



FOR SALE

El Dorado Professional Plaza
1111, 1121 & 1141 North El Dorado Place
Tucson, Arizona 58715

PROFESSIONAL OFFICE

Located in a Qualified Opportunity Zone

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2/12/2019



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Re-positioning Opportunity in a Qualified Opportunity Zone East-central Tucson Professional Office

51,141 SF Professional Office Property

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Executive Summary

Three buildings, 3-stories each, located in the El Dorado Professional Plaza office complex. The three buildings contain approximately 51,141 RSF, with 12,292 RSF currently leased to Dependable Home Health, Inc. for a term expiring 11/30/2025. Originally designed as five buildings for multi-tenant use, the property was purchased and converted to a single owner occupant use. More recently, the property has been re-developed, updated, platted and marketed as office condominiums, with two of the buildings sold to a local investor, who leased to Pathways of Arizona. The remaining three available buildings are vacant, providing a unique re-positioning opportunity, to sell as office condominiums, or lease individual buildings or units/suites. The buildings are served by two elevators, and each floor level offers remodeled ADA men's and women's common area restrooms between each set of buildings.

Location

The property is located at 1111, 1121 & 1141 N. El Dorado Place, at the northeast corner of Speedway and Wilmot, a lighted intersection. The location offers easy access from and to all directions. The property is close to Tucson Medical Center, St. Joseph's Hospital and other medical services, as well as other eastside business hubs, including Williams Centre. It is also convenient to major retail developments, including Park Place Mall.

Size

1111 Building is 16,757 RSF. 1121 Building is 17,627 RSF. 1141 Building is 16,757 RSF. Floor plates vary in size (see floor plans).

Zoning

C-1, City of Tucson. Commercial limited to retail sales with no outside display/storage. Administrative and professional office, medical, research and product development, education and residential development permitted. Restaurants are permitted.

Construction

Originally constructed in 1982, the property has undergone various updates, and a major remodel in 2009, which included new roof, mechanical, windows, balconies, landscaping, elevator updates, and parking surface. Masonry construction. The property has fire sprinklers.

Parking & Access

Total spaces: 377. Total covered spaces: 58. Ratio: 1 space per 214 RSF. Street parking is also available, and access to several bus routes are within a two minute walk, at Speedway / Wilmot.

Fiber Connectivity

There are currently two drops into the property – 1121 & 1141 Buildings.



