

**NOW LEASING**

**2251 E. Grant Rd**  
West of Tucson Blvd.  
Tucson, Arizona 85719



Branel Real Estate  
Company, LLC



**Office or Medical**



Premium location in the heart of Central Tucson on Grant Road adjacent to the major North-South thoroughfare of Campbell Avenue corridor. Beautifully appointed garden style office with charming courtyard and outdoor patio space, to enjoy indoor/outdoor officing for those lovely Tucson mornings. Located within the trade area encompassing Tucson's largest hospital, Tucson Medical Center, and the renowned Banner University Medical Center, only 7 miles from Interstate 10, this location is ideal for any business desiring accessibility to convenient services and amenities.

- Functional Office/Medical space ± 1,111 Square Feet**
- \$19 PSF/Yr. Modified Gross, plus 3.1% rental tax and proportionate share of water/electricity utilities**
- Furnishings included (can be removed if desired)**
- Parking ratio: 7:1,000**
- Prominent street side signage available**

**Neighborhood Demographics**



**Population**



**Average  
HH Income**



**Daytime  
Population**

<b>1 Mile</b>	14,767	\$76,670	17,847
<b>3 Mile</b>	136,697	\$66,140	177,538
<b>5 Mile</b>	273,458	\$72,196	357,138

**Traffic Count: 26,232 VPD (Q3 2023)**

Source: ESRI

**For More Information, contact:**  
**Branel Real Estate Company, LLC**  
Batoun Herrington, CCIM, CPM®  
520-524-5248  
[batoun@branelre.com](mailto:batoun@branelre.com)

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).

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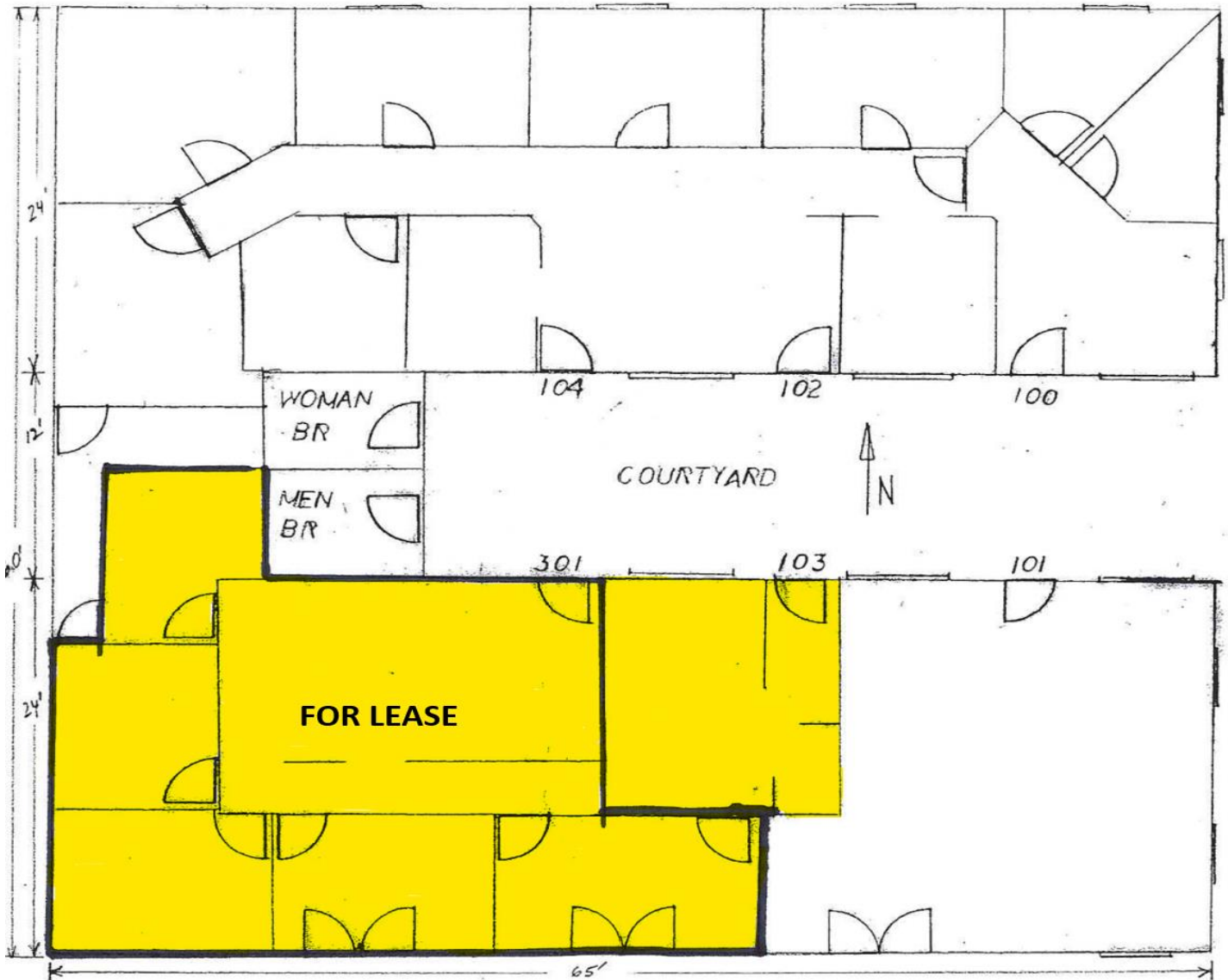
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**Site & Floor Plan:**

