


FOR LEASE

1,378 - 49,535 SF OFFICE/MEDICAL SPACE RATES STARTING AT \$14.00/SF MODIFIED GROSS

Key Features

- Medical and professional office space
- Located conveniently between TMC and St Josephs Hospitals
- Walk to lunch with several restaurants in walking distance
- Easy access from both Speedway, Wilmot, & El Dorado Place
- Offices have balconies or patio areas
- Take advantage of these great rates!
- Tenant improvements negotiable

Property Details

Parcel Size	5.63 acres
Zoning	C-1
Covered Parking	171 covered
Parking	280 surface; 5.36/1,000



Molly Mary Gilbert
Office Properties
+1 520 546 2766
mgilbert@picor.com

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tneiman@picor.com

picor.com

Site Plan



Molly Mary Gilbert
Office Properties
+1 520 546 2766
mgilbert@picor.com

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

picor.com

Available Suites

All suites can be combined for additional SF

*Space can be demised



BUILDING	SUITE	LEVEL	SQUARE FOOTAGE*
1111	211-212	Ground	5,569
	314-315	Second	5,872
1121	207-210	Ground	5,696
	309 -312	2 nd Floor Suites	6,420
1141	206	Ground	2,785
	306-307	2 nd Floor Suites	5,872*
1161	103-104	Garden	5,343
1181	101-102	Garden	5,343

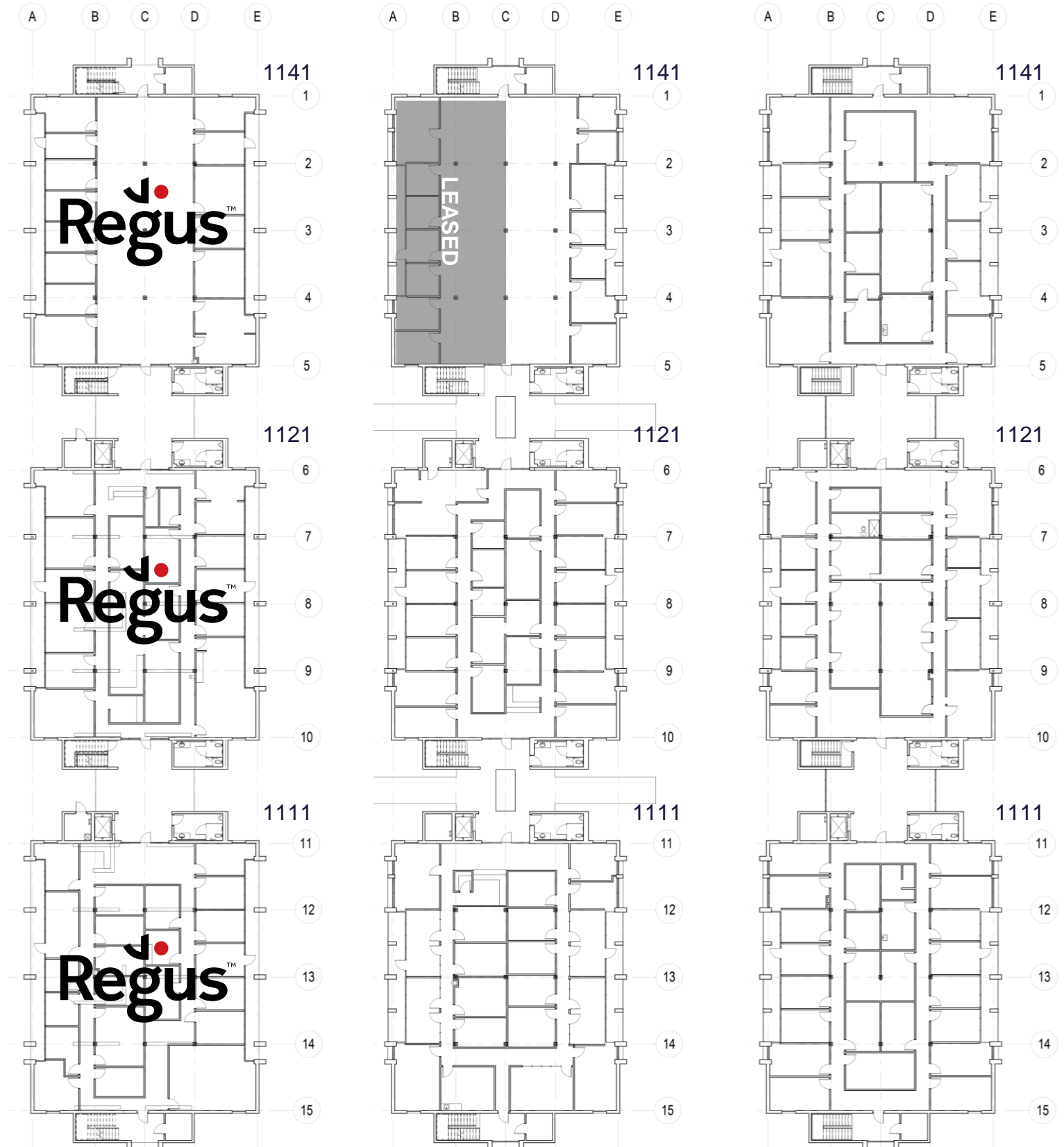
*Additional 1,338 SF of Common Area can be included

