



FOR LEASE

**1,000 – 1,050 SF OFFICE/WAREHOUSE SPACE
LEASE RATE: \$9.78 SF NNN**

Key Features

- Southeast office space available
- Business park located off of Golf Links and Pantano Roads
- Very affordable lease rates
- NNN cost is \$3.72 SF

SUITE	SQUARE FOOTAGE	LEASE RATE
7941 Suite 101	1,000 SF	\$1,125.00 / Month*
8049 Suite 201	1,050 SF	\$1,181.25 / Month*
8049 Suite 202	1,050 SF	\$1,181.25 / Month*
8050 Suite 104	1,000 SF	\$1,125.00 / Month*

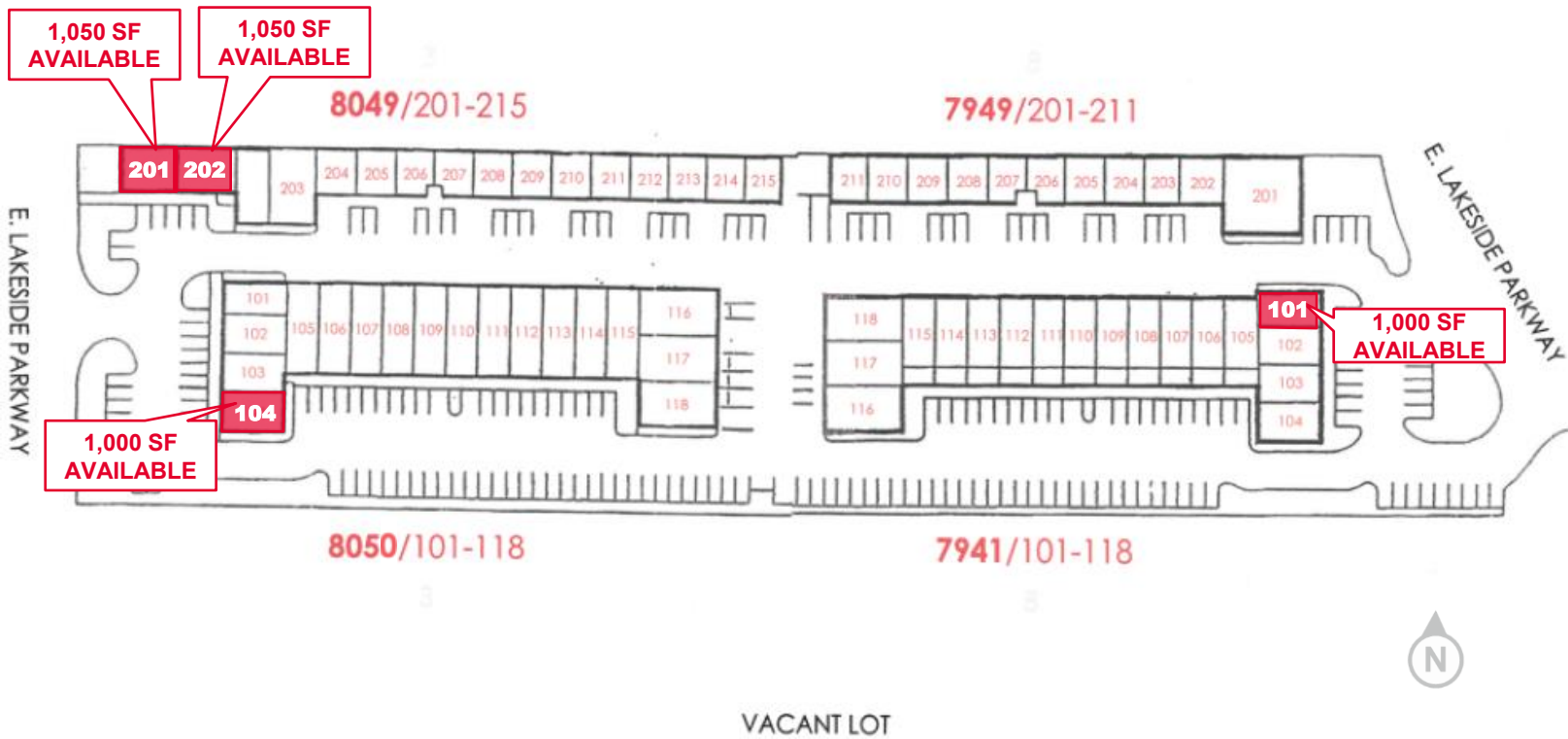
*Includes NNN

PROPERTY DETAILS

Parcel Size	194,599
Assessor Parcel No.	136150280, 136150230
Zoning	C-2
Year Built	1984
Parking	1.9 / 1,000
Power	3-phase power

