

# EL DORADO SQUARE

1200 N. El Dorado Place

**For  
Lease**



## EASTSIDE OFFICE SPACE AVAILABLE

El Dorado Square consists of 9 separate one and two-story buildings. This extensively landscaped garden office complex provides a unique atmosphere for professional, business and medical tenants. Medical users enjoy easy access to the adjoining El Dorado Hospital.

### AVAILABLE SPACE

	<u>Suite</u>	<u>Size</u>	<u>Floor</u>	<u>Avail.</u>
<b><u>Building A:</u></b>	150-2	2,208 sf	1st	12/08
	120	730 sf	1st	Now
	150	1,557 sf	1st	Now
<b><u>Building B:</u></b>	200	3,328 sf	1st	Now
<b><u>Building D:</u></b>	460	1,850 sf	2nd	Now
	480	825 sf	2nd	Now
	490	1,030 sf	2nd	Now
<b><u>Building E:</u></b>	540	1,698 sf	2nd	Now
<b><u>Building H:</u></b>	820	256 sf	1st	Now

- Located just north of the intersection of Speedway and Wilmot.
- \$17/SF (2nd floor)
- \$19/SF (1st floor)
- Full service lease
- Tenant is responsible for utilities and janitorial over the base year expense stop.

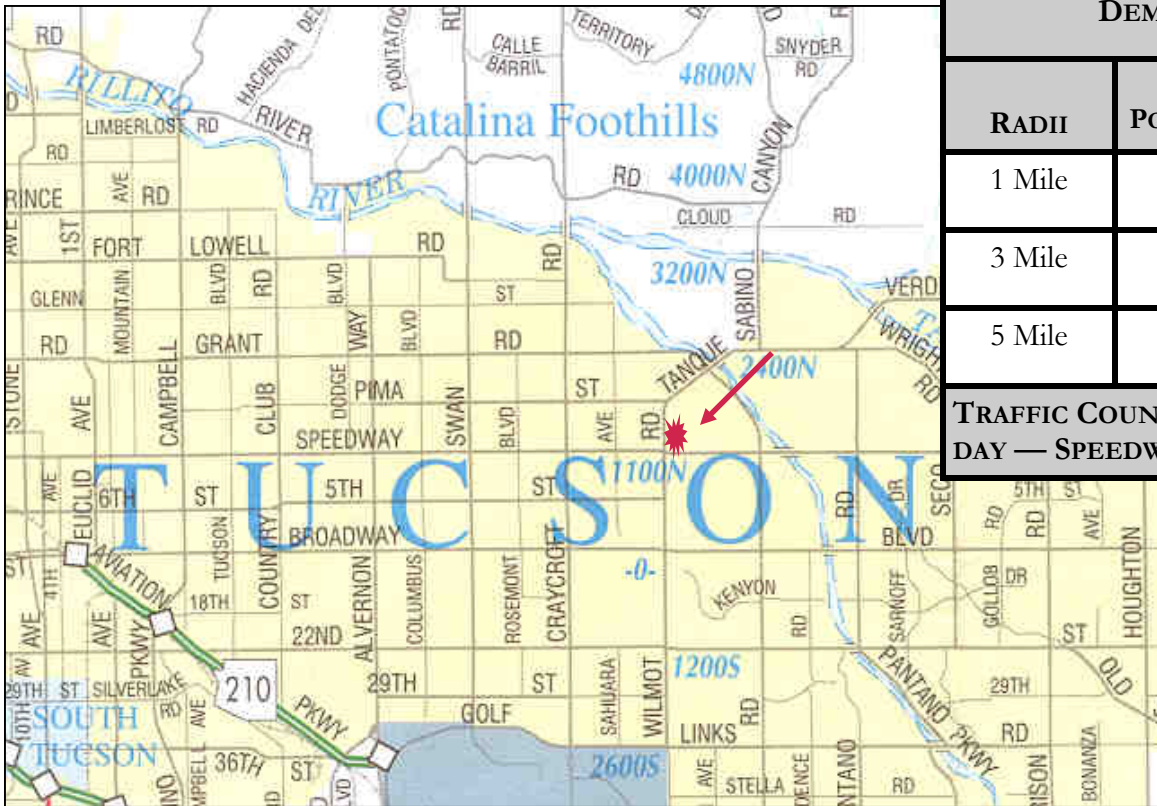


Updated: 07/29/09 6178028

**520.299.2610**

**Denise Lau ♦ Ext. 210 / Julian Hummel-Casserley ♦ Ext. 211**

7059 N. Oracle Road ♦ Tucson, AZ 85704 ♦ Facsimile: 520-299-4582 ♦ [www.shenkarow.com](http://www.shenkarow.com)  
One or more of the owners of El Dorado Square is a licensed real estate salesperson in the State of Arizona.  
Shenkarow Realty Advisors is acting as an owner/agent.



DEMOGRAPHICS		
RADII	POPULATION	INCOME
1 Mile	13,671	\$45,500
3 Mile	112,413	\$47,054
5 Mile	257,945	\$49,191

**TRAFFIC COUNT: 83,000 CARS PER DAY — SPEEDWAY & WILMOT (2000)**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

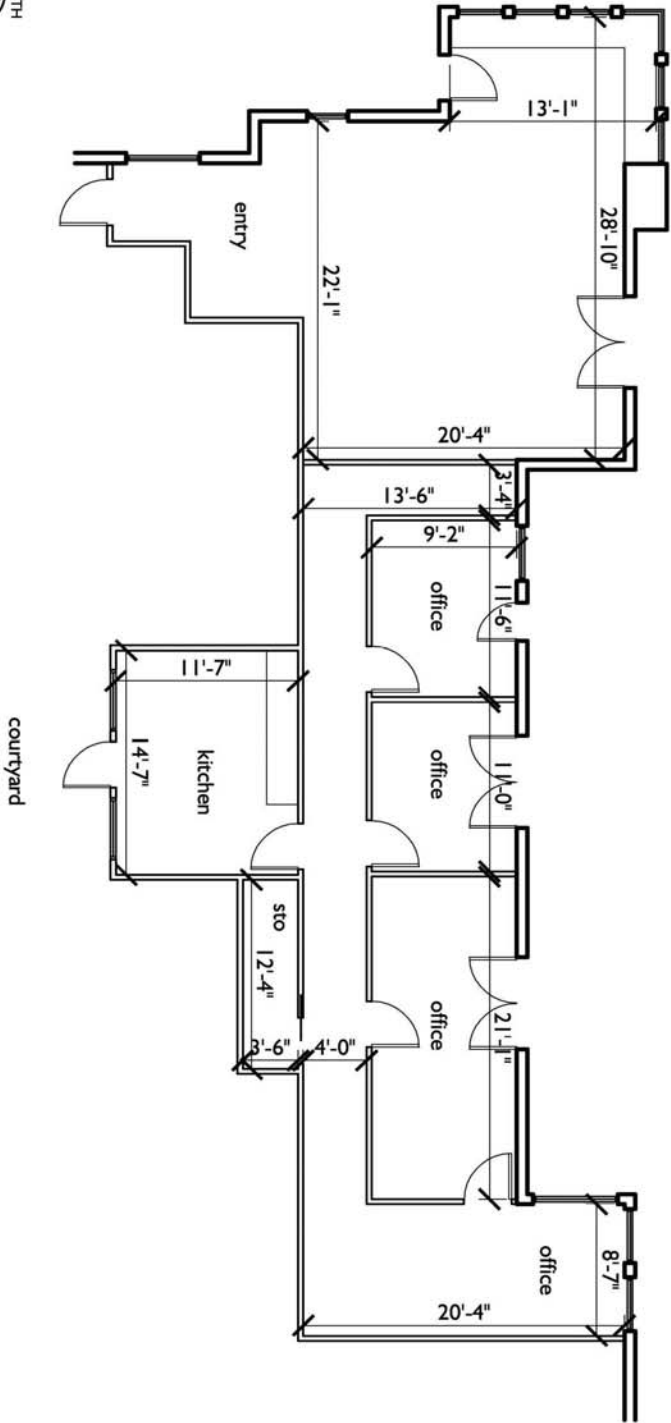
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# BUILDING A:

