



LEASING SPECIAL: ½ MONTH FREE RENT FOR EVERY YEAR OF LEASE TERM
***CONTACT BROKER FOR FURTHER DETAILS**

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
8049 Suite 201	1,050 SF	CLICK TO VIEW VIRTUAL TOUR	\$1,181.25 / Mo*
8049 Suite 202	1,050 SF	CLICK TO VIEW VIRTUAL TOUR	\$1,181.25 / Mo*
8050 Suite 104	1,000 SF	CLICK TO VIEW VIRTUAL TOUR	\$1,125.00 / Mo*

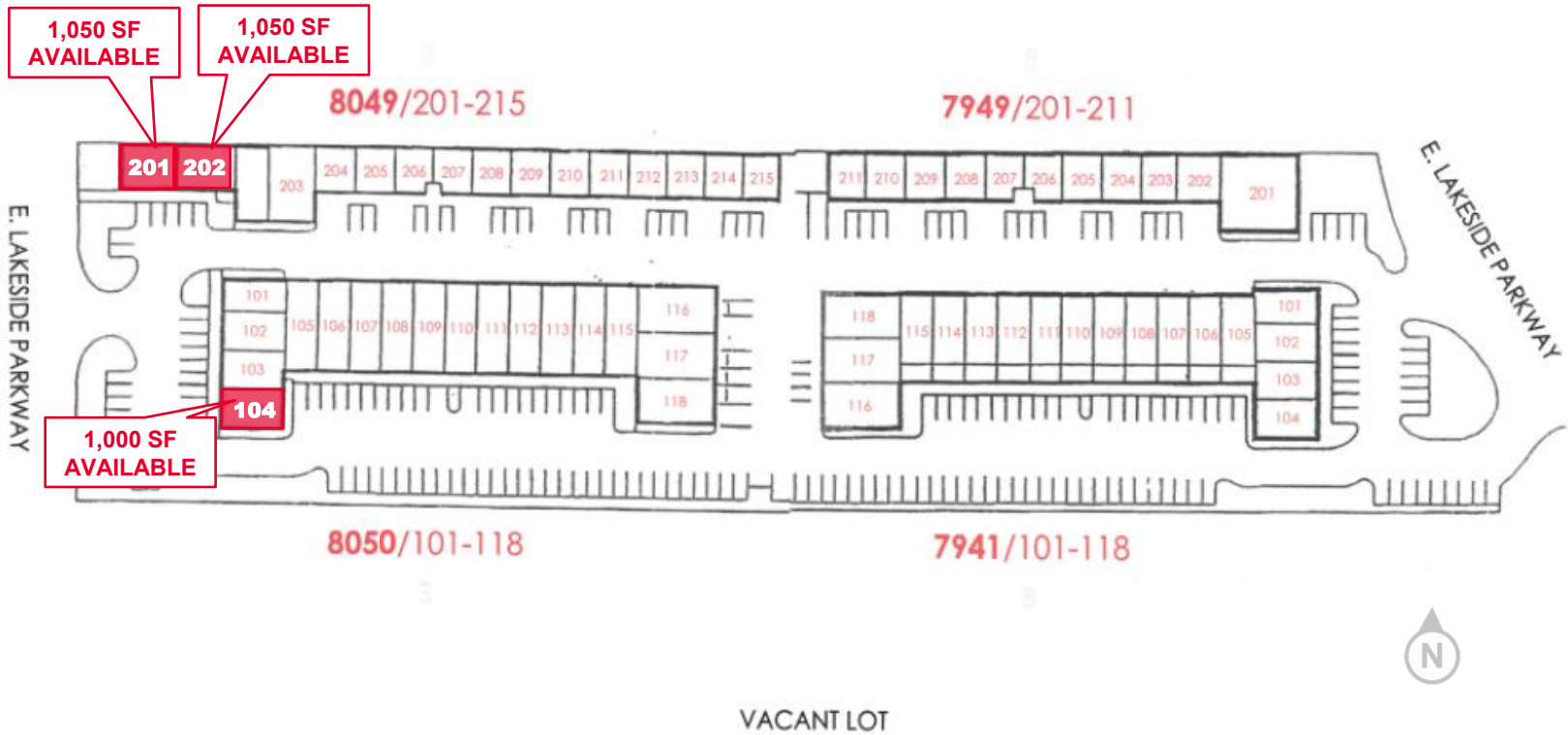
*Includes NNN

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

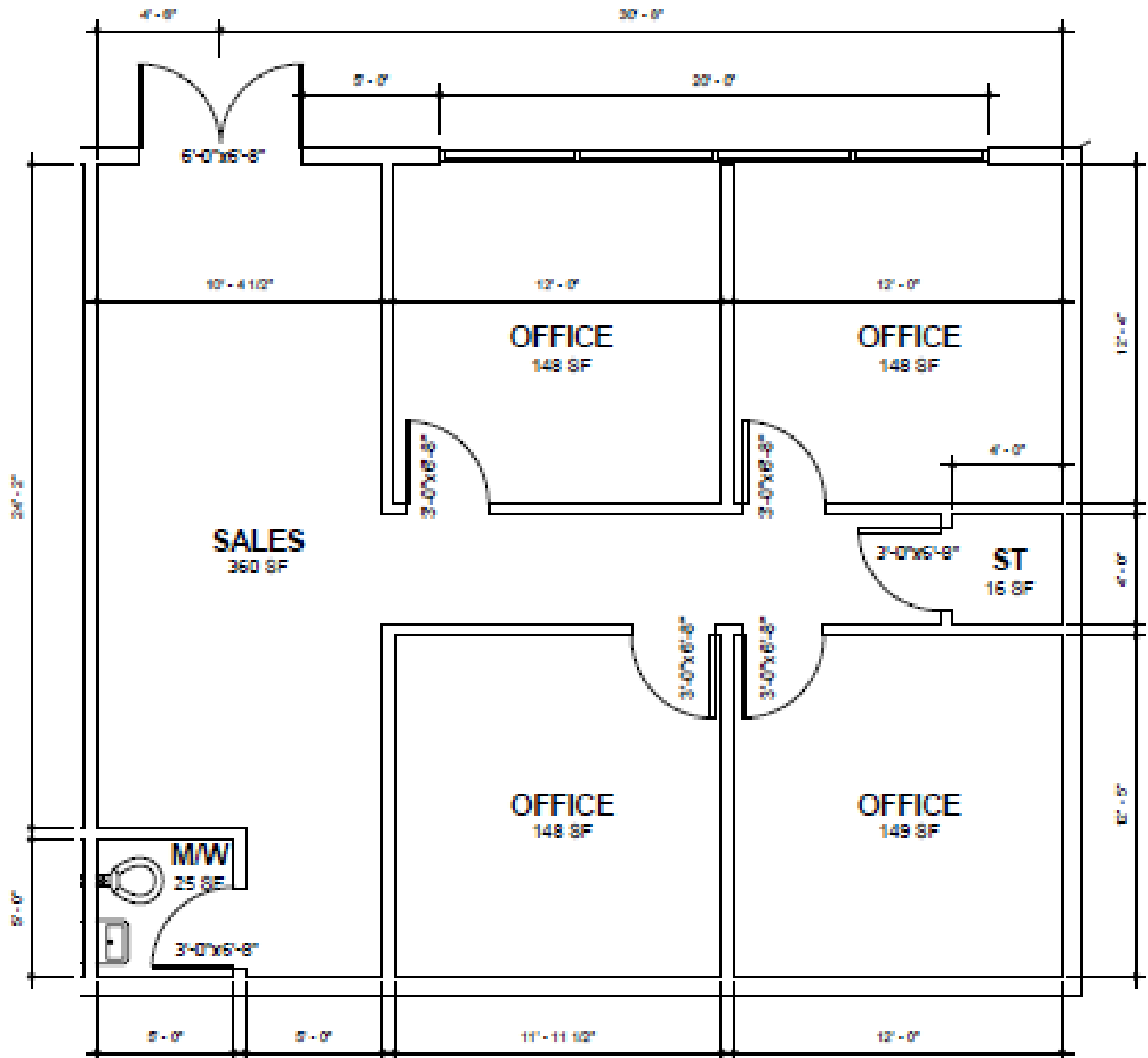