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El Dorado Square

Mountain Oyster Club & Offices

El Dorado Pl

NOT PART

BMO
Harris Bank

1141

1121

1111

NEW
CHINA
BUFFET

TRADER
JOE'S

El Dorado Village

Wilmot Rd

El Dorado Pl

Searcy Medical Plaza

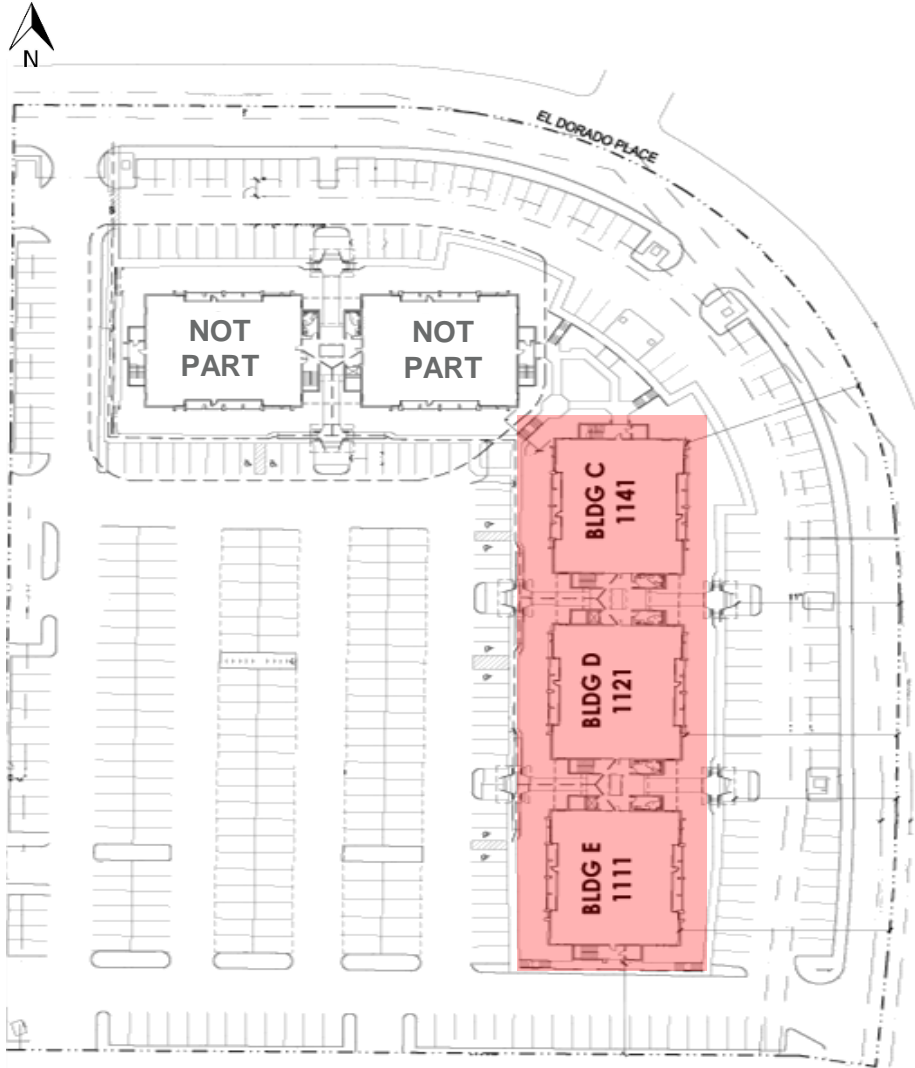
Vantage West
CREDIT UNION

NextMed

BBVA Compass

Speedway Blvd

Site Plan



PROFESSIONAL OFFICE

Building View



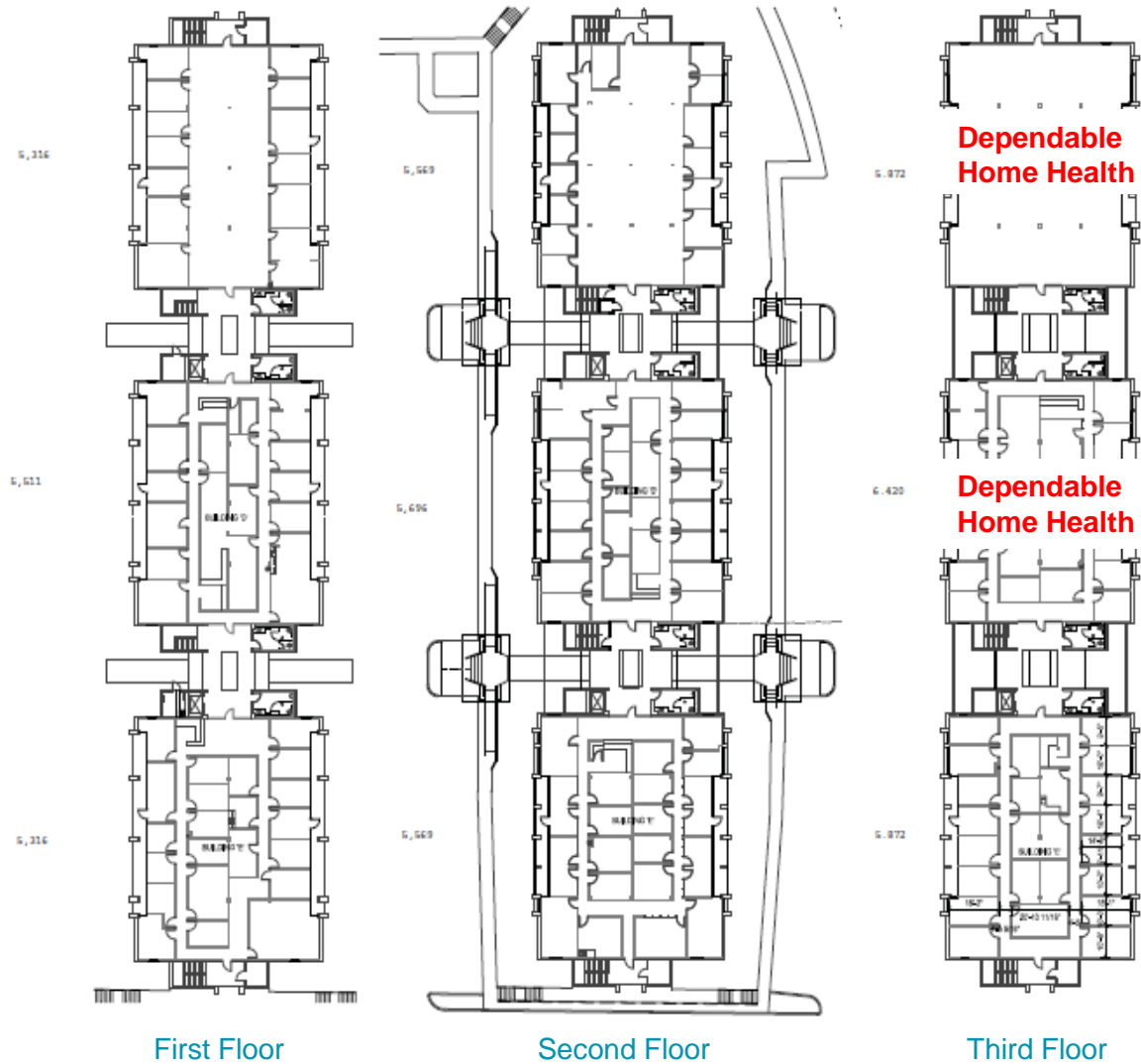
View of Landscaped Side-yard



View of Central Courtyard

Floor Plan

PROFESSIONAL OFFICE



First Floor

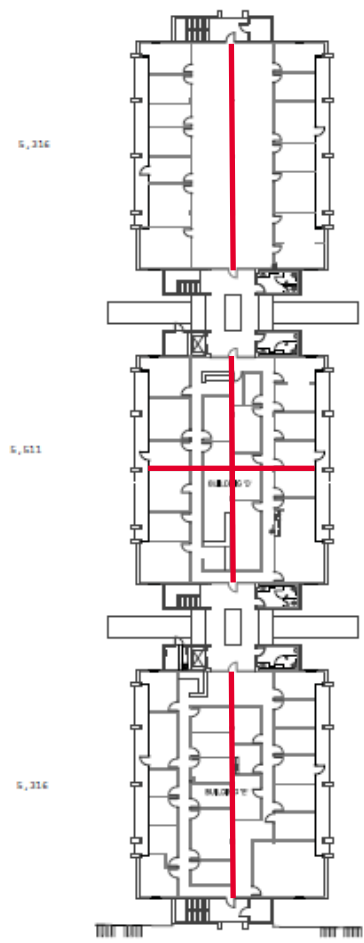
