

OFFICE | RETAIL



## FOR LEASE

## 710 & 1,125 SF

### LEASE RATE: \$1,200-\$2,000 / MO.

## Key Features

- Attractive garden office complex off Tanque Verde Road
- Quiet, professional community in tranquil setting offers easy accessibility and additional parking in rear
- All spaces fully air-conditioned and individually controlled
- Excellent natural light & bathrooms in every suite
- Great location for health & wellness businesses
- Zoning: C-1 (light commercial)
- Tenant pays city leasing tax at 3.1%, \$40 CAM, and utilities



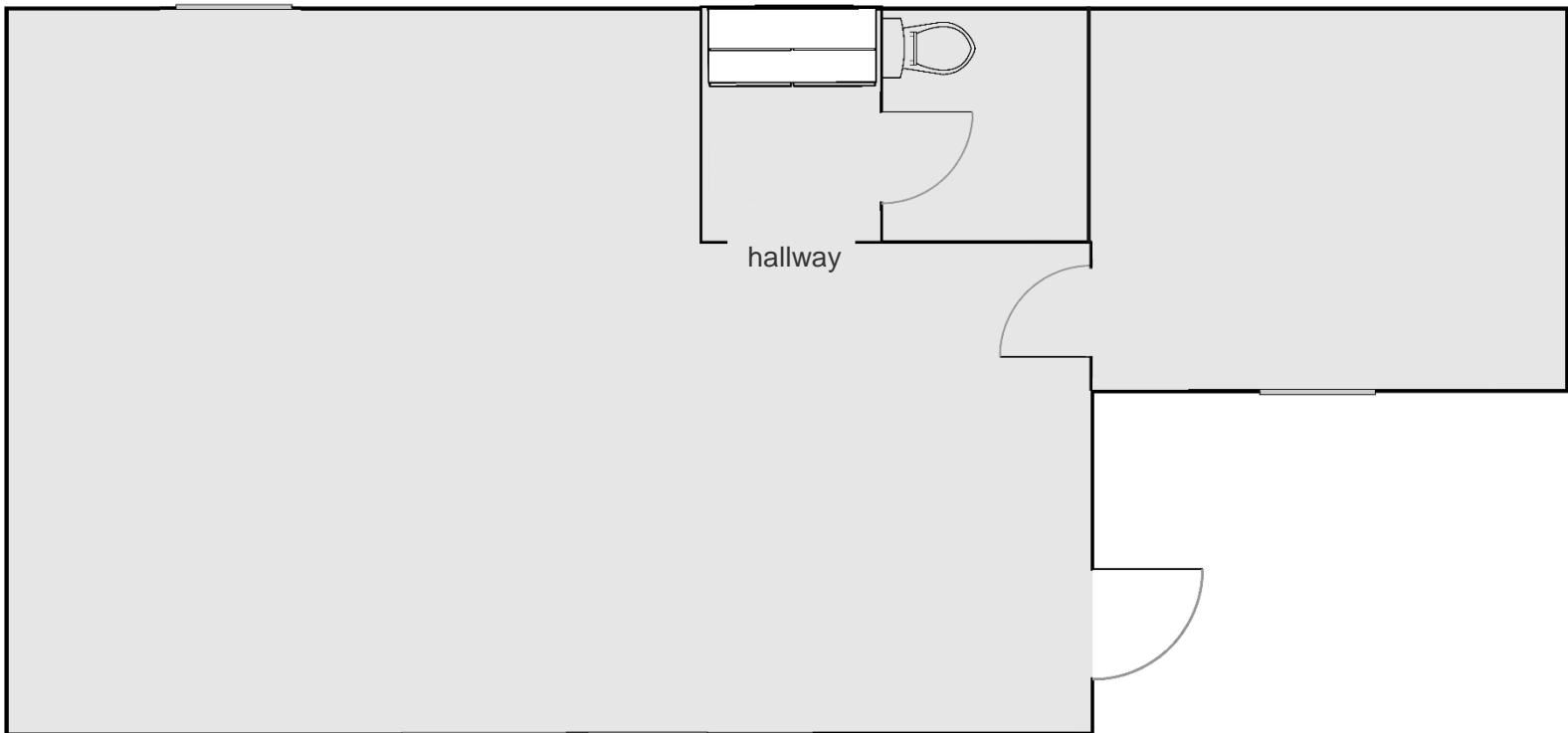
Available	Size	Rent/Month
2231 N Indian Ruins <b>Suite 4</b>	710 SF	\$1,200/month
2221 N Indian Ruins <b>Suite 101</b>	1,125 SF	\$2,000/month
2221 N Indian Ruins <b>Suite 121</b>	1,125 SF	\$2,000/month







