

El Dorado Medical Plaza

1400 N. Wilmot Road, Tucson, AZ 85712



*UNDER NEW OWNERSHIP
EXTENSIVE BUILDING UPGRADES
UNDERWAY*

**EASTSIDE MEDICAL OFFICES
LEASE UP TO 57,259 RSF
\$26-\$28/RSF FULL SERVICE**

**MEDICAL & BEHAVIORAL
HEALTH CAMPUS**

Richard M. Kleiner, MBA
Principal, Office Properties
+1 520 546 2745
rkleiner@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Ste 115
Tucson, AZ 85711
phone: +1 520 748 7100
picor.com



EL DORADO MEDICAL PLAZA

Eastside Medical Offices- to 57,259 RSF for Lease

UNDER NEW OWNERSHIP
EXTENSIVE BUILDING
UPGRADES UNDERWAY

PROPERTY FEATURES:

- Campus style Medical Offices expertly designed to accommodate today's delivery models
- Flexible 1st floor Suite Sizes from $\pm 1,266$ to 9,331 RSF (can be combined to $\pm 22,919$ RSF)
- 2nd Floor ideal for inpatient or outpatient services (12 Occupancy) $\pm 34,340$ RSF
- Convenient At-Door Parking
- Outstanding Campus Exposure and Signage from Wilmot Road
- Servicing an outpatient service area of 500,000+ patients
- Easy access to eastside hospitals, shopping, restaurants
- Experienced Healthcare Development Team

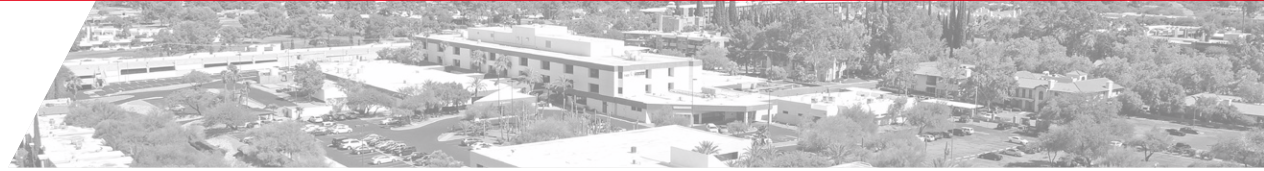
FULL SERVICE RENT:
\$26.00 to \$28.00/RSF