Molly Mary Gilbert
Office Properties
+1 520 546 2766
mgilbert@picor.com

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tنيeman@picor.com

picor.com

1111-1141 N El Dorado Place



Garden Level

Ground Level

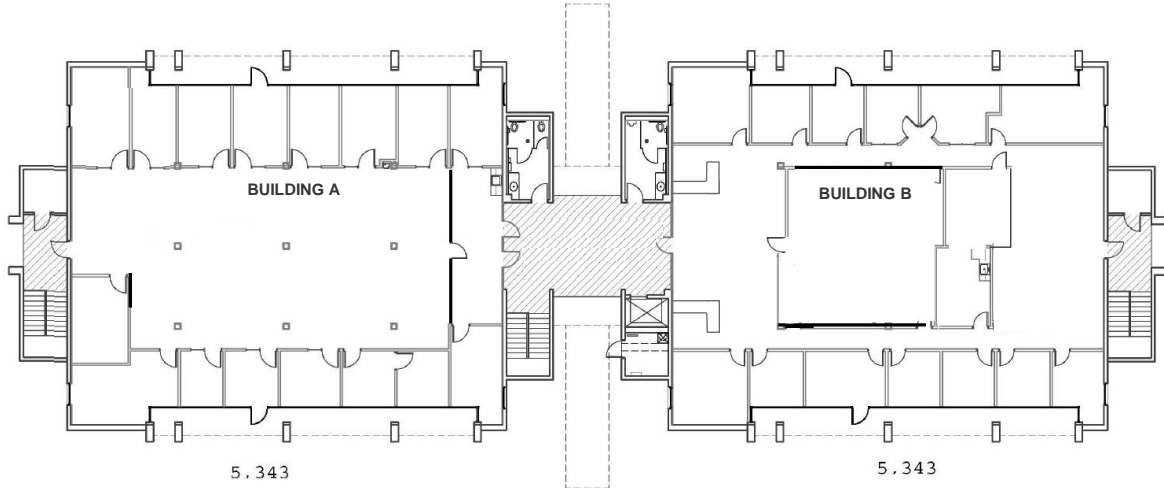
Second Level



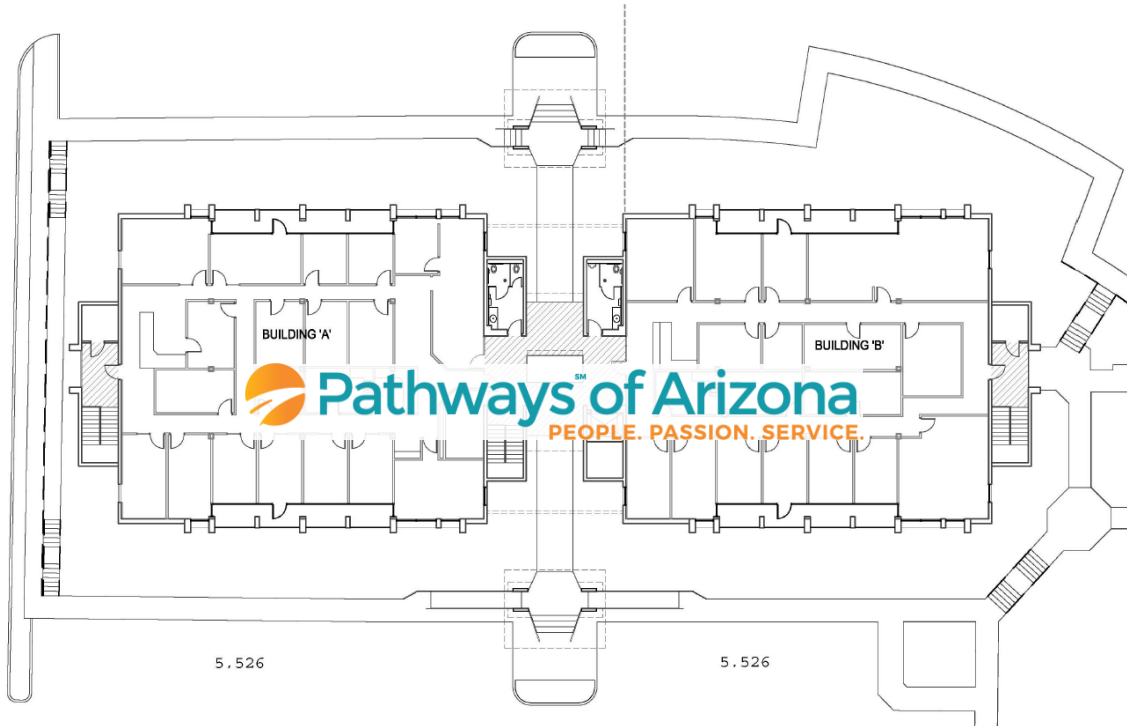
1161 - 1181 Garden Level

5,343 - 10,686 SF

Garden



1st Floor



2nd Floor



Property Photos



Molly Mary Gilbert
Office Properties
+1 520 546 2766
mgilbert@picor.com

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tنيان@picor.com

picor.com

Aerial

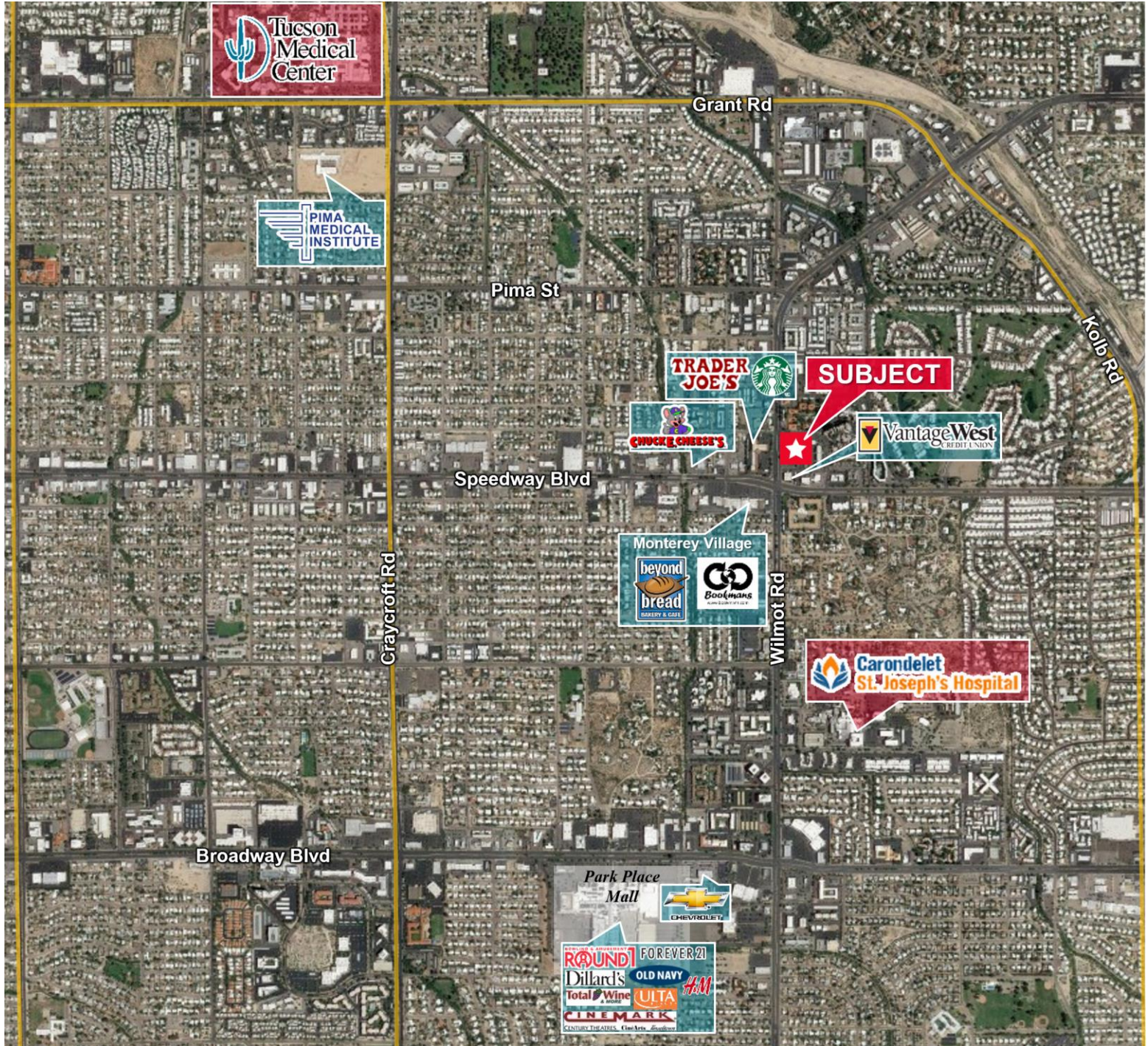


Molly Mary Gilbert
Office Properties
+1 520 546 2766
mgilbert@picor.com

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

picor.com

Trade Map



Molly Mary Gilbert
Office Properties
+1 520 546 2766
mgilbert@picor.com

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tنيان@picor.com

picor.com

Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



484,397
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



0.75%
POPULATION
GROWTH RATE



\$64,323
MEDIAN HOUSEHOLD
INCOME



3.2%
UNEMPLOYMENT
RATE



53,187
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2023

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA - 8,580

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #47 BEST BUSINESS SCHOOLS
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #99 BEST 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 08/01/2024

Molly Mary Gilbert
Office Properties
+1 520 546 2766
mgilbert@picor.com

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tنيeman@picor.com

picor.com