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## Property Photos:

Courtyard Entry



Suite Front Entry



Break Room



Private Outdoor Space



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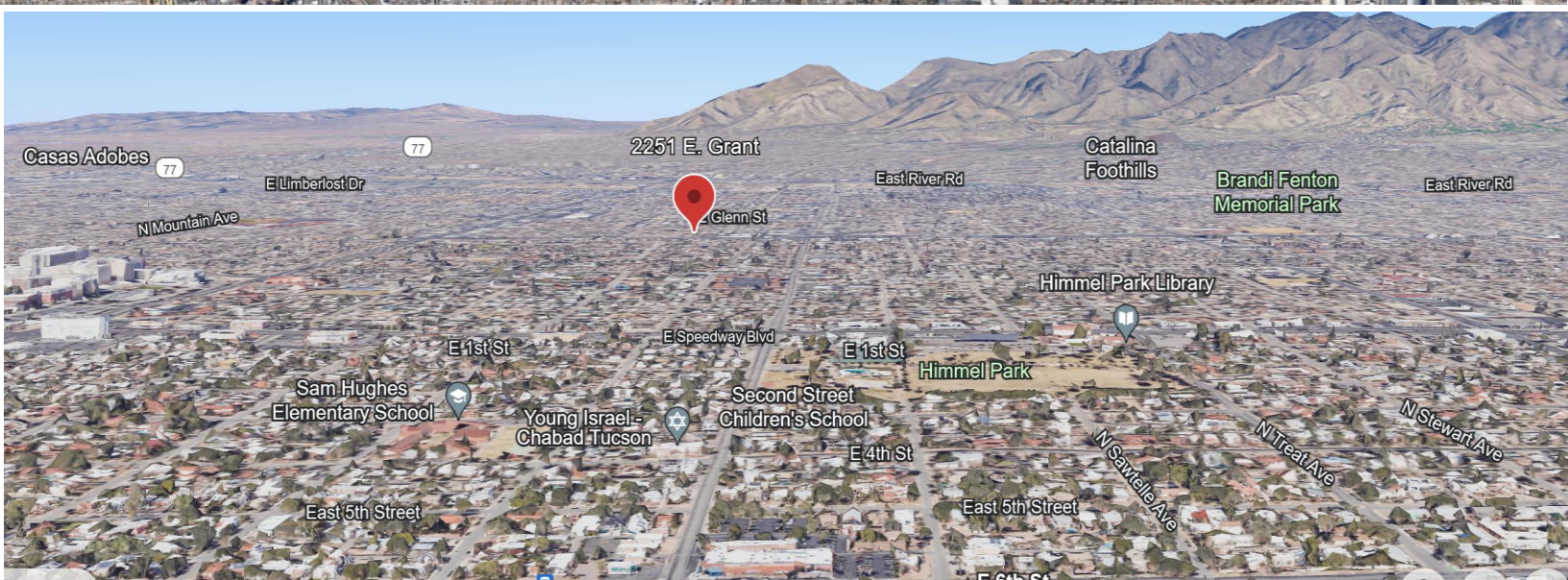
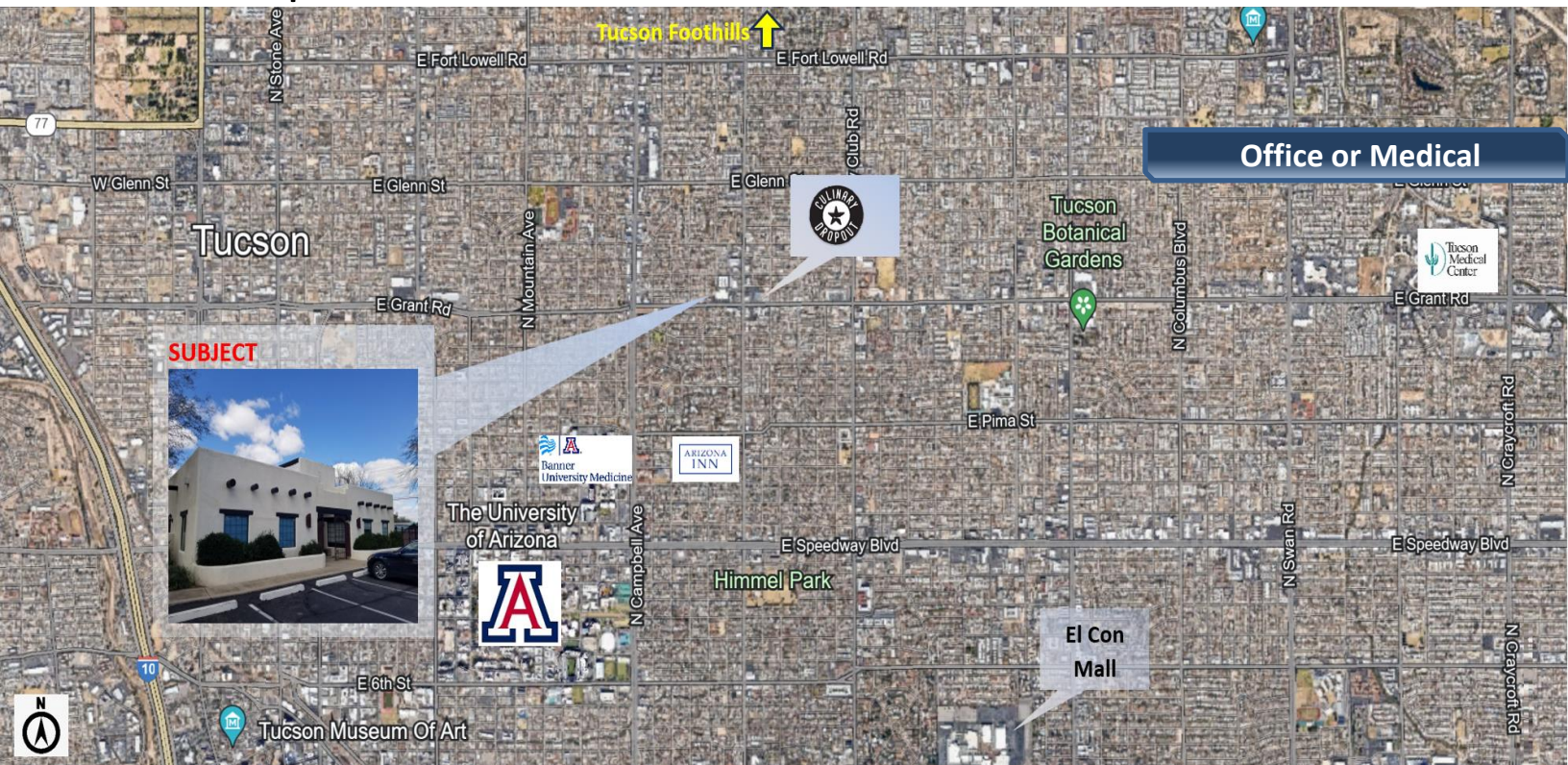
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**Location Map:**



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