

OFFICE BUILDING W/ ENCLOSED YARD FOR LEASE

Excellent Eastside Location with Abundant Parking
111 S Langley Avenue, Tucson, Arizona 85710

LARGE
ENCLOSED
PRIVATE YARD



Exclusively represented by

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FEATURES

BUILDING SIZE	±1,718 SF *per assessor
LAND SIZE	±10,000 SF (.23 acres) *per assessor
LEASE RATE	\$3,436 / Month Modified Gross (tenant pays electricity and water)
ZONING	O-3 City of Tucson

HIGHLIGHTS

- Turn-key office space with modern finishes
- Flexible enclosed space (former carport) suitable for many uses
- ±8 Front parking spaces plus parking in yard
- Secured and gated yard space for additional parking
- Easy access to Broadway Blvd.
- 5 - Spacious office spaces
- Reception area, Conference Room, and kitchenette
- 2 - fully equipped restrooms
- HVAC systems replaced within the past 10 years

DEMOGRAPHICS

(2026 Estimates)

	1-MILE	3-MILES	5-MILES
Population	12,910	126,315	242,332
Avg Household Income	\$85,179	\$87,147	\$97,884
Total Employees	10,401	58,214	93,673

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2026

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Double Gate

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