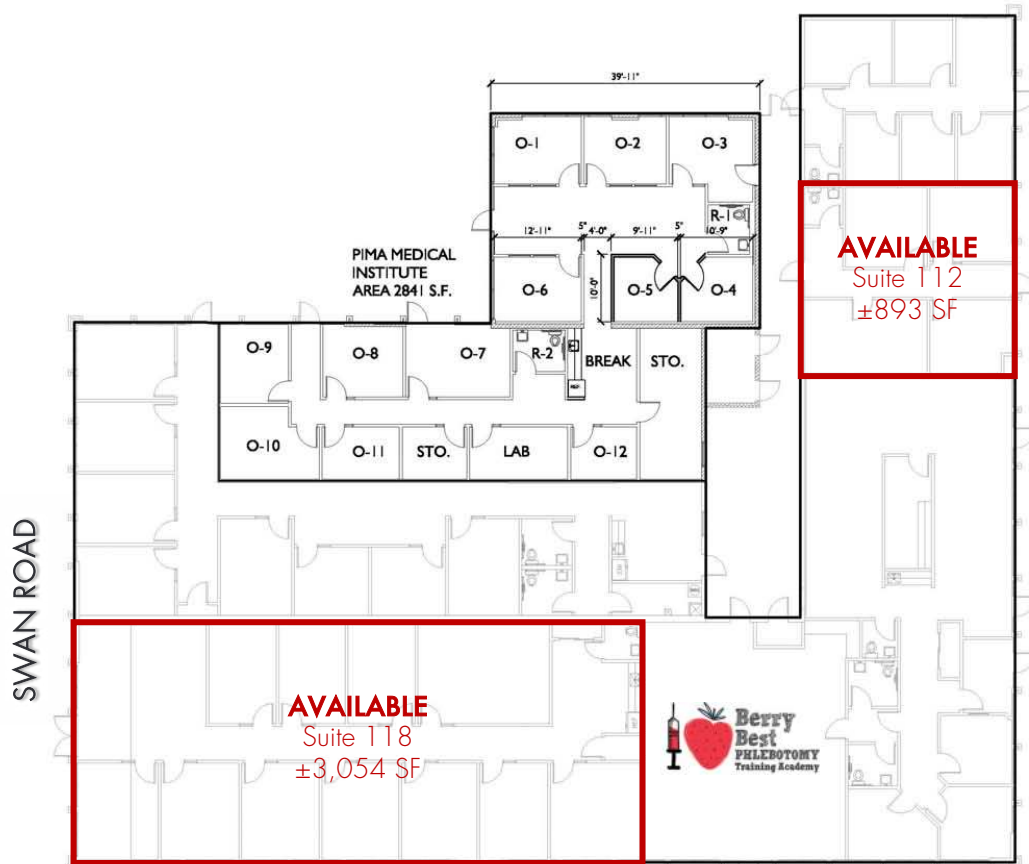
# PROPERTY HIGHLIGHTS

- Convenient, high profile location with close proximity to public transportation
- Located in Central Tucson in the desired Broadway Corridor
- Abundant parking
- Newly remodeled
- Frontage on Swan Rd.
- Covered parking available



# DEMOGRAPHICS (2020)

	1 Mile	3 Mile	5 Mile
Population	13,947	102,995	278,985
Average Family Income	\$66,024	\$57,169	\$58,543
Employees	10,129	72,570	185,572
Total Retail Expenditures	\$260 Million	\$3 Billion	\$5.5 Billion



Tenant	Suite #	Size (SF)
Pima Medical Institute	10	2,500
Pima Medical Institute	20	1,849
<b>AVAILABLE</b>	<b>118</b>	<b>3,054</b>
Pima Medical Institute	40 - 60	1,263
Berry Best Phlebotomy Training	44	1,200
LEASED	45	2,000
<b>AVAILABLE</b>	<b>112</b>	<b>893</b>
Interception Counseling Services	114	807
Pima Medical Institute	100	15,210