Site Plan



Molly Mary Gilbert, CCIM
Office Properties
+1 520 546 2766
mgilbert@picor.com

Floor Plan – 8049 N. Lakeside Pkwy – Suite 201

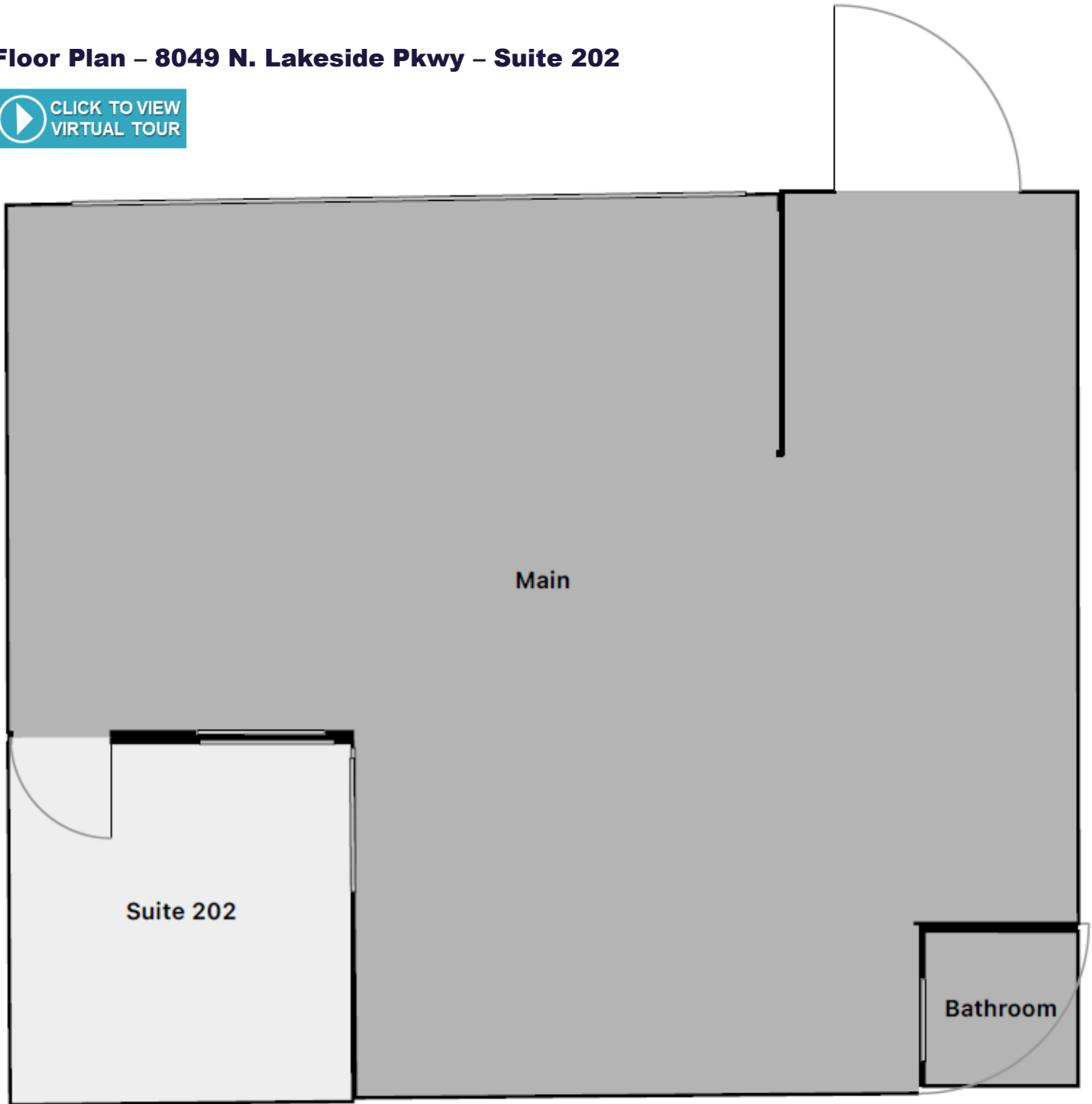


② $\frac{3201, \text{ELDG} \approx 8049}{14" = 140"$

