

# The Watermark Building

FOR SALE \$2,226,750 (\$250/SF)  
2020 W RUDASILL ROAD, TUCSON AZ 85704



Corporate Headquarters or Specialty Medical on Northwest Hospital Campus

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FOR SALE \$2,226,750 (\$250/SF)

## BUILDING SUMMARY

### ADDRESS

2020 West Rudasill Road  
Tucson, AZ 85705

### BUILDING SIZE

8,906 SF (not including basement)

### PARKING RATIO

4.35/1000

### YEAR BUILT

1997/1998 Addition

### ZONING

Pima County TR Zoning

### 2025 TAXES

\$14,240.42



# The Watermark Building

## PROPERTY SUMMARY

Primary Use: Office



### Primary Use — Office, Medical Office

The building is located on the quiet and secure Northwest Medical Center Campus, at the intersection of Orange Grove Road and La Cholla Boulevard in northwest Tucson, within unincorporated Pima County.

Pursuant to Pima County Assessor, the subject property consists of an approximately 8,906 square foot three-story building situated on an approximately 43,680 square foot parcel of land. 7,746 SF was constructed in 1997 & 1,160 SF in 1,998.

There is an additional 1,184 square basement that houses the Server Room, Studio, and storage.

### Property & Area Features

- High-end custom finishes throughout.
- Patio with Courtyard
- EV Charging Stations
- Enhanced security with key-less entry system
- Fiber Optics
- Bonus: 1,184 SF Basement w/ Server Room and Studio
- 40 Parking Spots (25 Covered)

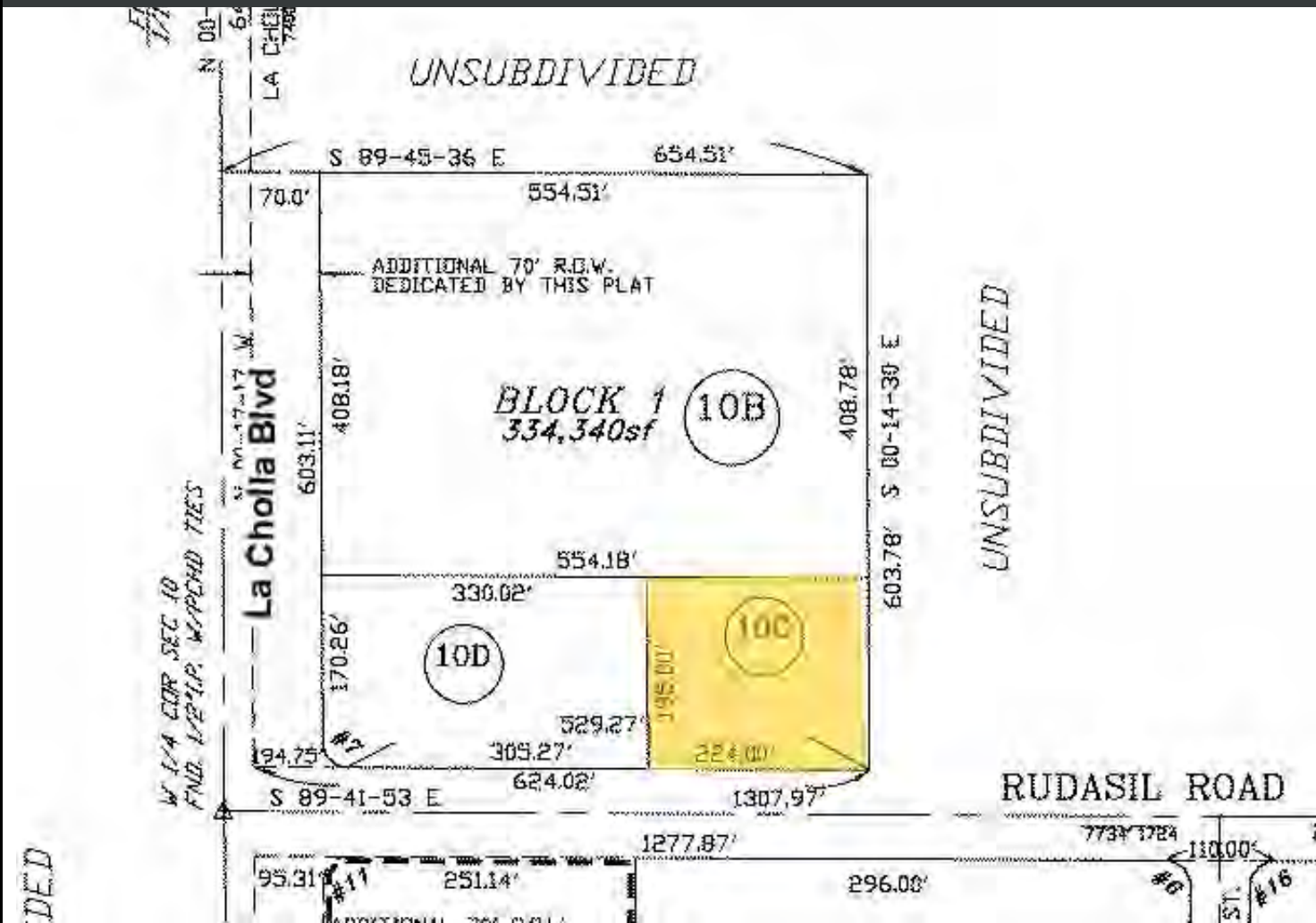
DO NOT DISTURB TENANT- Please contact broker for details.

