

**ONE MONTH OF ABATED RENT PER YEAR OF LEASE TERM FOR QUALIFIED LEASES****FOR LEASE**

2,785 – 53,171 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 Speedway, Wilmot, & El Dorado Place
- Offices have balconies or patio areas
- Take advantage of the great rate!
- Tenant improvements negotiable

Property Details

Parcel Size	5.63 acres
Zoning	C-1
Covered Parking	96 covered
Parking	280 surface; 5.36/1,000

Site Plan



Molly Mary Gilbert
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Available Suites

All suites can be combined for additional SF

***Space can be demised**



BUILDING	SUITE	LEVEL	SQUARE FOOTAGE*
1111	111-112	Garden	5,316
	211-212	Ground	5,569
	314-315	Second	5,872
1121	107-110	Garden	5,511
	207-210	Ground	5,696
	309 -312	Second	6,420
1141	105-106	Garden	5,316
	206	Ground	2,785
	306-307	Second	5,872*
1161	103-104	Garden	5,343
1181	101-102	Garden	5,343

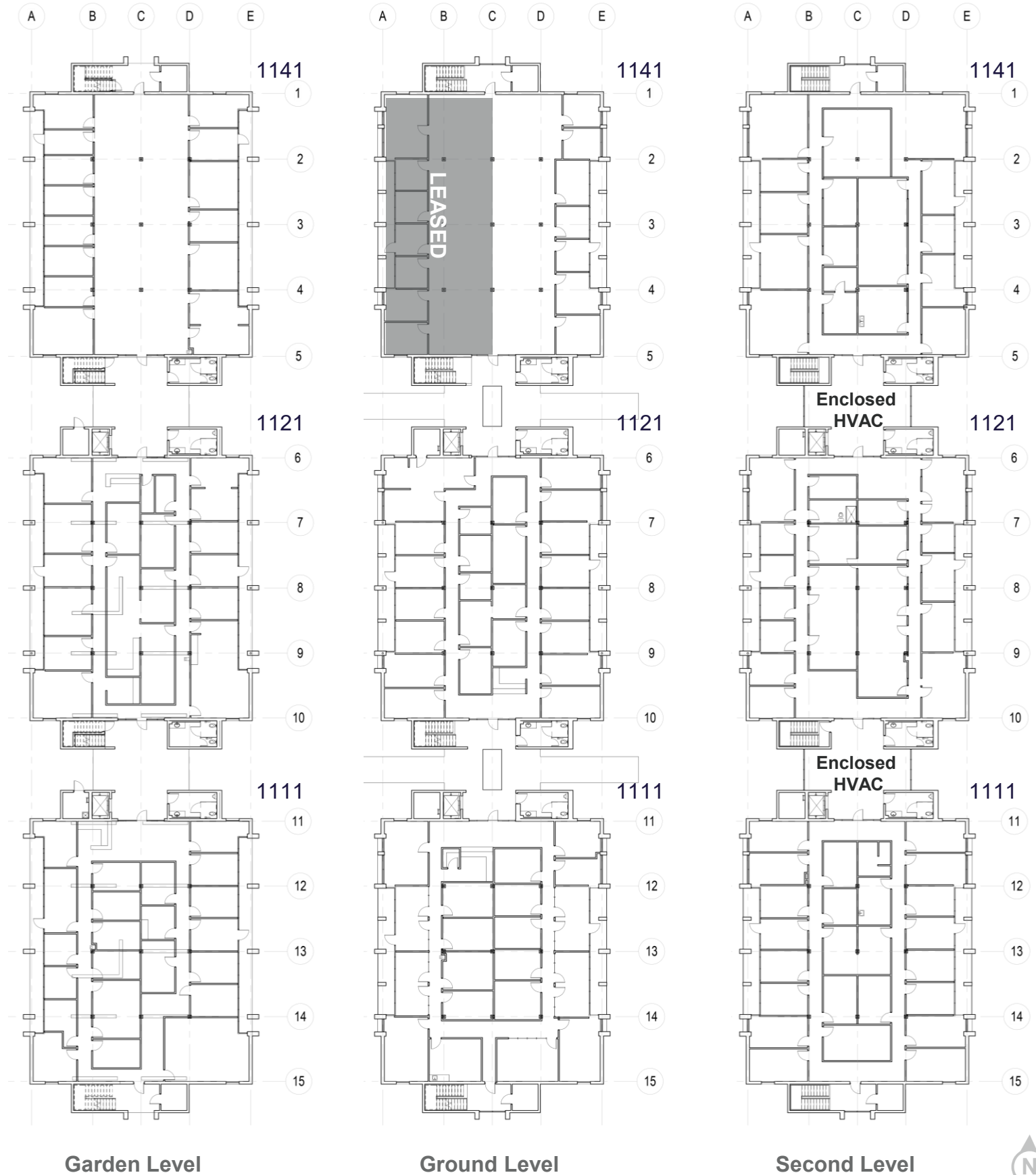
**Additional 1,338 SF of Common Area can be included*

