

# OFFICE BUILDING

4801 E. BROADWAY BLVD | TUCSON, AZ 85711



## 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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*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. its accuracy, but*

# AVAILABILITY

Suite	Size (SF):	Floor:
152*	±1,041 SF (With Patio)	1st
523	±1,605 SF	5th
521	±3,726 SF	5th
311	±4,754 SF	3rd
101	±4,912 SF (Divisible)	Main
335	±6,350 SF (Sublease)	3rd

**Lease Rate:** From \$22.00 PSF, Full Service with Janitorial  
\*From \$24.00 PSF

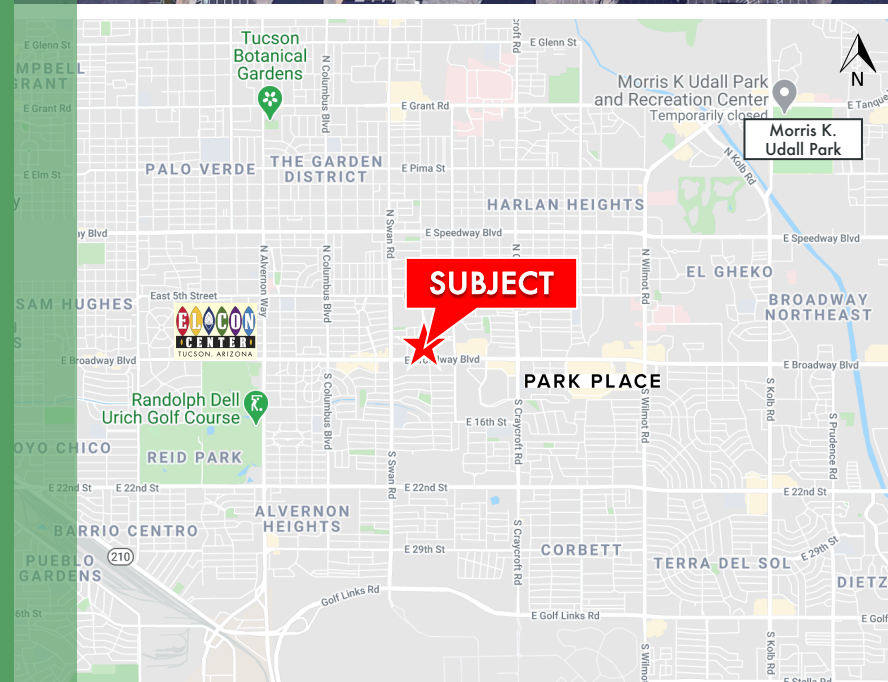
# PROPERTY FEATURES

Parking: 4.02/1,000 SF

Zoning: C-3

# PROPERTY HIGHLIGHTS

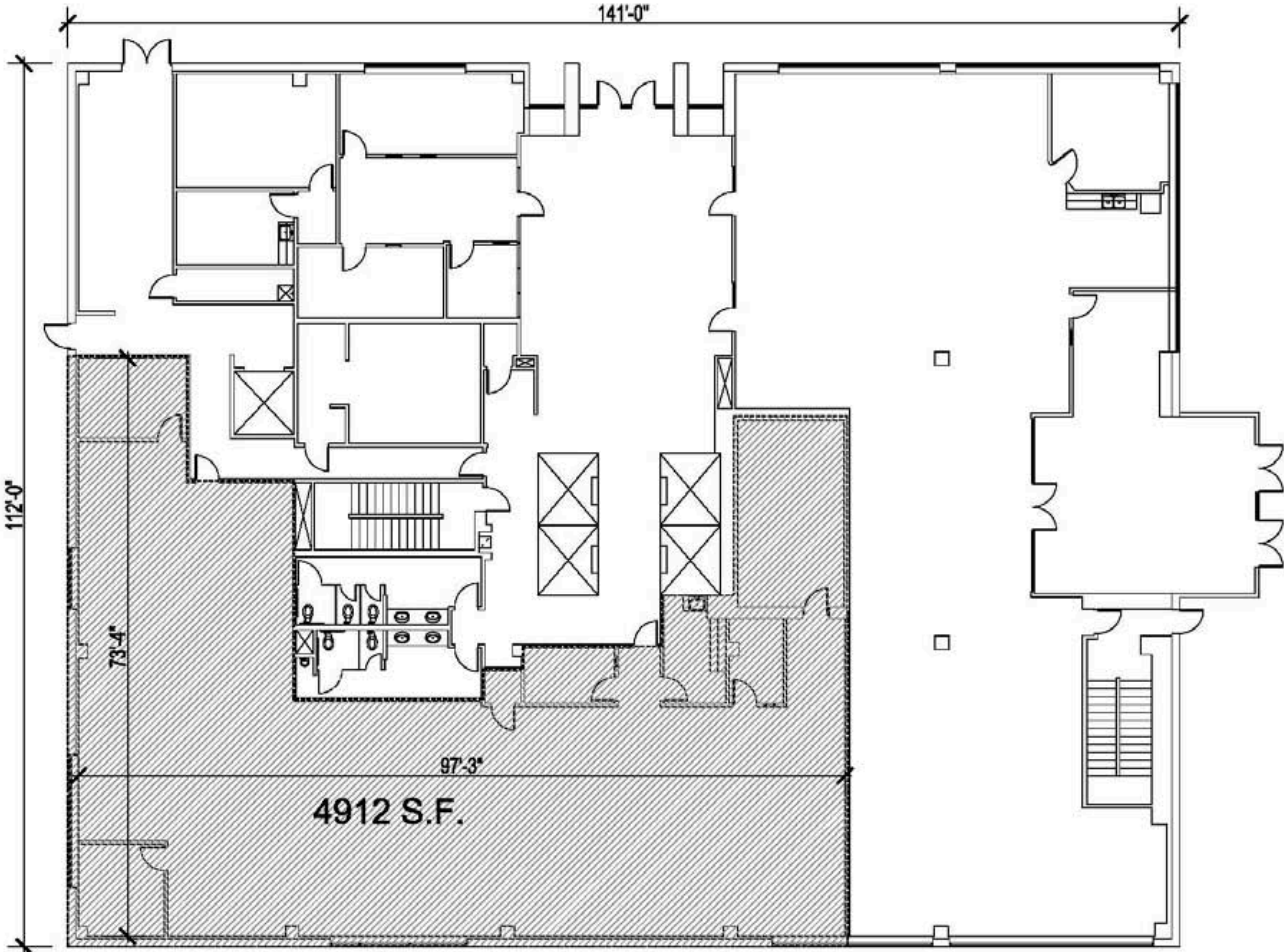
- Landmark Class A building
- Great visibility
- Premier center
- Great signage
- Building security
- Stunning view of city and mountains
- High traffic volume
- Full service lease



