

OFFICE | RETAIL



FOR LEASE

710 & 1,125 SF

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

Key Features

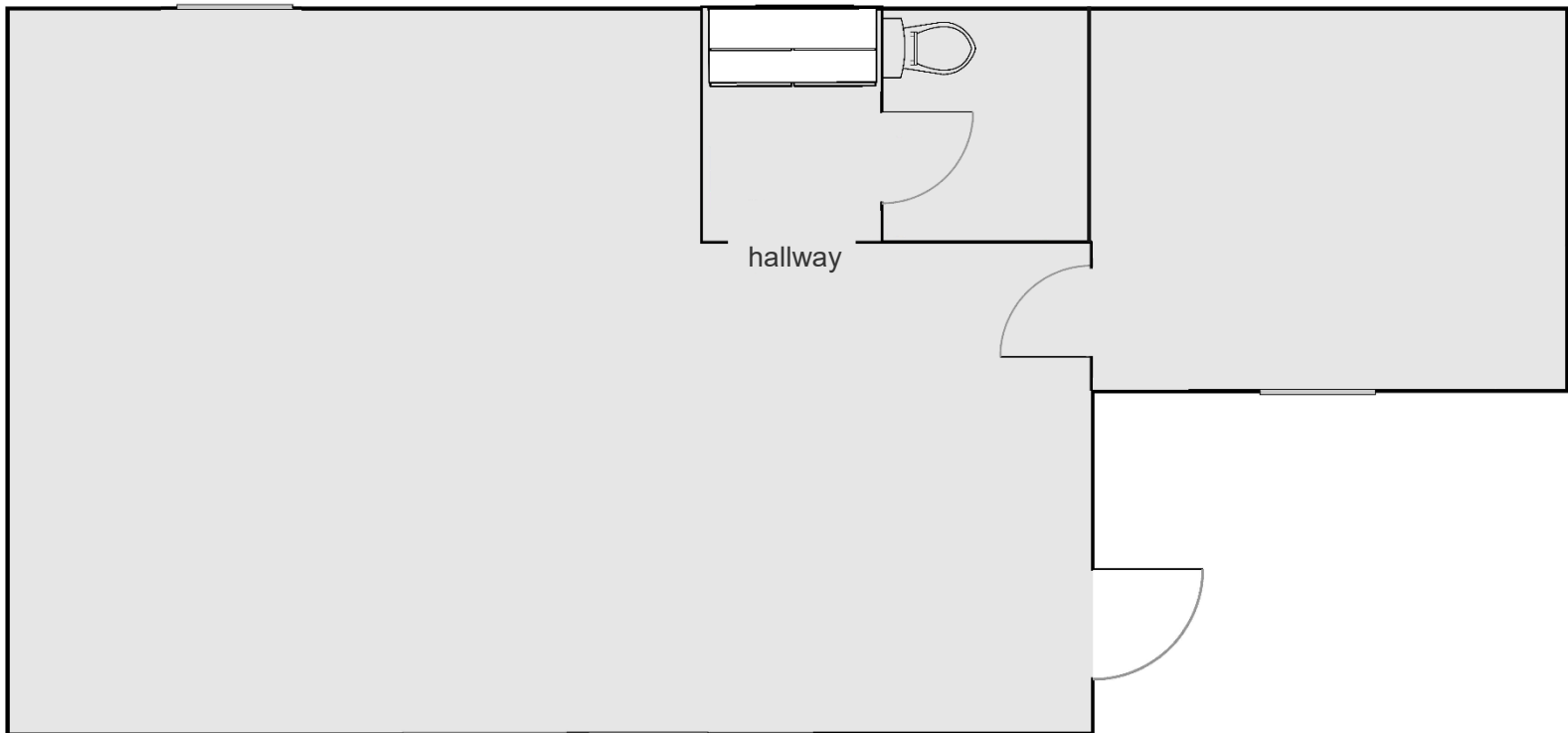
- Attractive garden office complex off Tanque Verde Road
- Quiet, professional community in tranquil setting offers easy accessibility and additional parking in rear
- All spaces fully air-conditioned and individually controlled
- Excellent natural light & bathrooms in every suite
- Great location for 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 Suite 4	710 SF	\$1,200/month
2221 N Indian Ruins Suite 121	1,125 SF	\$2,000/month