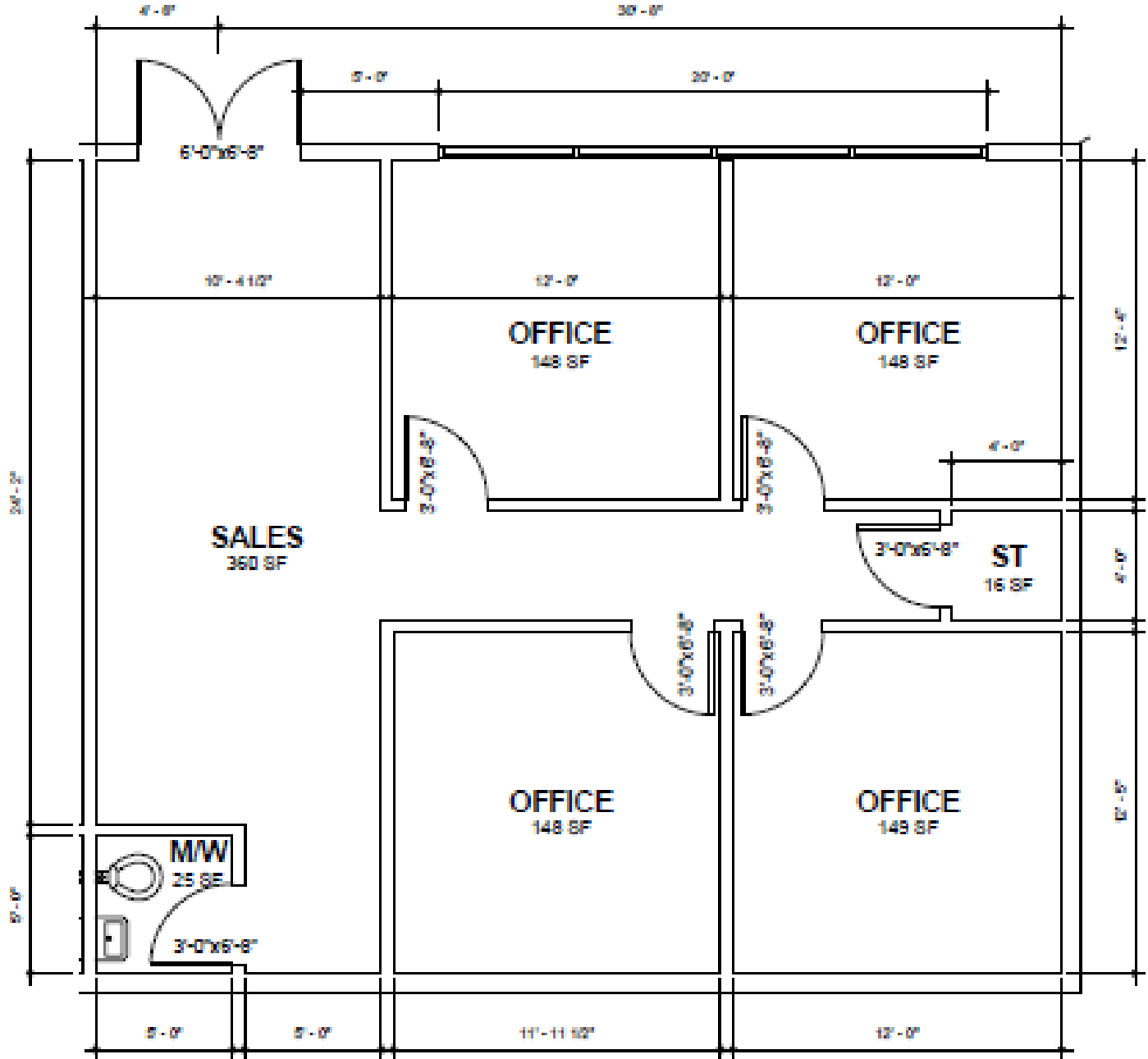


Site Plan



Molly Mary Gilbert, CCIM
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Floor Plan – 8049 N. Lakeside Pkwy – Suite 201