# FLOOR PLAN

## Suite 101

Main Floor - ±4,912 SF

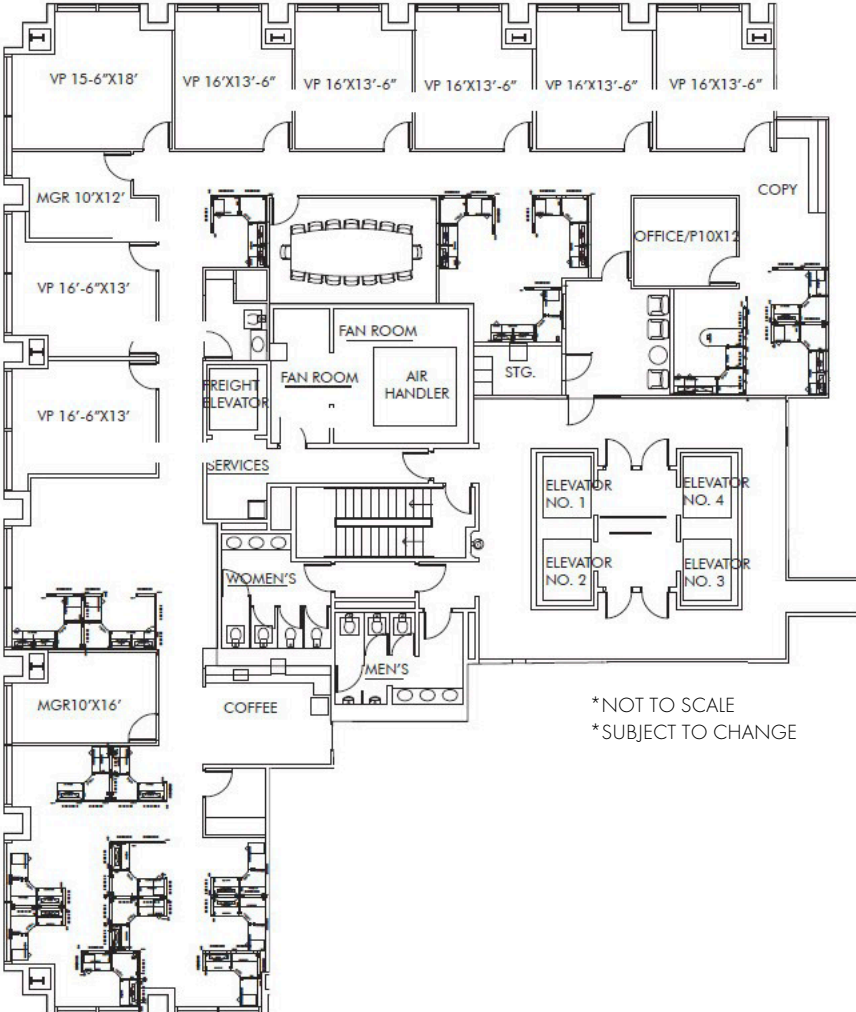


\*NOT TO SCALE  
\*SUBJECT TO CHANGE

# FLOOR PLAN

## Suite 335

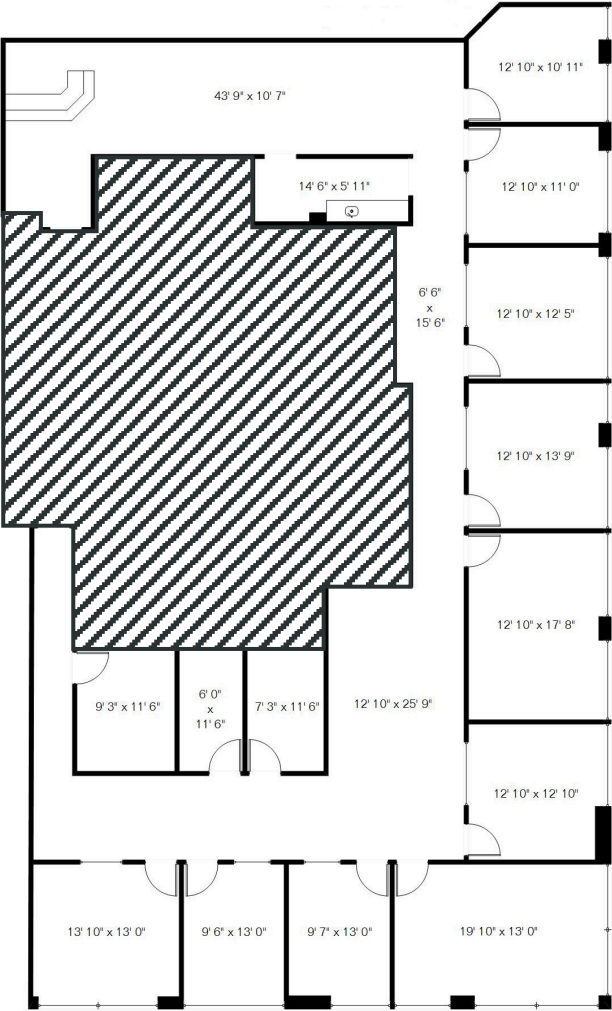
Third Floor - ±6,350 SF



# FLOOR PLAN

## Suite 521

Fifth Floor - ±3,726 SF