## Floor Plan - 2231 N Indian Ruins Suite 4

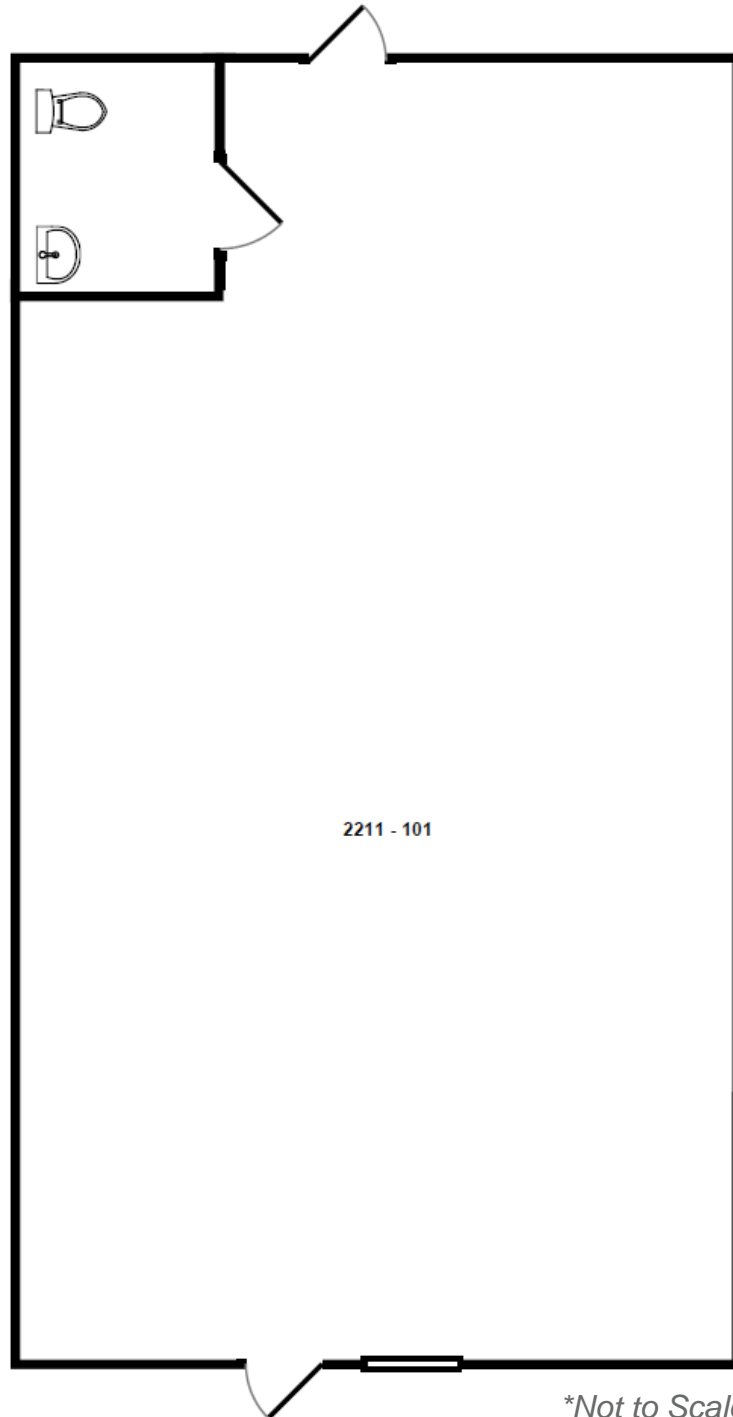


*\*Not to Scale*

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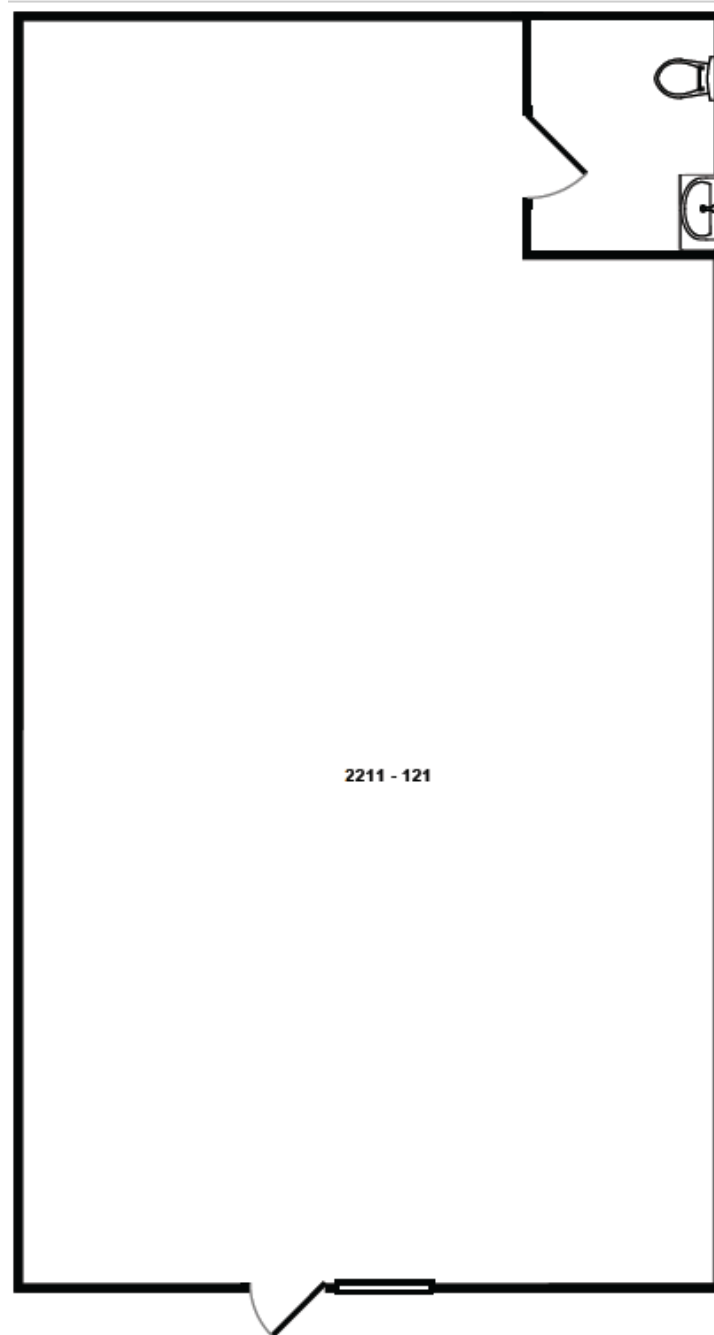
## Floor Plan - 2211 N Indian Ruins Suite 101



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## Floor Plan - 2211 N Indian Ruins Suite 121



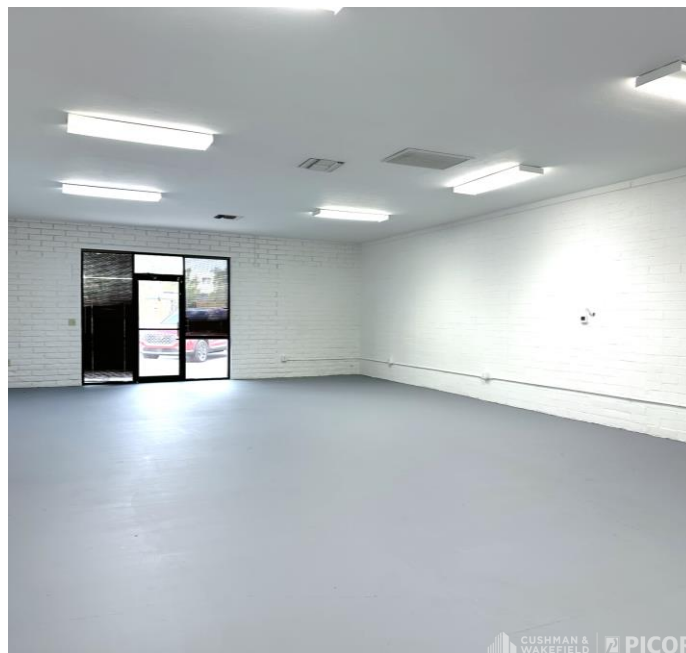
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## Property Photos - 2231 N Indian Ruins Suite 4



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## Tucson Market Overview



**1.08M**  
TUCSON MSA  
POPULATION



**445,471**  
TOTAL  
HOUSEHOLDS



**36%**  
COLLEGE  
EDUCATION



**0.6%**  
POPULATION  
GROWTH RATE



**\$67,929**  
MEDIAN HOUSEHOLD  
INCOME



**4.2%**  
UNEMPLOYMENT  
RATE



**56,544**  
UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2025

### LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BESTCOLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

### RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Sources: arizona.edu, suncorridorinc.com, US News & Report, Sites USA  
Cushman & Wakefield | PICOR 04/23/2025

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