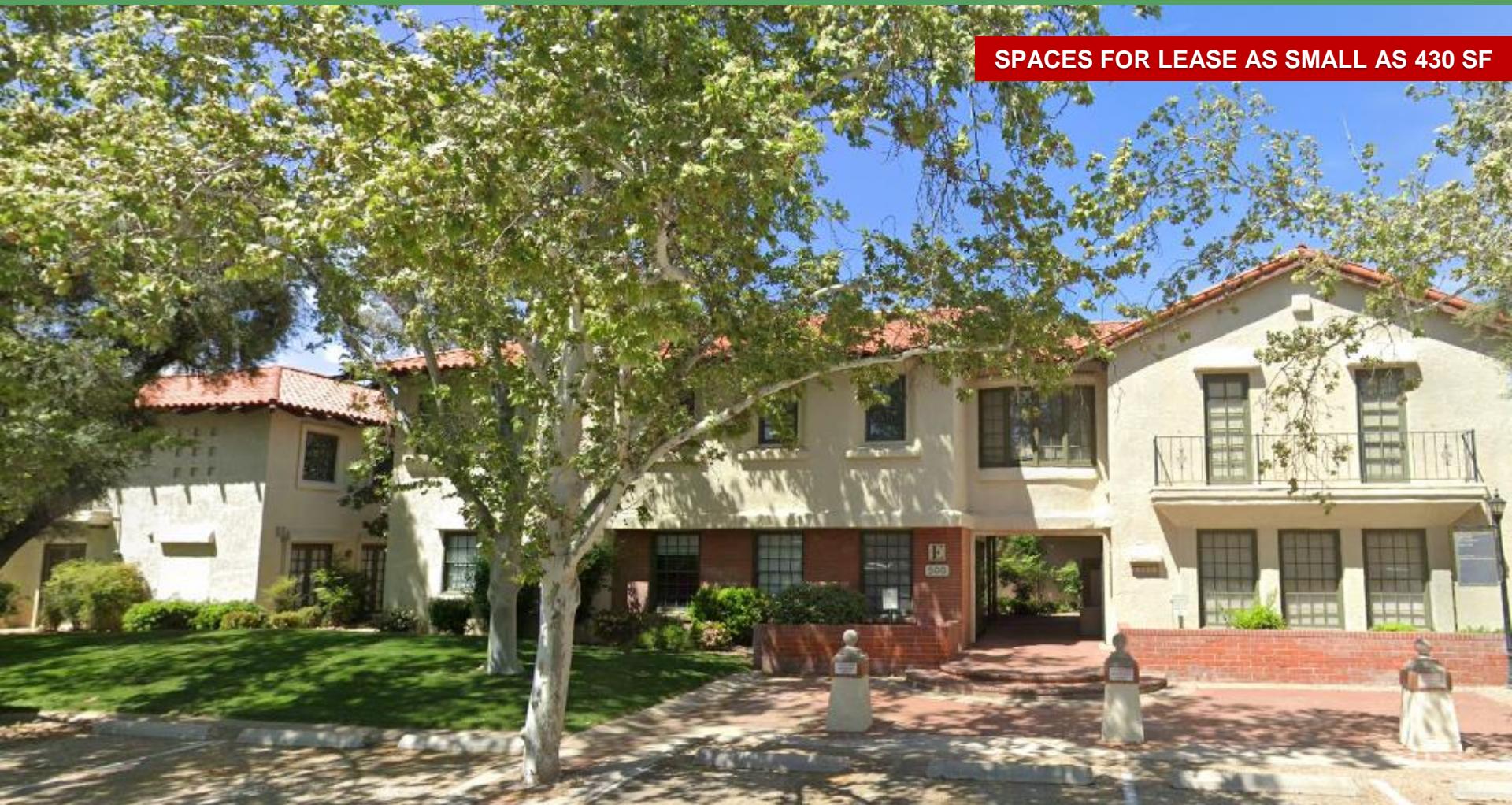


SPACES FOR LEASE AS SMALL AS 430 SF



PROFESSIONAL AND MEDICAL SPACE AVAILABLE – FOR LEASE OR SALE

AVAILABILITY

Building	Total Building Size (SF)*	Total Available SF*
A	±7,735 SF	±4,797 SF
B	±6,803 SF	±4,830 SF
C	±6,348 SF	±2,576 SF
D	±12,351 SF (2-Story)	±7,694 SF
E	±10,221 SF (2-Story)	±7,654 SF
F	±10,282 SF (2-Story)	±5,701 SF
H	±6,211 SF	±1,525 SF
I	±5,173 SF	100% Leased

