



**WHIRLYGIG  
PROPERTIES, LLC**

Houghton Crossings Professional Plaza  
7355 - 7405 South Houghton Road  
Tucson, Arizona 85747

## HOUGHTON CROSSINGS PROFESSIONAL PLAZA



### Office, Medical and Retail Space for Lease

**Lease Rate:**

Starting at \$28.00 NNN per SF per year

**Space Available:**

937 - 13,800 sq. ft.

**Zoning:** C-1

**PADS:**

- 1 Retail PAD available, 4,400 SF with 3 Drive-Thrus, possibly up to 6,300 SF with No Drive-Thrus.
- Office Building PAD 6 available, Build to suit, 13,800 SF.

*\* The nearby Vail, Arizona was chosen as one of the Ten Best Towns for Families by Family Circle Magazine!*

**Owners/Agents**

**LYNN TAYLOR**  
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**BARRY KITAY**  
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**Why You Need to be Here!**

- 7,800 acres of Master Planned Land to be developed.
- 3 National Home Builders planning 1,000's of new homes.
- Located within the Vail School District, one of the highest performance school districts in Arizona.
- U of A Tech Park and Davis-Monthan Air Force Base with high profile employers in the area including IBM, Amazon, Target, Oracle and Raytheon.
- Northwest and TMC Hospitals nearby.
- Mica Mountain High School with 1,350 Students is 1/2 mile east of the center.
- Located on the main east/west and north/south transportation route,
- Easy access to I-10.
- Only privately owned C-1 zoned parcel at this intersection; other 3 corners are State Land.
- Valencia bridge connecting to Old Spanish Trail makes easy access to and from all of the Rincon Valley.

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## Valencia Road Extension to Old Spanish Trail

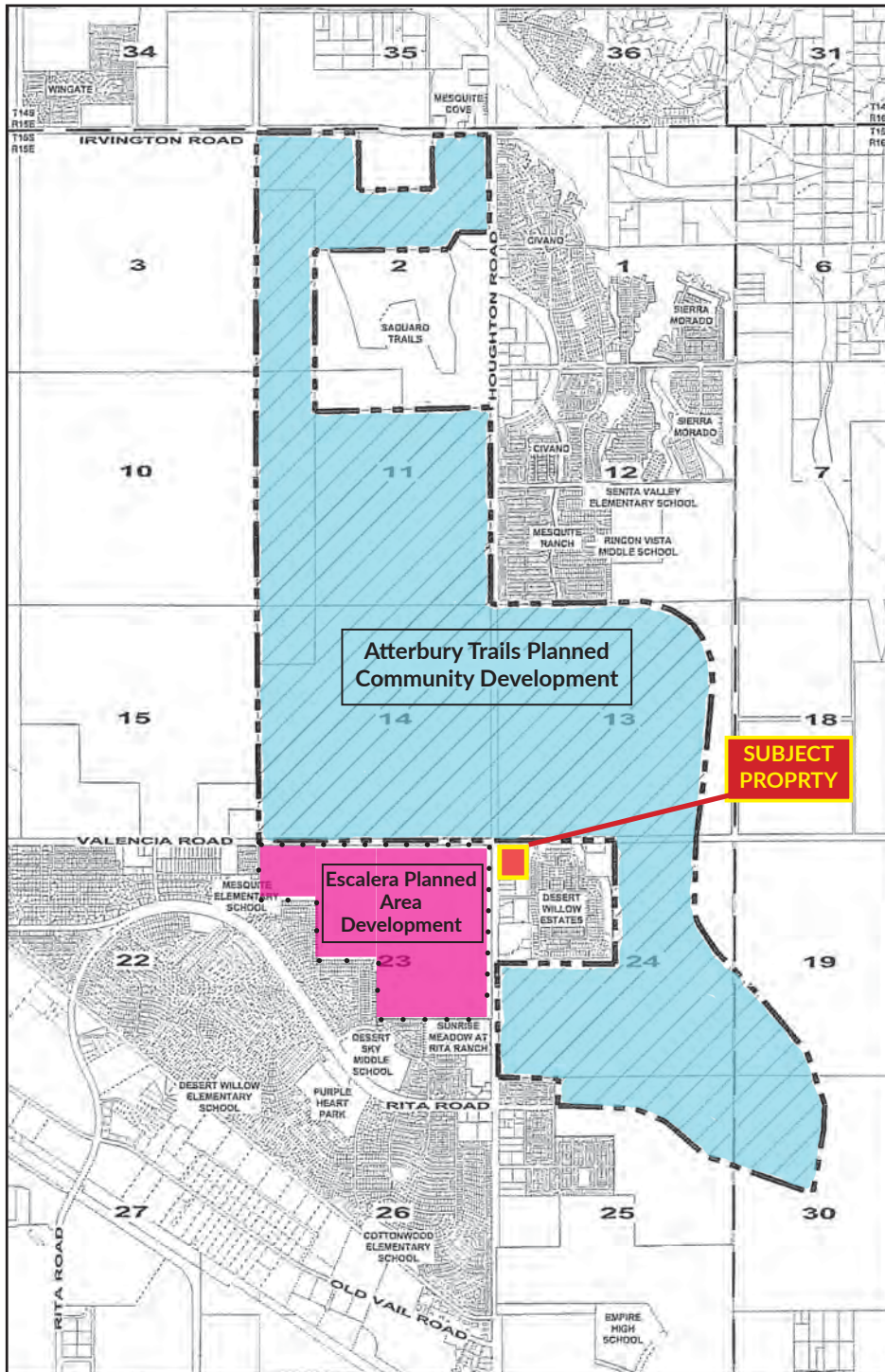


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- Rocking K Ranch will be adding an additional 4,000-6,000 housing units during it's construction phases.
- The Average Traffic on Houghton Road is 24,506 vehicles per day.