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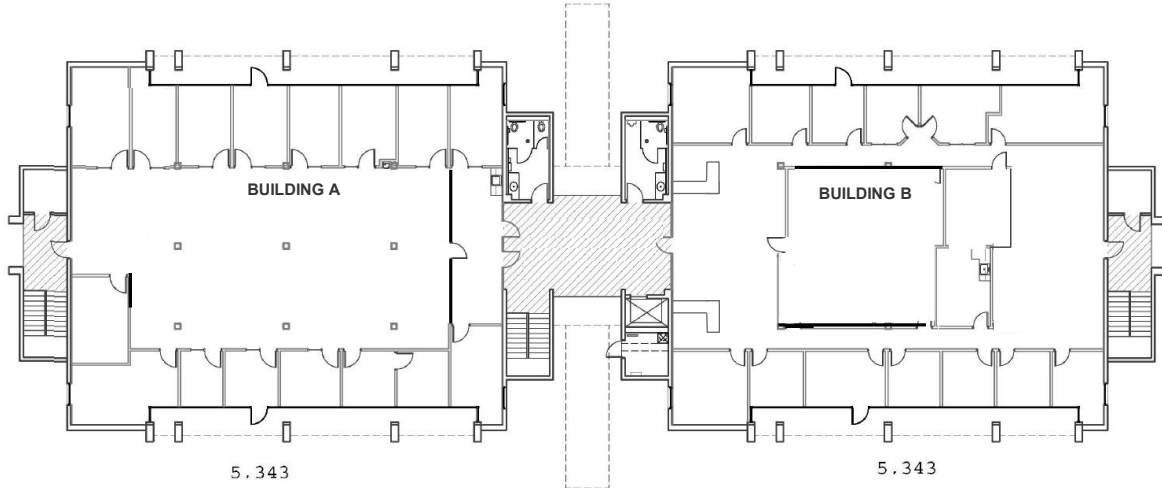
1111-1141 N El Dorado Place