# The Watermark Building

## PARCEL MAP

PIMA COUNTY APN  
102-13-010C

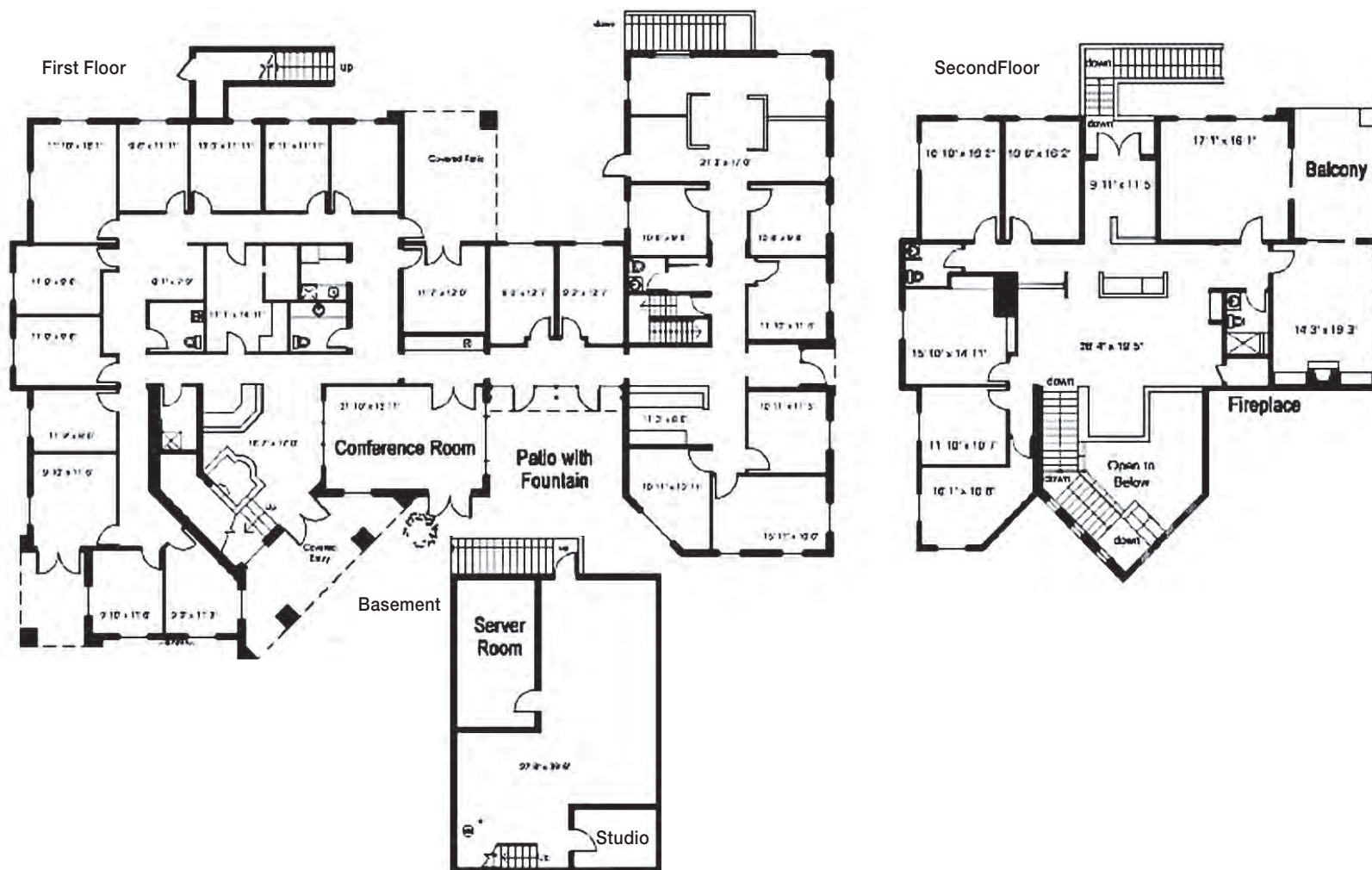
SITE SIZE  
± 1.002 Acres (43,680 SF)