Floor Plan - 2231 N Indian Ruins Suite 4

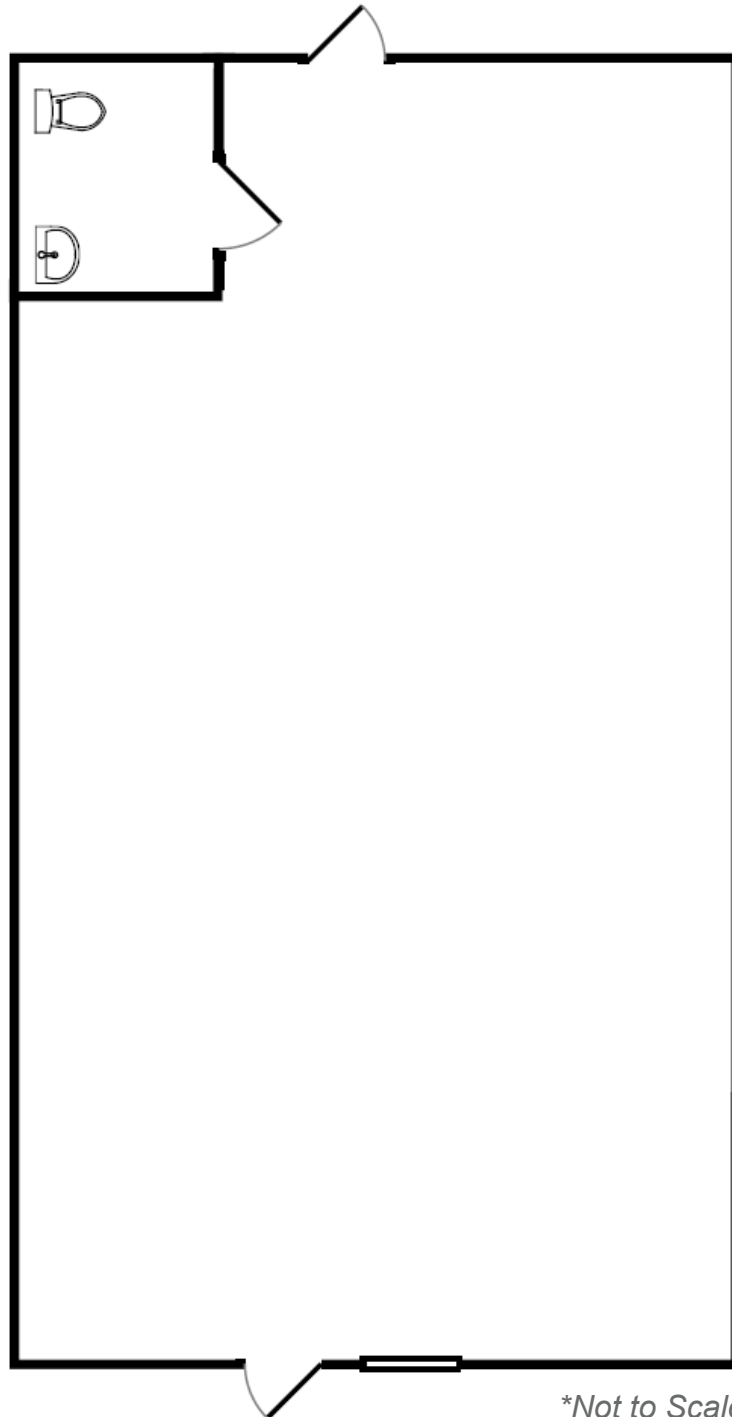


**Not to Scale*

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Floor Plan - 2211 N Indian Ruins Suite 121

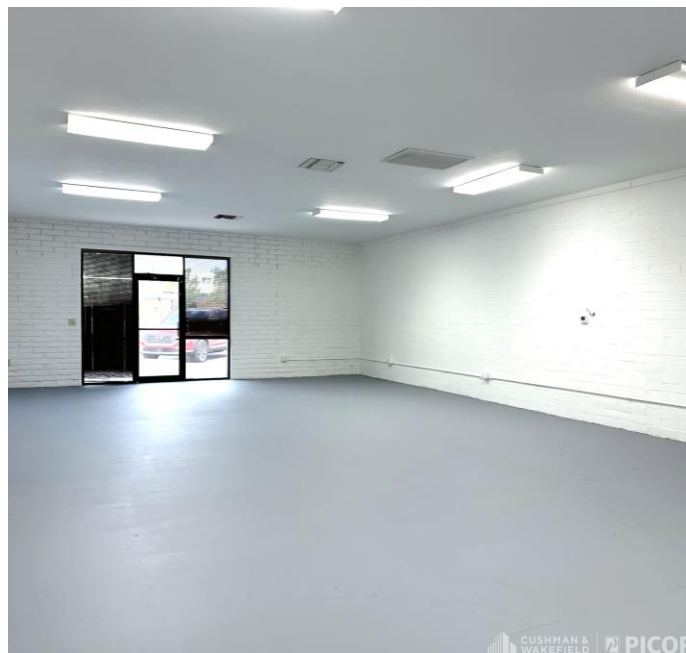
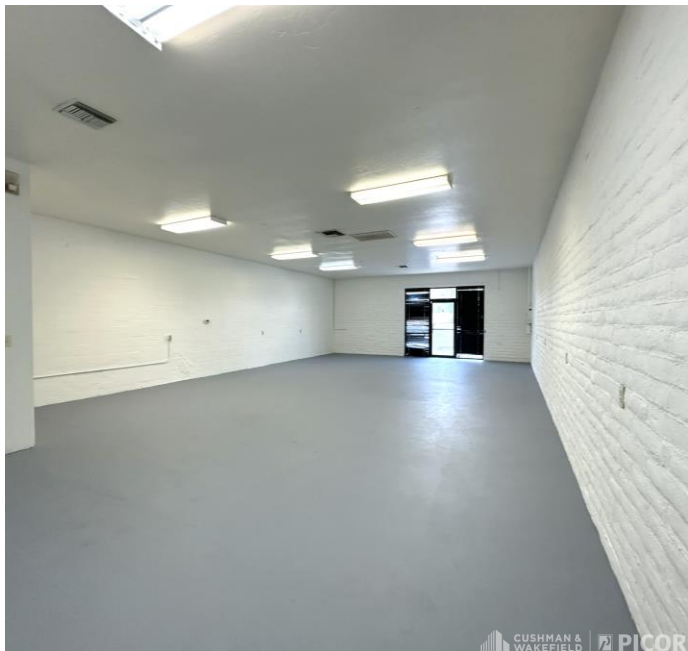


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Property Photos - 2231 N Indian Ruins Suite 4



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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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