

CRAYCROFT PLAZA

1011 N. CRAYCROFT RD. | TUCSON, AZ 85711



OFFICE SPACE FOR LEASE



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

Isaac Figueroa, CCIM, SIOR
Principal, Vice President
520.296.0200 x218
isaac@larsenbaker.com

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. George C. Larsen - Designated Broker - Owner/Agent.

AVAILABILITY

Office Space:	Suite 404 – 3,836 sf Suite 404 A – 1,612 sf Suite 404 B – 2,224 sf
Lease Rate:	\$15.00 PSF MG

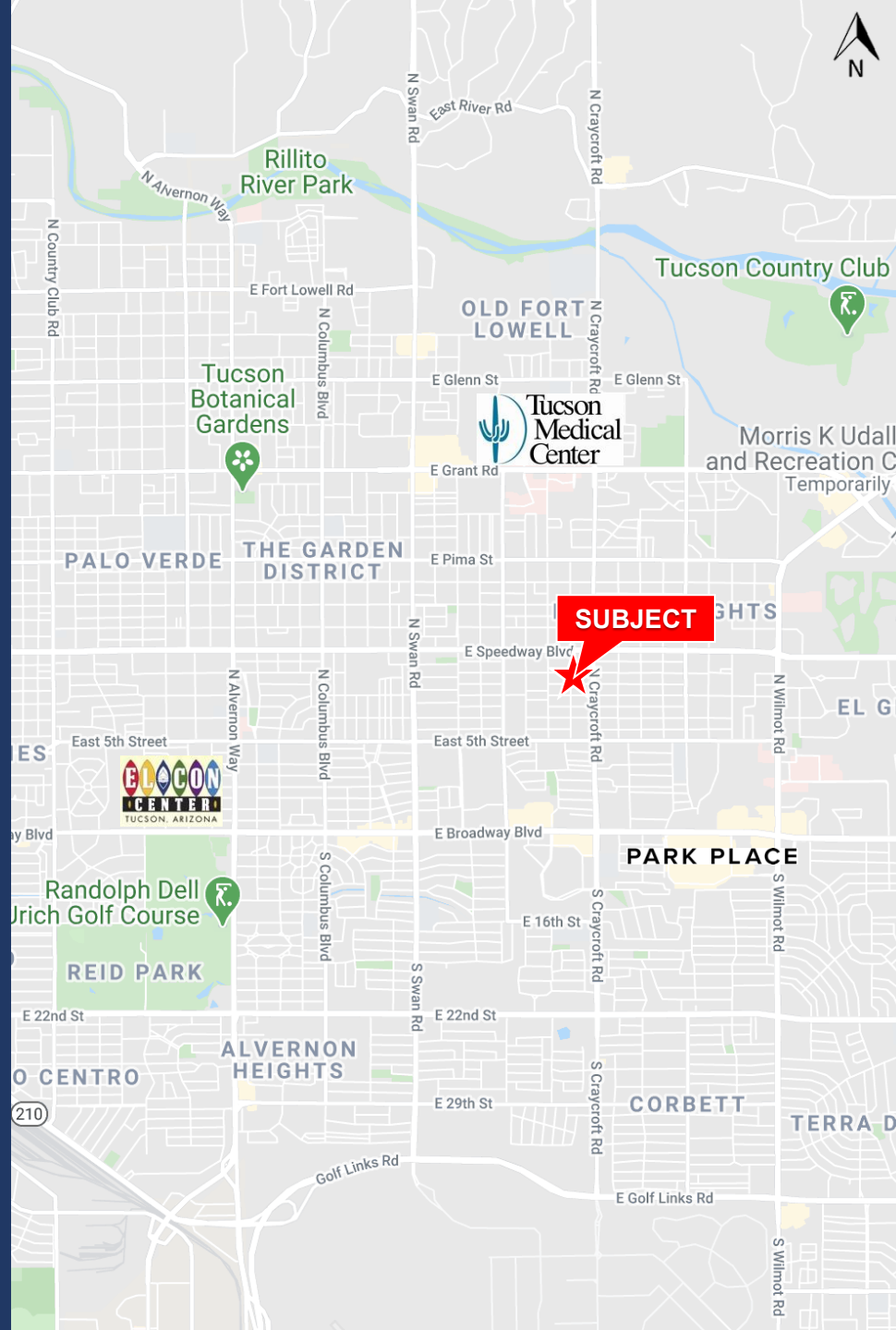
PROPERTY FEATURES

Parking:	4.3/1000 sf
Zoning:	C-1

PROPERTY HIGHLIGHTS

- Located just south of one of the highest volume intersections in Tucson, by traffic count
- Great central location
- Great office location

TENANTS INCLUDE



DEMOGRAPHICS (2020)

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	14,889	117,987	271,784
Average Family Income	\$53,821	\$58,768	\$63,785
Employees	10,089	69,810	150,024
Retail Expenditures	\$340.2 Million	\$3.1 Billion	\$4.7 Billion

Tenant	Suite #	Size (SF)
Southern AZ Endodontic	101-108 & 302-303	9,510
LabCorp	200	2,500
LabCorp	204	1,767
Reading Therapy Center of Southern Arizona	306	1,449
Saguaro Center for Speech	301	2,088
Lash Effects Studio, LLC	304/305	837
Advanced IV Health	400	837
AVAILABLE	404	3,836
Morpho Nail & Beauty	450	404
Skintegrity Aesthetics	455	650
Skintegrity Aesthetics	460	650
Tucson Patient Transport	470	709