El Dorado Square Suite A150-2  
scale 3/32" = 1'-0"



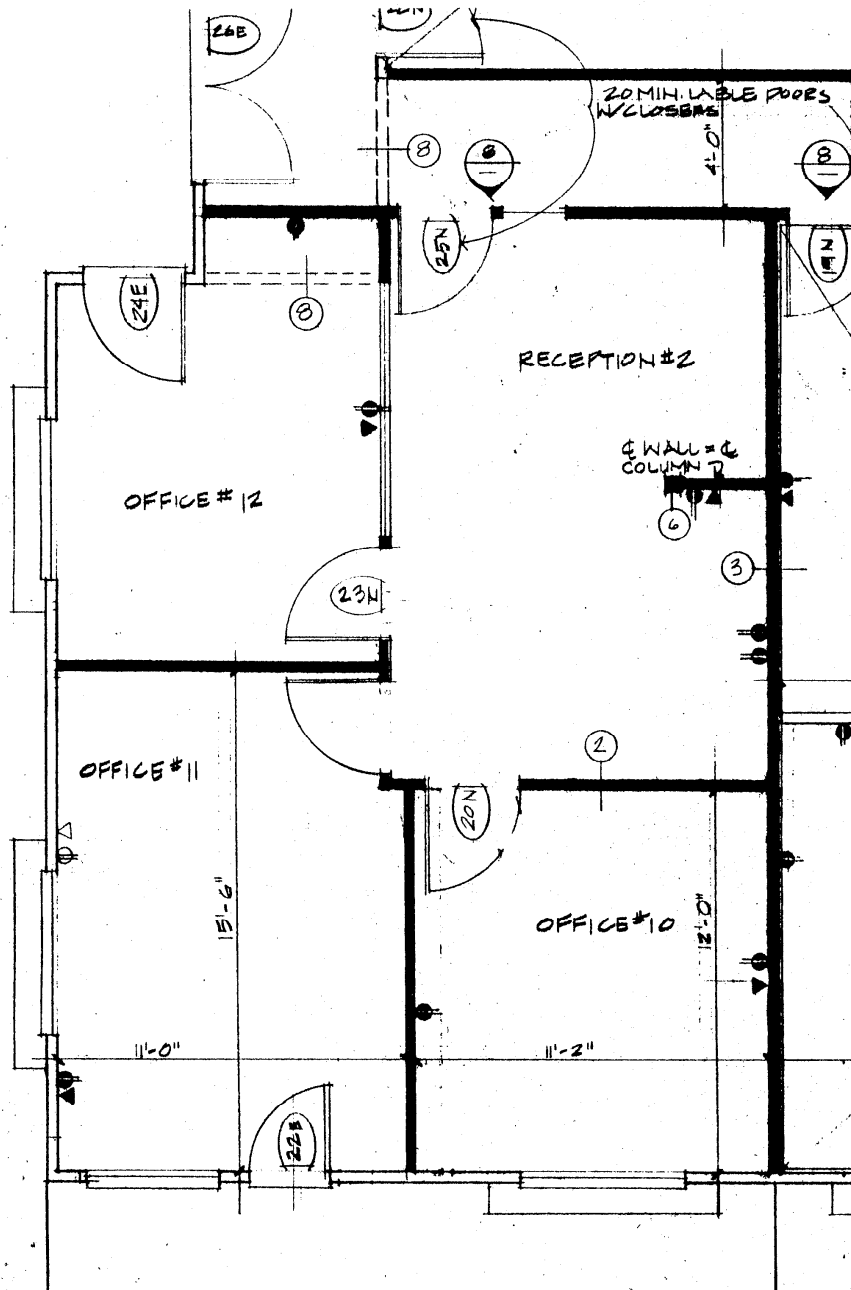
A-150-2  
2,208 SF





# BUILDING A:

Suite 120 — 730 SF



# **BUILDING A:**

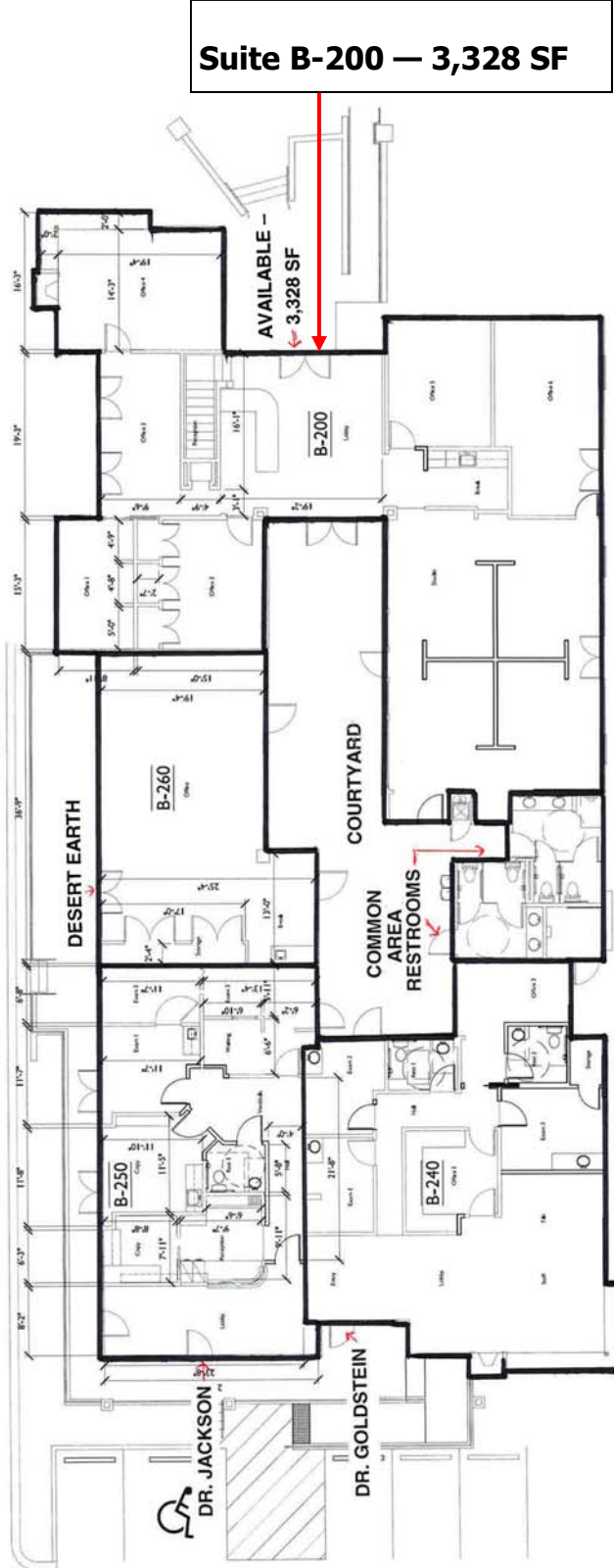
Suite 150 — 1,557 SF



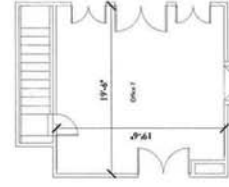
# BUILDING B:

## EL DORADO - BUILDING 'B'

El Dorado Square  
1200 N. El Dorado Place  
Tucson, Arizona 85715



NORTH  
**Floor Plan**  
Scale: 1/4"=1'-0"



