

# WILMOT PROFESSIONAL PLAZA

6274 & 6290 E. GRANT RD | TUCSON, AZ 85712  
South of the SWC of Grant Rd. & Wilmot Rd.



MEDICAL/OFFICE SPACE AVAILABLE 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.*

# AVAILABILITY

Office Space: **6274 E. Grant**  
**Suite A- ±2,790 SF**  
**Suite B- ±5,276 SF**  
**Suite A/B- ±8,066 SF**

**6296 E. Grant**  
**Suite 150/110- ±6,150 SF**  
**Suite 150- ±4,206 SF**  
**Suite 110- ±1,965 SF**

Lease Rate: \$21.00 PSF MG

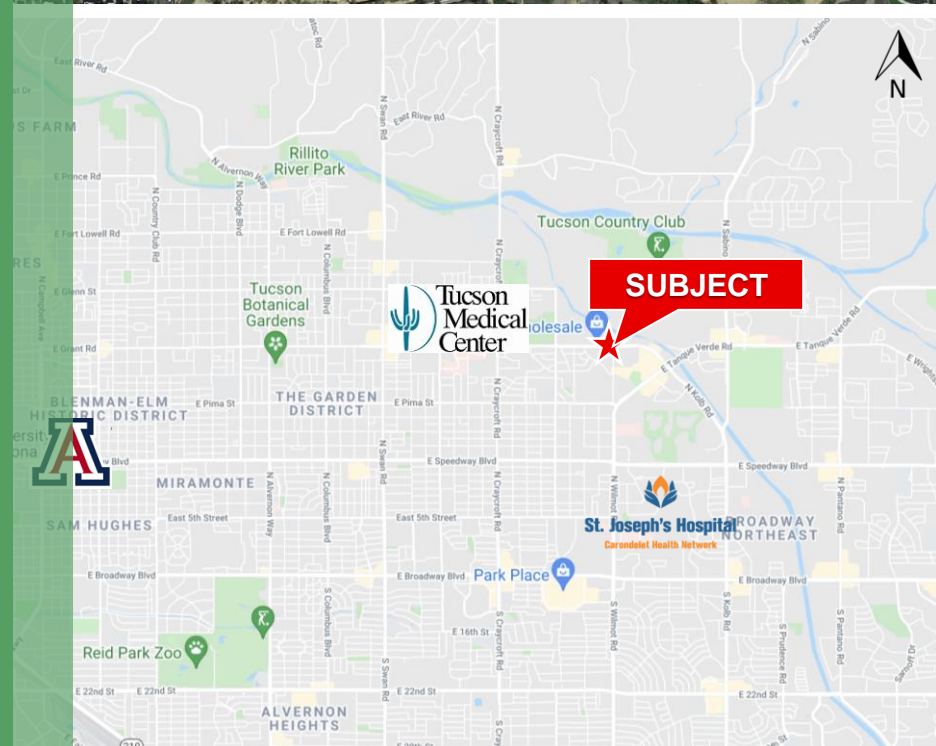
# PROPERTY FEATURES

Parking: 6/1,000 SF

Zoning: C-1

# PROPERTY HIGHLIGHTS

- Great medical office location
- Located near three hospital facilities
- Close to retail and business services
- Easy ingress/egress
- Excellent parking
- Convenient at door availability