AVAILABLE SPACE:
1st Floor - up to 22,919 RSF
2nd Floor - up to 34,340 RSF

TI ALLOWANCE:
\$50.00/RSF

OCCUPANCY:
4th Quarter 2021

PARKING:
720 spaces, including garage









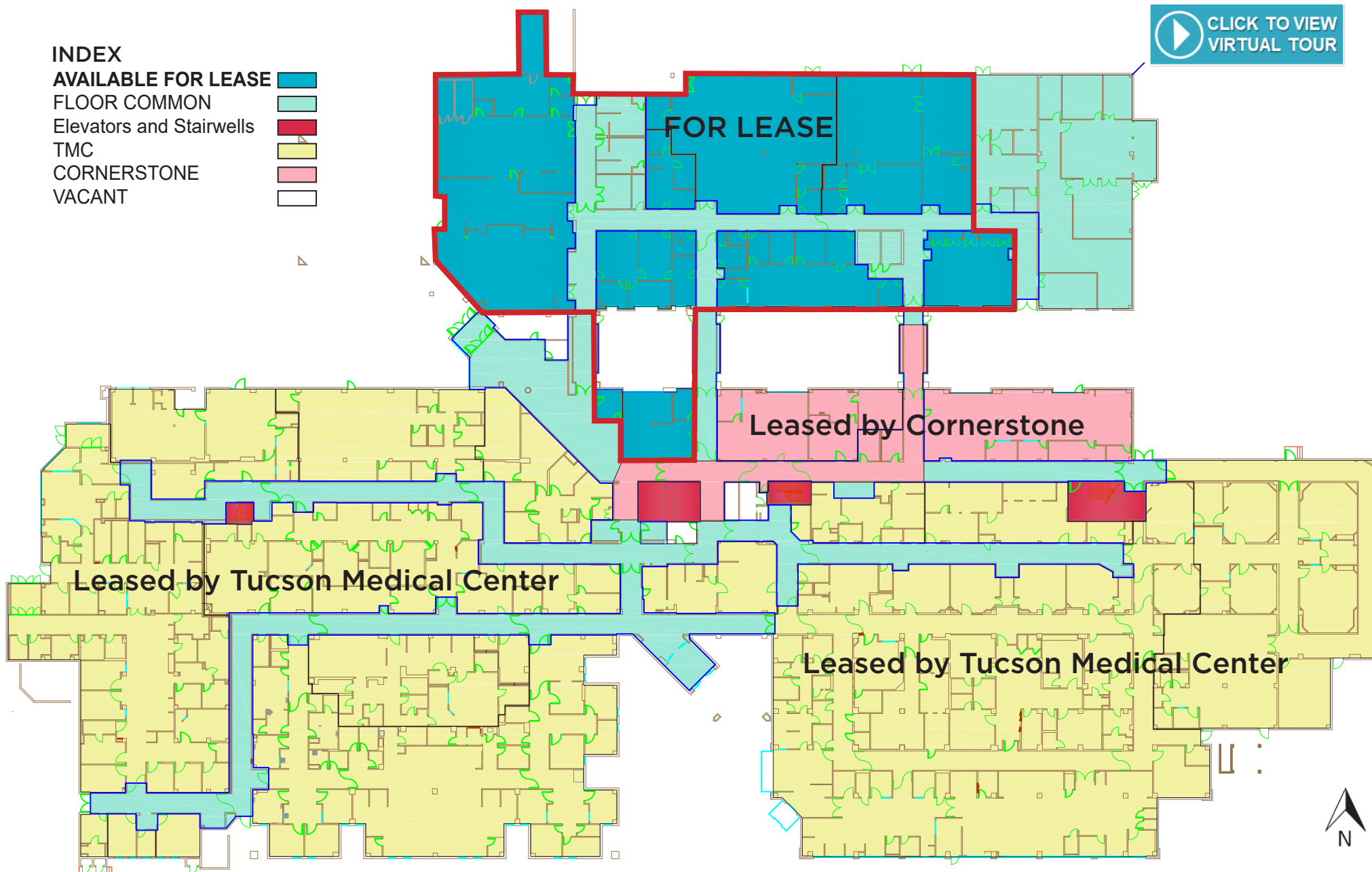
El Dorado Medical Plaza

1ST FLOOR PLAN

To ±22,919 RSF Available
Readily Improved for Medical Services

INDEX

AVAILABLE FOR LEASE	
FLOOR COMMON	
Elevators and Stairwells	
TMC	
CORNERSTONE	
VACANT	



El Dorado Medical Plaza

2ND FLOOR PLAN

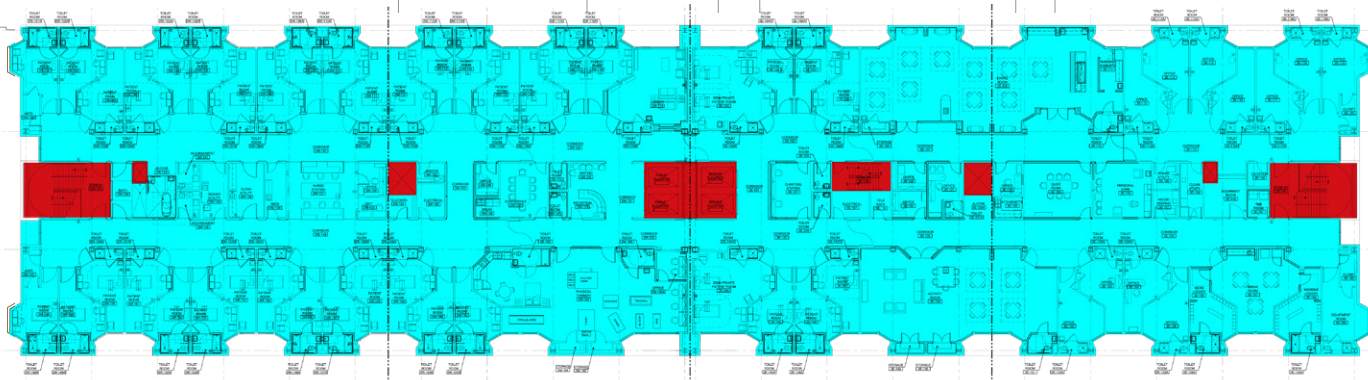
To ±34,340 RSF Available
Ideal for Inpatient and/or Outpatient
Health Services (I2 Occupancy)



CONCEPT FLOOR PLAN

INDEX

AVAILABLE FOR LEASE 
Elevators and Stairwells 



Floor plan provided by Kim Wolfarth, RA



EASTSIDE MEDICAL OFFICES TO 57,259 RSF FOR LEASE *EXTENSIVE BUILDING UPGRADES / UNDER NEW OWNERSHIP*



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