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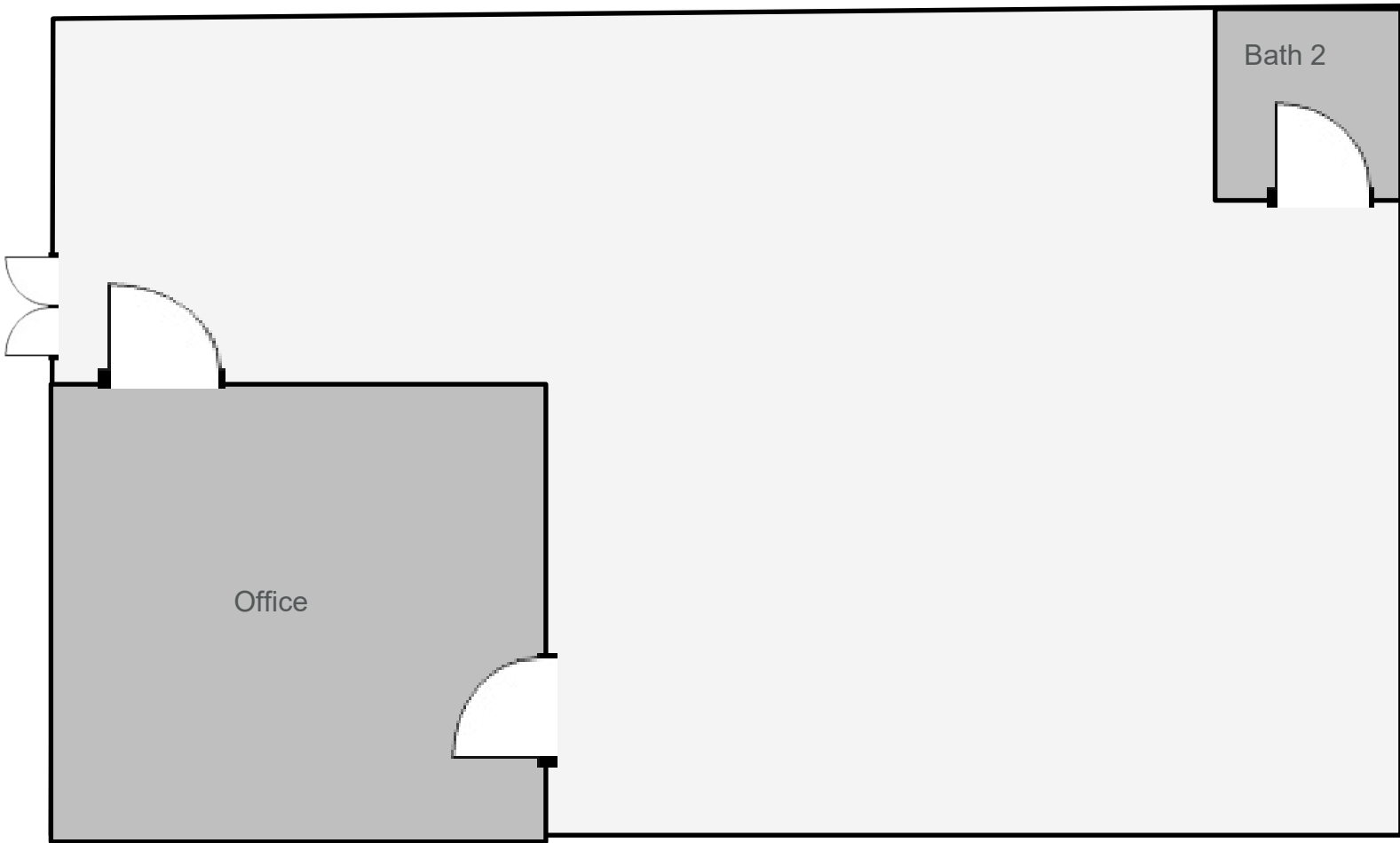
Floor Plan – 8049 N. Lakeside Pkwy – Suite 202



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Floor Plan – 8050 N. Lakeside Pkwy – Suites 104