② 3201, BLDG #8049
1/4" = 1'-0"

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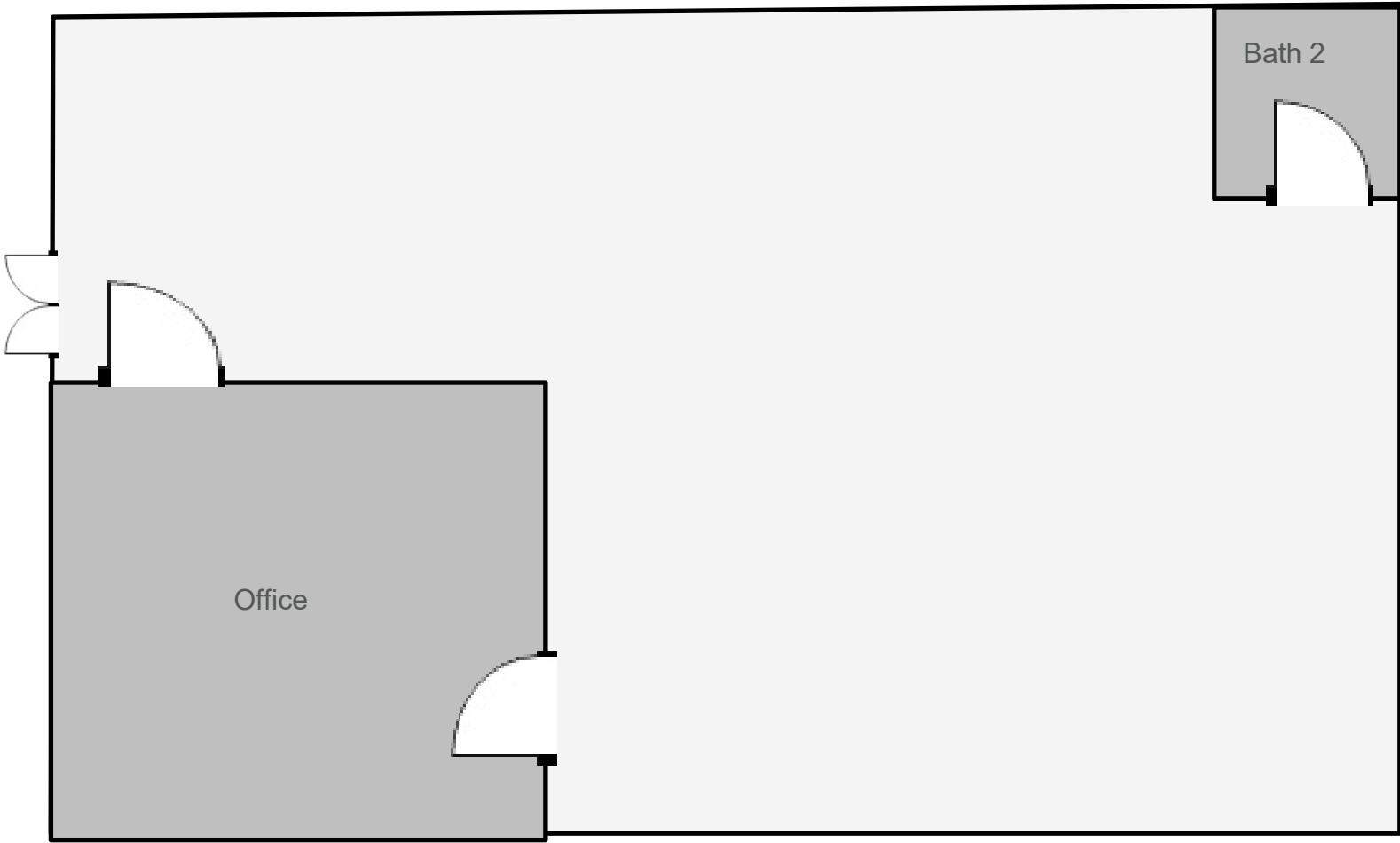
Floor Plan – 8049 N. Lakeside Pkwy – Suite 202



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Floor Plan – 8050 N. Lakeside Pkwy – Suites 104



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Trade Map



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



456,600
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



0.6%
POPULATION
GROWTH RATE
(YOY)



\$74,000
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



56,544
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BESTCOLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 11/13/2025

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