NORTH  
**Upper Floor Plan**  
Scale: 1/4"=1'-0"



lease exhibit use only  
site verification required

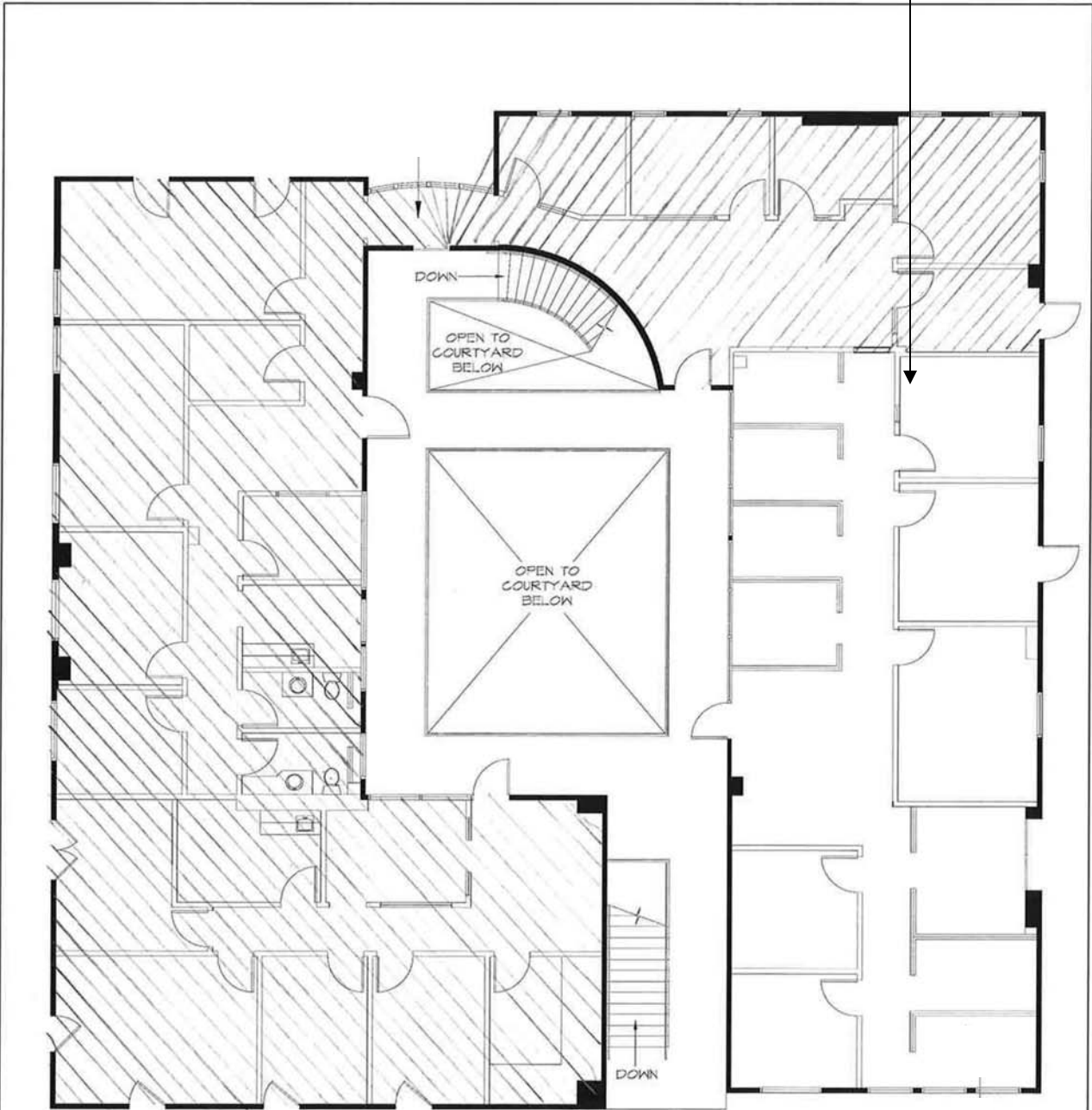
Date: 5.16.08



# **BUILDING E**

## **SECOND FLOOR:**

**Suite E-540**  
**1,698 SF**



DATE: 02/15/08

SHT. NO.

SP-1

97010.047

EL DORADO SQUARE

1200 N. EL DORADO PLACE TUCSON, ARIZONA

**INTERTECH**

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