## FLOOR PLANS

BASEMENT  
1,184 SF



# The Watermark Building

## FOOT PRINT

FIRST FLOOR

6,054 SF

SECOND FLOOR

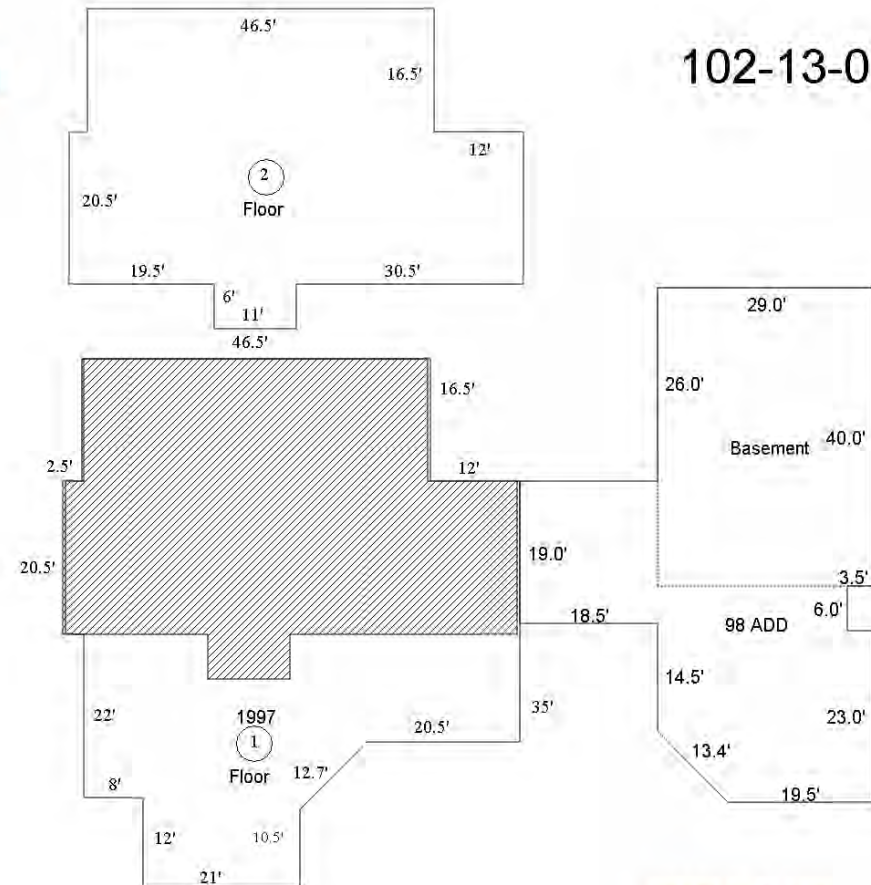
2,852 SF

BASEMENT

1,184 SF

2020 W. Rudasill

102-13-010C



Updated by RC #393  
6/19/2014



# The Watermark Building

## EXTERIOR PHOTOS





PHOTOS EXTERIOR