*See Suite Details page and Lease/Sale Summary page for details on availability and rates.



PROPERTY FEATURES

Parking: 260 Spaces Total (44 covered)

Zoning: C-1

PROPERTY HIGHLIGHTS

- Situated in beautiful and lush garden setting
- Buildings on separate tax parcels, in Opportunity Zone
- Great location just north of Speedway and Wilmot near numerous shopping, restaurant and medical and other business facilities.
- Easily accessible from Speedway Boulevard or Wilmot Road.
- Buildings are configured for multi-tenant use and offer a variety of suite sizes.



LEASE/SALE SUMMARY



6298 E. Grant Rd., Suite #100
Tucson, AZ 85712
P: 520.296.0200 / F: 520.296.1571
www.larsenbaker.com

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LEASE SUMMARY

Lease Rate \$20/sf Full-Service net of Janitorial

SALE SUMMARY

Includes new \$155/sf and up
roof, new
HVAC units,
new paint

ADDITIONAL HIGHLIGHTS

El Dorado Square is a beautiful office and medical plaza that consists of nine one and two story buildings. The property's Spanish Mediterranean design, lush landscaping and sparkling fountains make it a relaxed and welcoming environment to office and visit. Situated in the Central Northeast area of Tucson, the property is just minutes from numerous restaurants, shopping, medical services and workout facilities. Schedule a tour of this lovely and unique property.

SUITE DETAILS

Tenant	Suite #	Size (SF)
AVAILABLE	A-100	2,418
Crimar Holdings	A-120	730
AVAILABLE	A-145	430
AVAILABLE	A-150	2,932
ResCare Residential	A-150-2	2,208
AVAILABLE	B-200	3,364
AVAILABLE	B-240	1,502
Frederick Van Hook	B-250	1,190
Adoption Solutions of AZ	B-260	783
ResCare Residential	C-300	3,772
AVAILABLE	C-340	1,235
AVAILABLE	C-320	1,341
Dr. Gary Bohay	D-400	2,505
Incandescent Skin	D-410	986
AVAILABLE	D-415	1,141
Adam Colbert	D-420	932
Monier Insurance	D-430	275
AVAILABLE	D-440	1,489

Tenant	Suite #	Size (SF)
AVAILABLE	D-450	1,305
AVAILABLE	D-460	1,904
AVAILABLE	D-480	825
AVAILABLE	D-490	1,030
Eric Sonderer	E-500	1,380
AVAILABLE	E-510	2,305
AVAILABLE	E-520	1,187
AVAILABLE	E-540	1,698
AVAILABLE	E-550	2,355
AVAILABLE	E-560	1,303
AVAILABLE	F-600	2,549
Maria Bozzolo	F-610	396
Acupuncture & Wellness	F-620	838
Medspace	F-640	1,368
Edward Jones	F-646	912
AVAILABLE	F-650	1,430
AVAILABLE	F-660	1,260

Tenant	Suite #	Size (SF)
AVAILABLE	F-670	1,701
Global Engineering	F-690	1,020
Center for Autism	G-700	3,510
Tami C. Friske	G-750	1,488
Steve Soucek	H-800B	1,246
AVAILABLE	H-800	1,205
Anderson Financial Group	H-810	1,723
Altitude Financial Corp.	H-820	810
Altitude Financial Corp.	H-820A	595
April Hanna	H-820B	256
Organa Health	I-900	2,185
Electric Skin Studio	I-905	634
Ducharme Gen. Surgery	I-910	2,354