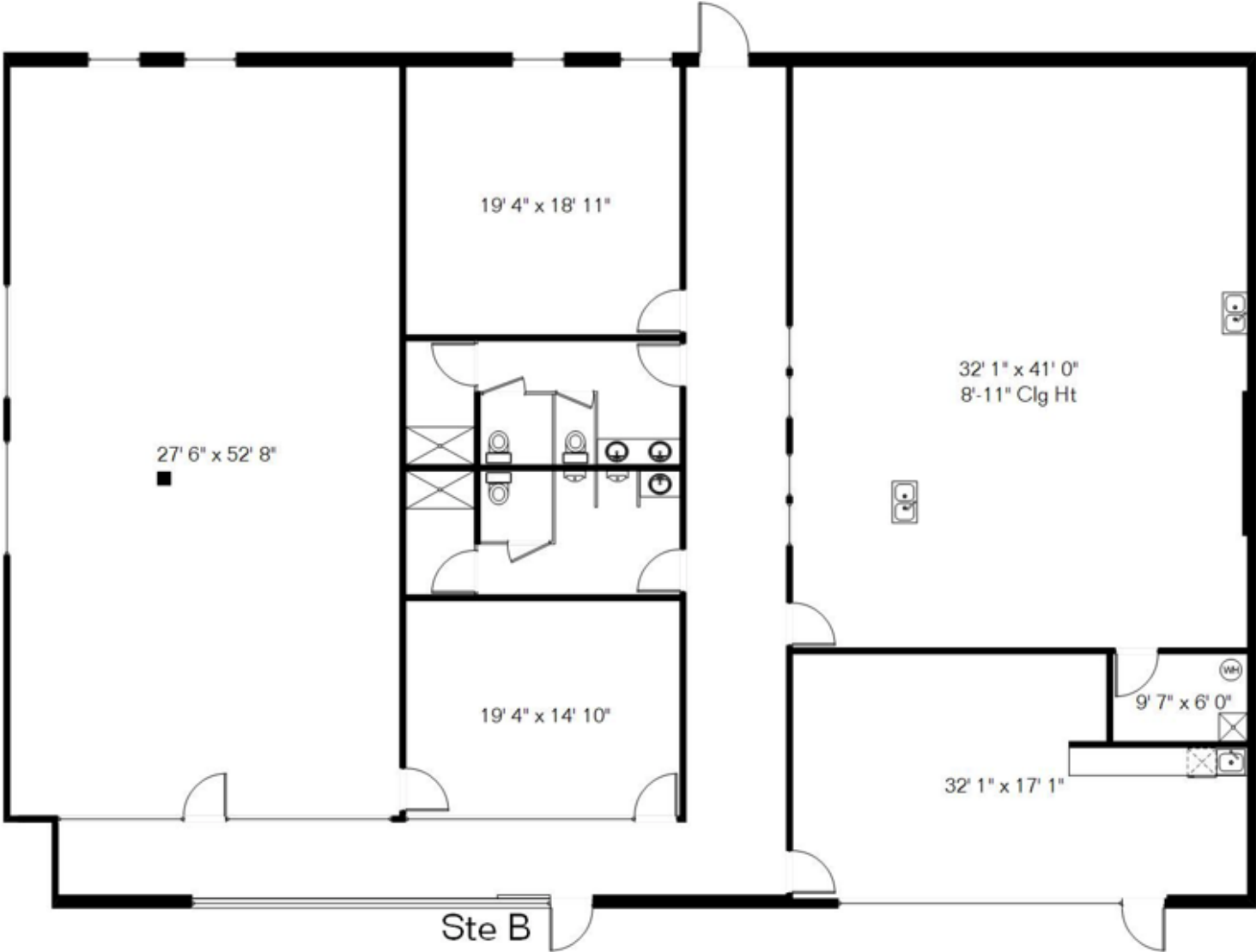


# SUITE A



Gross 2,790 Sq Ft

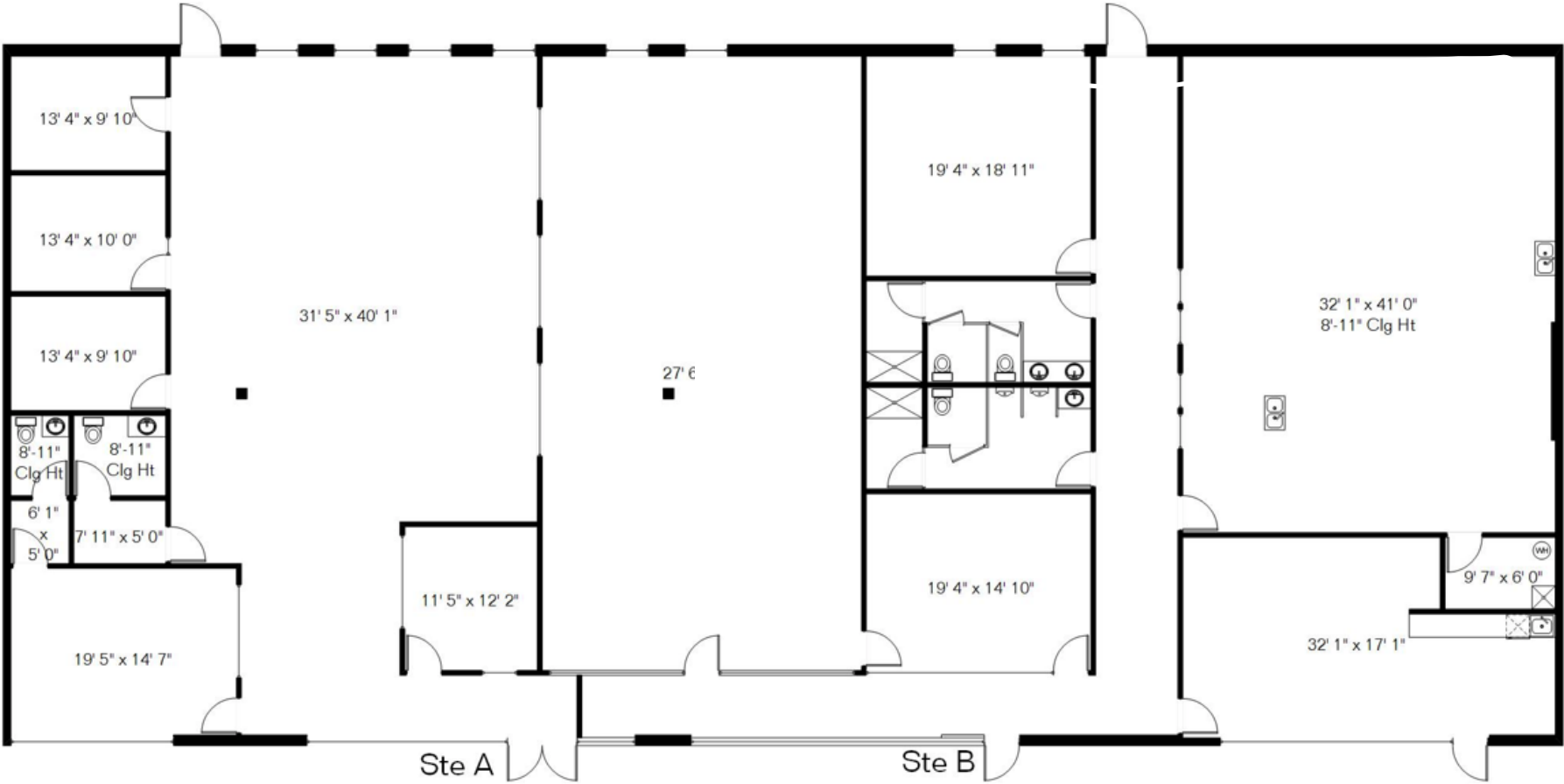
# SUITE B



Ste B

Gross 5,276 Sq Ft

# SUITE A/B



Gross 8,066 Sq Ft

# SUITE 150 (Divisible)

Research/Office  
2,482 Sq Ft  
40.4% of total

Research Lab/  
Processing  
1,536 Sq Ft  
25% of total

Admin/Office  
2,132 Sq Ft  
34.6% of total



Gross 6,150 Sq Ft

# SITE PLAN

| Tenant                         | Suite #                                 | Size (SF)     |
|--------------------------------|---|---------------|
| <b>AVAILABLE</b>               | <b>6274 E. Grant Rd.</b>                | <b>±8,066</b> |
| Mancini CPA                    | 6258 E Grant Rd                         | ±2,120        |
| Wellness Dental                | 6288 E. Grant Rd.                       | ±3,003        |
| Tucson Pathology               | 6290 E. Grant Rd.                       | ±2,085        |
| Dr. Robert E. Lending Physical | 6292 E. Grant Rd.                       | ±1,500        |
| HBS Management Solutions       | 6298 E. Grant Rd.                       | ±2,120        |
| Bordon Physical Therapy        | 6298 E. Grant Rd.                       | ±2,280        |
| Coronado Internal Medicine     | 6292 E. Grant Rd.                       | ±2,400        |
| <b>AVAILABLE</b>               | <b>6296 E. Grant Rd.,<br/>#110/#150</b> | <b>±6,150</b> |
| Oasis Medical Aesthetics       | 6296 E Grant Rd #130                    | ±2,952        |
| Associated Dermatologists      | 6296 E Grant Rd #140A                   | ±6,240        |
| PS Health Partners LLC.        | 6296 E Grant Rd #140B                   | ±4,910        |



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