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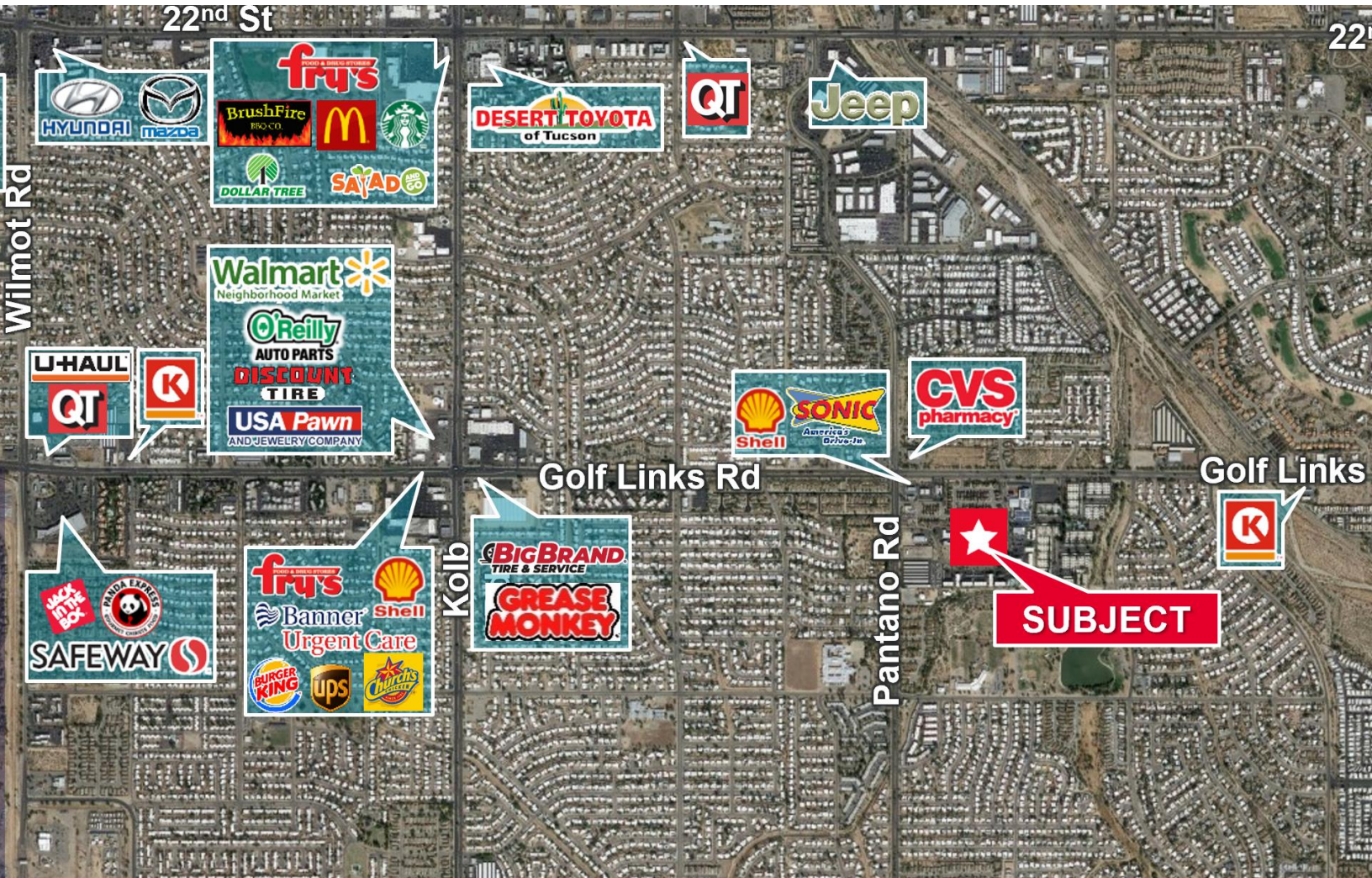
Property Photos



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[picor.com](https://www.picor.com)

Trade Map



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



459,300
TOTAL
HOUSEHOLDS



37%
COLLEGE
EDUCATION



0.5%
POPULATION
GROWTH RATE
(YOY)



\$76,000
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



THE UNIVERSITY
OF ARIZONA

54,384

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

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 3/30/2026

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