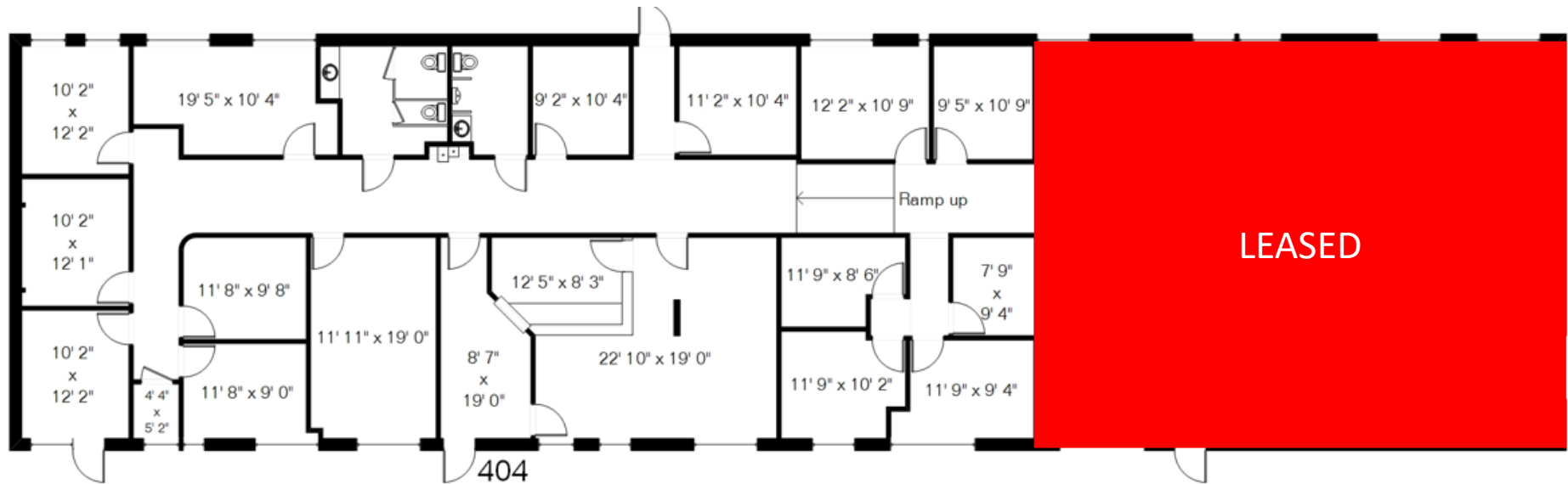
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FLOORPLAN

Suite 404 ± 5,809 SF



*NOT TO SCALE

*SUBJECT TO CHANGE



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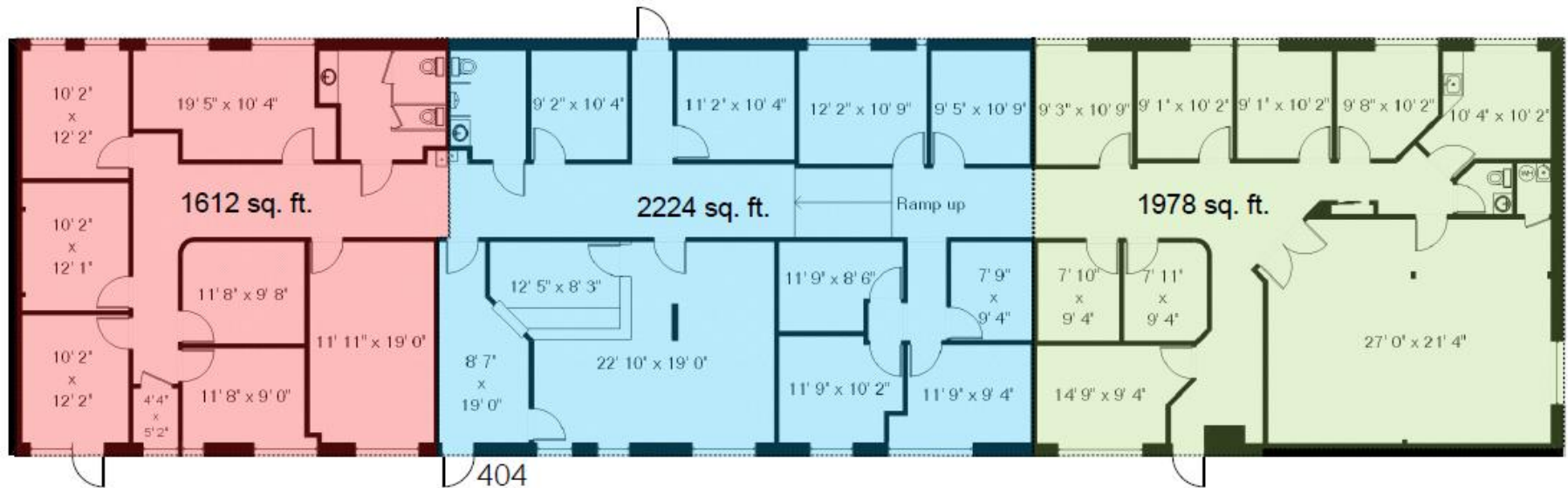
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FLOORPLAN

Suite 404 A ± 1,612 SF

Suite 404 B ± 2,224 SF

Suite 404 C LEASED



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