# The Watermark Building

## INTERIOR PHOTOS



PHOTOS INTERIOR





PHOTOS INTERIOR



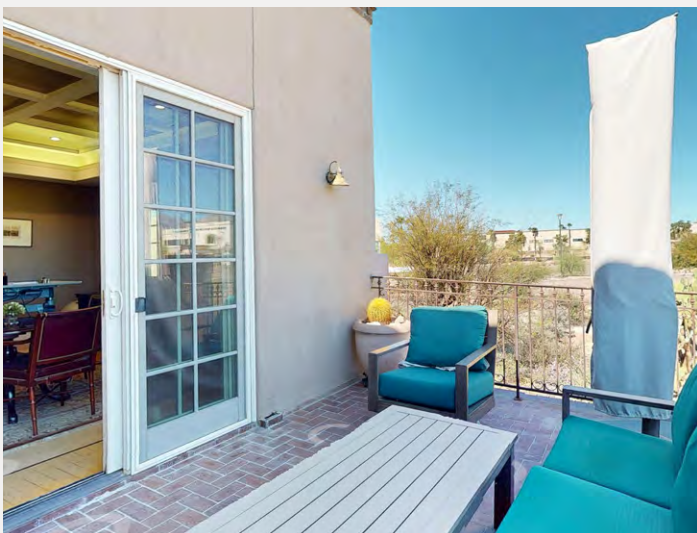


PHOTOS INTERIOR



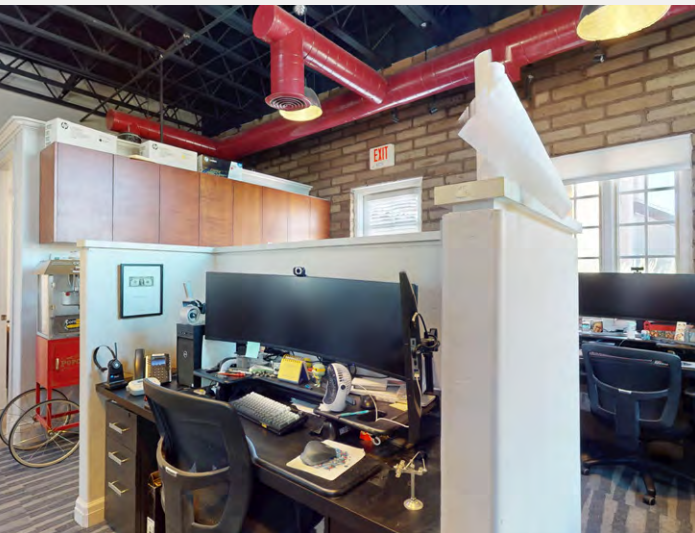
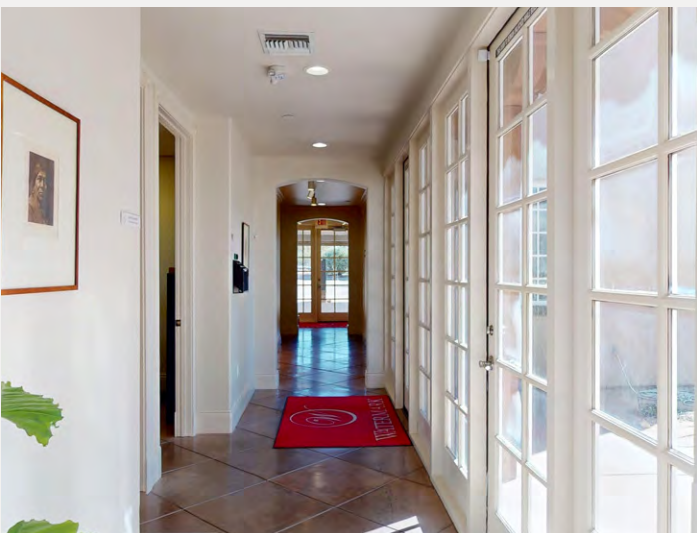


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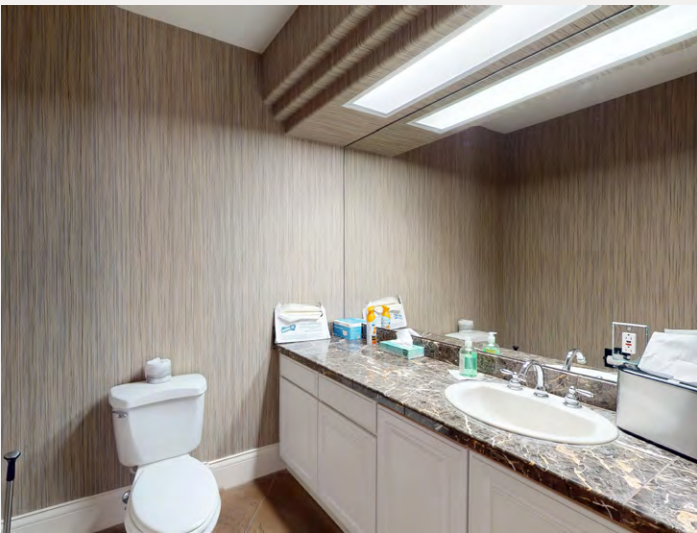
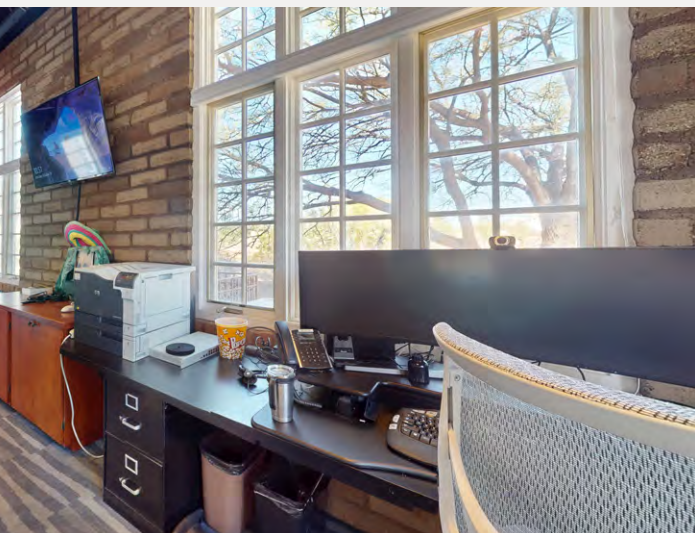