Second Floor

Third Floor

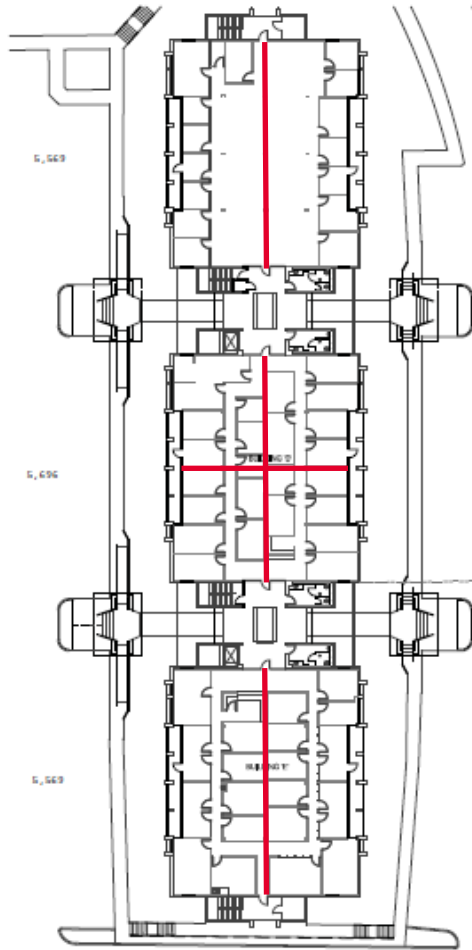
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Condominium Conversion – Plat Plan

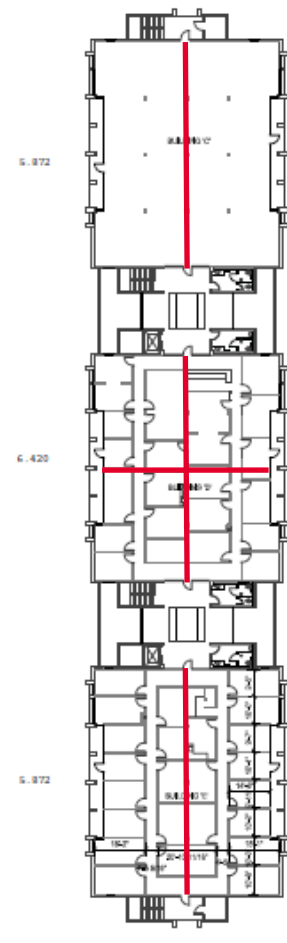
PROFESSIONAL OFFICE



First Floor



Second Floor



Third Floor

The individual floor plates have been platted to provide the opportunity to sell individual condominium units (El Dorado Office Condominiums – 2008). More detailed information is available.

View of Opened Floor Space



View of Opened Floor Space



Common Women's Restroom



Common Men's Restroom