Scan for additional property information

SITE PLAN



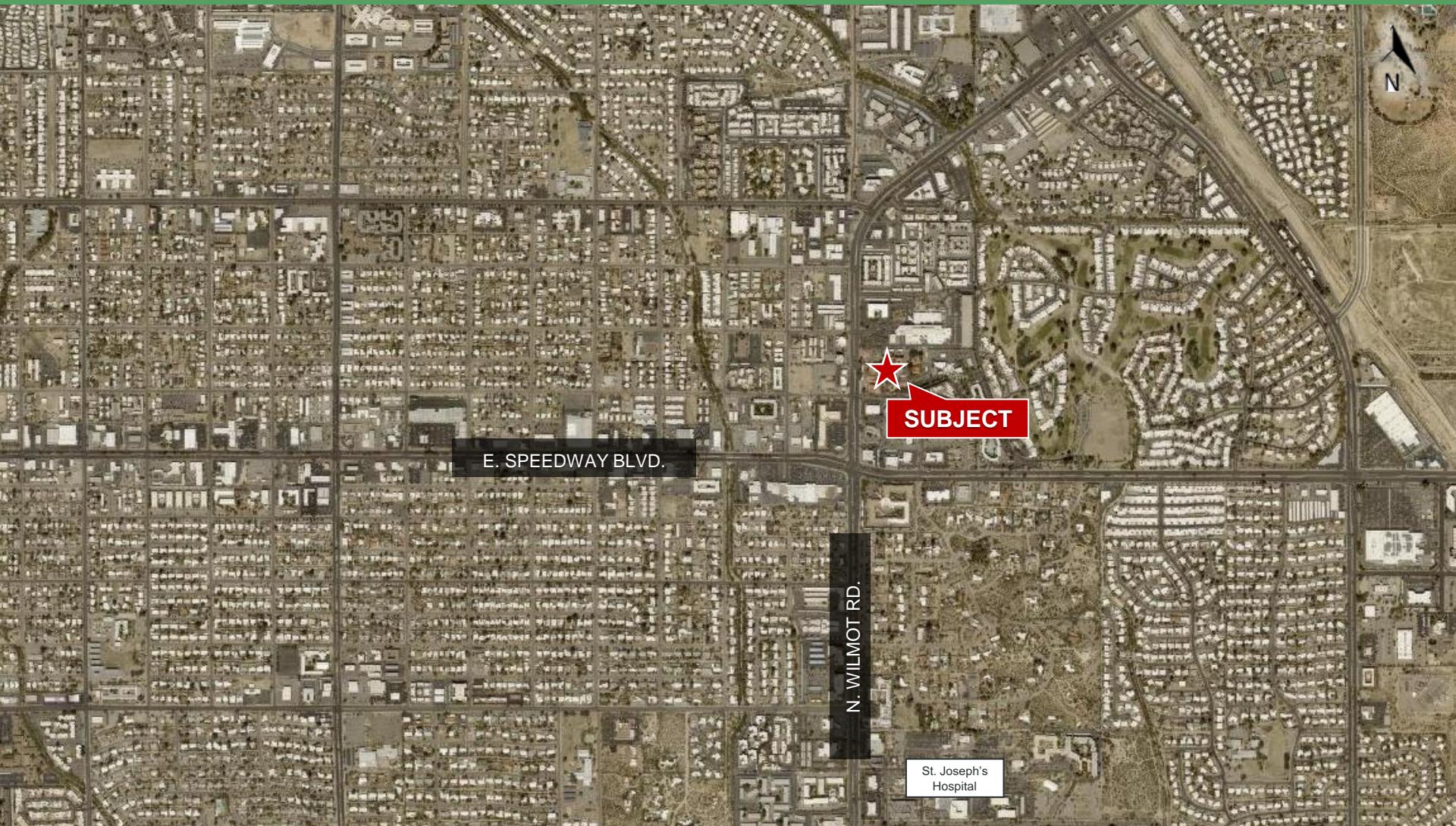
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AERIAL MAP



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