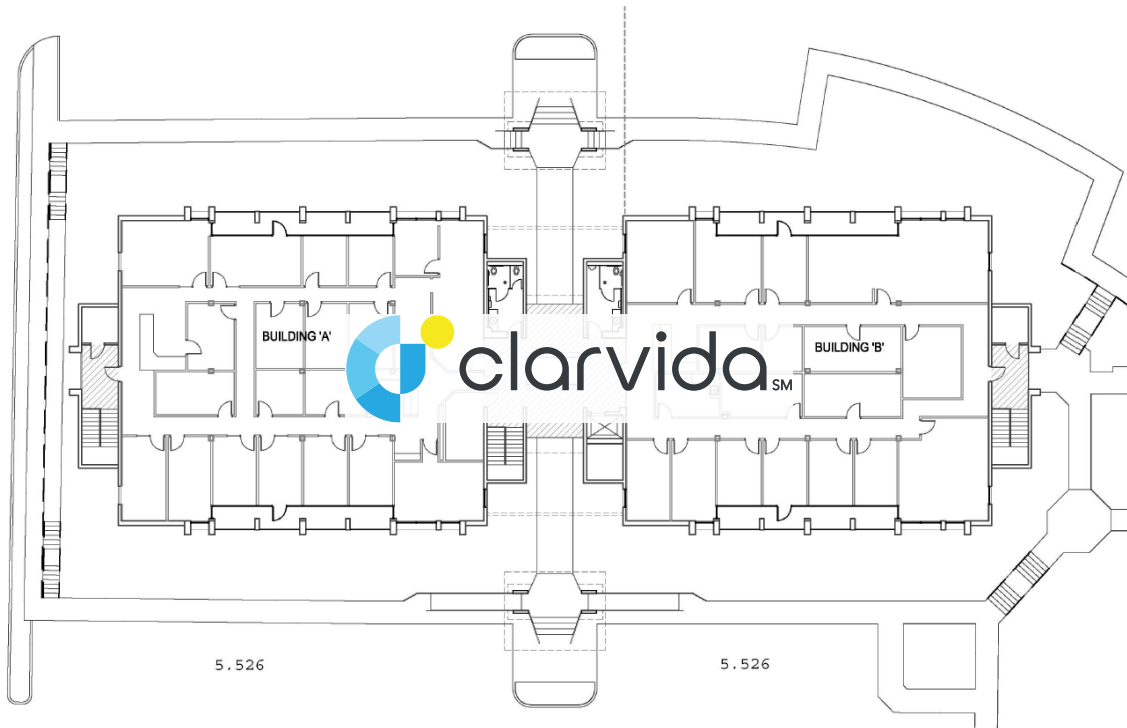
1161 - 1181 Garden Level

5,343 - 10,686 SF

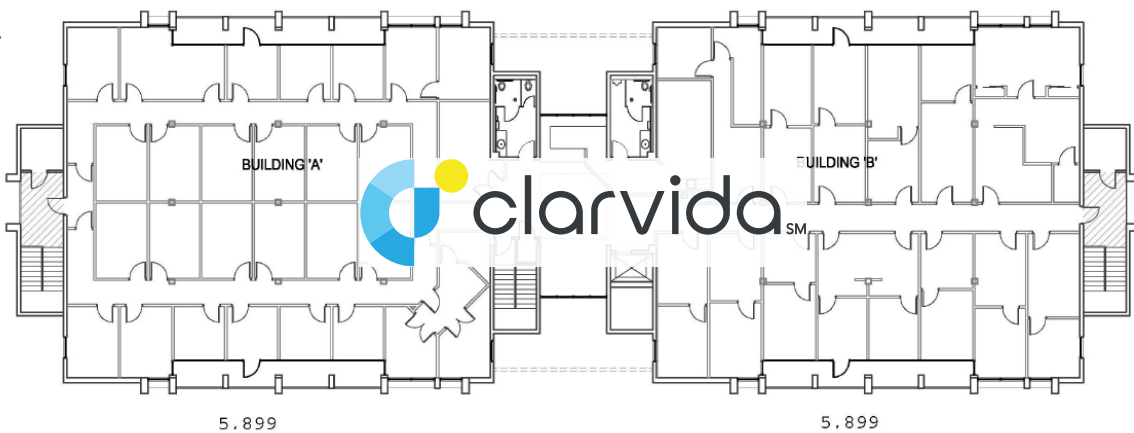
Garden



1st Floor



2nd Floor



Property Photos



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Aerial

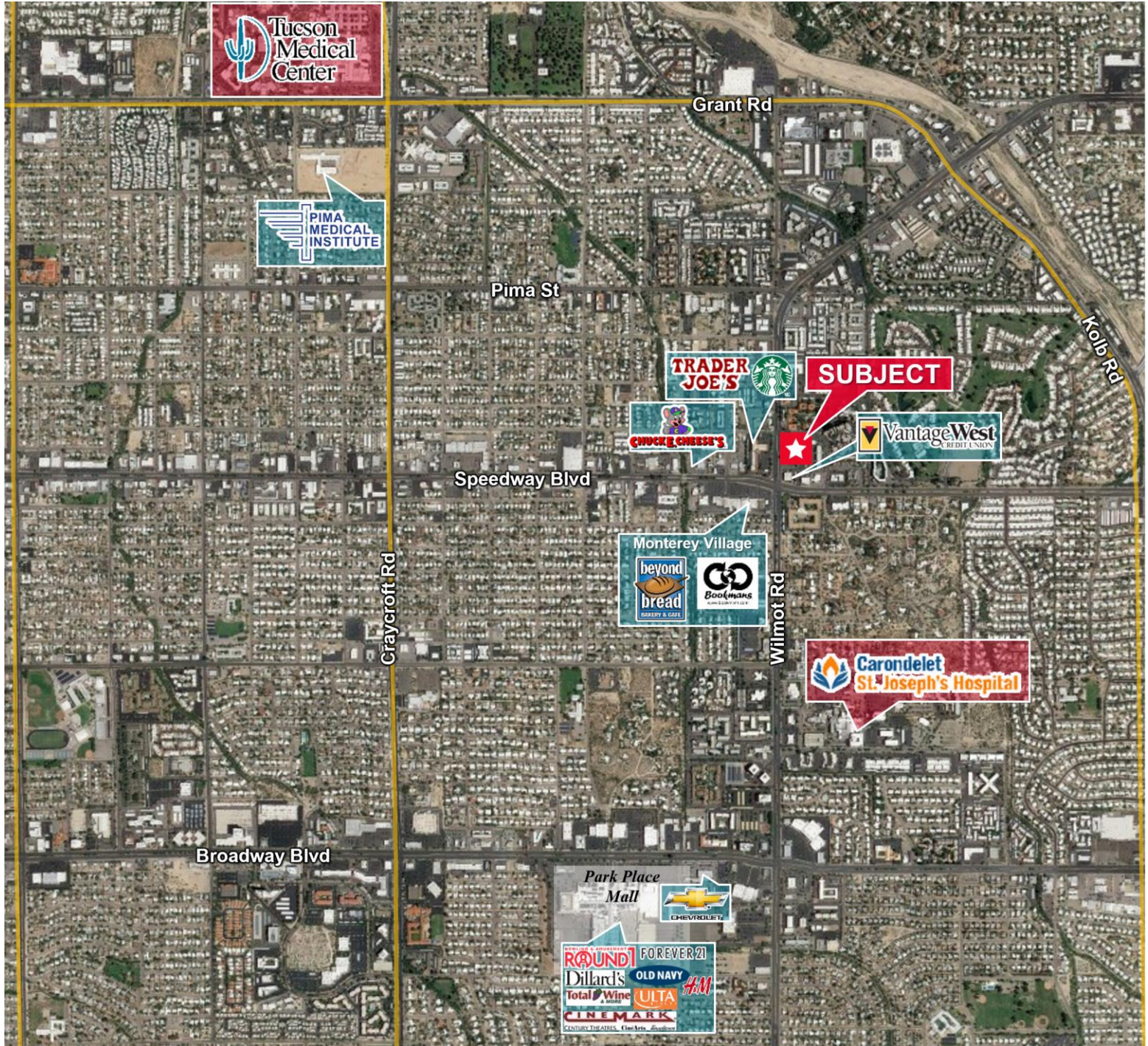


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Trade Map



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



456,600
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



1.1%
POPULATION
GROWTH RATE



\$74,400
MEDIAN HOUSEHOLD
INCOME



4.1%
UNEMPLOYMENT
RATE



THE UNIVERSITY
OF ARIZONA

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 BEST COLLEGES 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: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 08/13/2025

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