## Nearby Neighborhoods and Future Development



The map shows how Houghton Crossings is centrally located to nearby neighborhoods and the future development of the Atterbury Trails Planned Community Development. The highlighted area is part of the 7,800 acre Houghton Area Master Plan that has been "hard zoned" by the City of Tucson and the State Land Department. Portions will be available for Auction once the City of Tucson completes the necessary infrastructure improvements at some point in the future.

The 197.6 acre Residential portion of the 344 acre Escalera Planned Area Development on the S.W. corner of Houghton and Valencia has been purchased by Pulte Homes and is being developed.

Northwest Healthcare built a new hospital with 44 beds at Houghton and Old Spanish Trail, approx. 5.3 miles north of this property. The hospital will offer a broad range of services designed to keep residents close to home. Tucson Medical Center opened TMC Rincon Hospital with 29 beds and room to expand to 60, plus 18 Emergency rooms. It is 1 mile north of this property.

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## Aerial View - Buildings and PADS



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## Details - Building 1



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### Building 1

7355 South Houghton Road  
Two Story / 24,000 SF total  
1,513 SF available - Second Floor

- The second floor is accessible by an external elevator and two separate stairwells.



### Building 1

#### First Floor Tenants

DaVita Dialysis Center - 5,512 SF  
Arizona Hearing Specialists - 2,011 SF  
ABC Therapy - 4,614 SF

### Building 1

#### Second Floor Tenants

Banner Health Primary Care ±5,300 SF  
Chiara Dental ±3,607 SF  
Edward Jones ±1,591 SF  
±1,513 SF available

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## Details - PADS, Buildings 3, 4, 5



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### **PAD 2**

7365 South Houghton Road  
OFFICE/RETAIL/MEDICAL  
4,400 SF with 3 Drive-Thru's, possibly up to  
6,300 SF with no Drive-Thru's  
Option: 4,400 SF for use with a Drive-Thru

### **PAD 6**

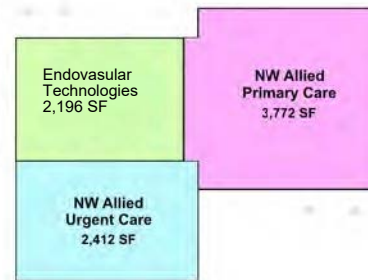
7405 South Houghton Road  
OFFICE/MEDICAL build to suit  
13,800 SF buildable available



### **Building 3**

7375 South Houghton Road  
OFFICE/MEDICAL  
6,184 SF total  
Current Tenants:

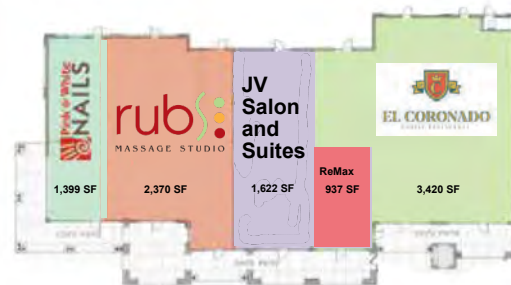
Endovascular Technologies - 2,196 SF  
NW Allied Primary Care - 3,772 SF  
NW Allied Urgent Care - 2,412 SF



**Building 3**

### **Building 4**

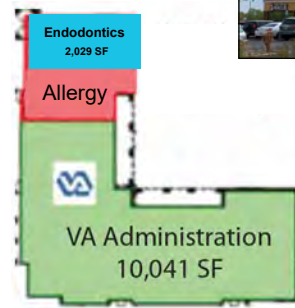
7385 South Houghton Road  
OFFICE/RETAIL  
9,788 SF total  
Current Tenants  
El Coronado Restaurant 3,420 SF  
Rubs Massage 2,370 SF  
JV Salon and Suites 1,622 SF  
Pink and White Nails 1,399 SF  
AVAILABLE - 937 SF



**Building 4**

### **Building 5**

7395 South Houghton Road  
OFFICE/SERVICE/MEDICAL  
13,800 SF total  
Allergy and Asthma Assoc. - 1,486 SF  
Veteran's Administration Clinic - 10,041 SF  
Endodontics - 2,029 SF



**Building 5**



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## Area/Local Businesses and Employers



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### University of Arizona Science & Technology Park

Only 3.9 miles from Subject Property

Major Tenants include:



### Houghton Town Center