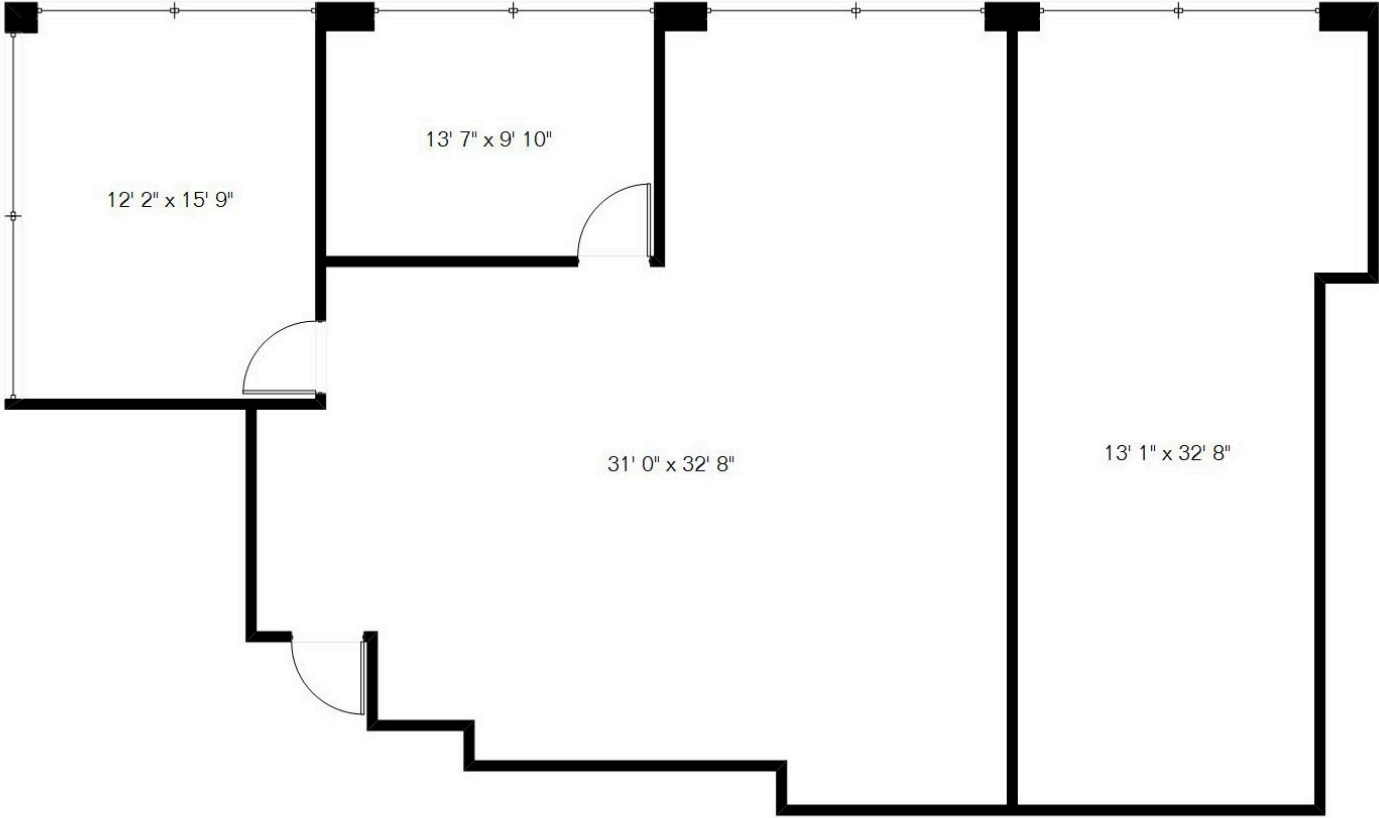
\*NOT TO SCALE  
\*SUBJECT TO CHANGE

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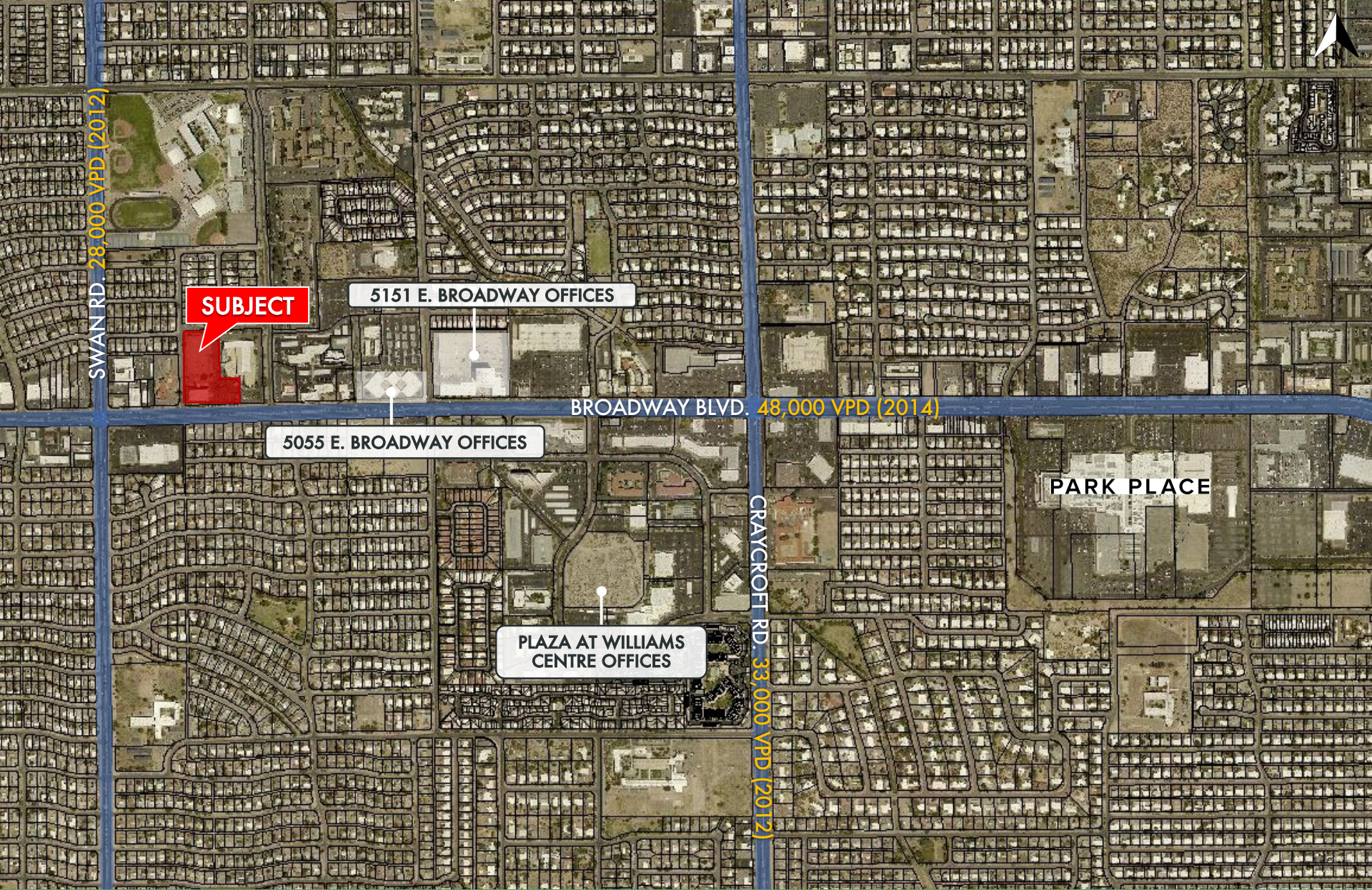
# FLOOR PLAN

## Suite 523

Fifth Floor - ±1,605 SF



\*NOT TO SCALE  
\*SUBJECT TO CHANGE



SWAN RD. 28,000 VPD (2012)

**SUBJECT**

5151 E. BROADWAY OFFICES

BROADWAY BLVD. 48,000 VPD (2014)

5055 E. BROADWAY OFFICES

PLAZA AT WILLIAMS CENTRE OFFICES

PARK PLACE

CRAYCROFT RD. 33,000 VPD (2012)



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