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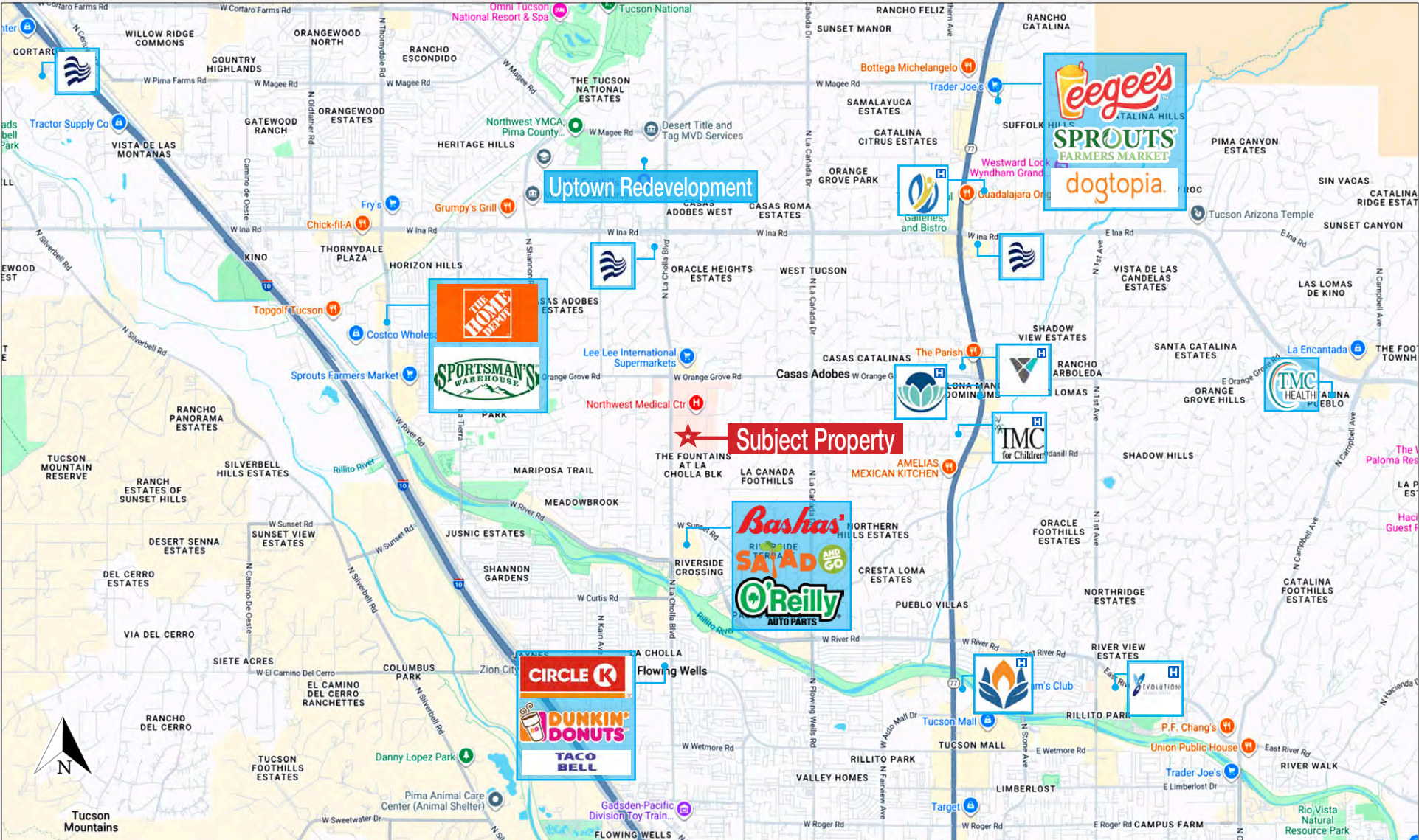


PHOTOS INTERIOR





Retail Map





# The Watermark Building

## DEMOGRAPHICS





# The Watermark Building

## REPRESENTATION

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