


FOR LEASE

±1,295 SF – ±3,780 SF AVAILABLE
LEASE RATE: \$0.76-\$0.80/SF/MO, NNN
NNN CHARGES: EST. \$0.25/SF/MONTH

Key Features

- Nice combination of office and warehouse in Tucson's premier Eastside Research Commerce Park

Property Details

1630 S Research Loop, Suite 160	±1,295 SF
1646 S Research Loop, Suite 100	±3,780 SF
1775 S Pantano Road, Suite 150	±1,484 SF
Construction	Concrete Tilt
Clear Height	15'
Zoning	I-1, (Light Industrial) City of Tucson
Cooling	100% HVAC in Office

Site Plan



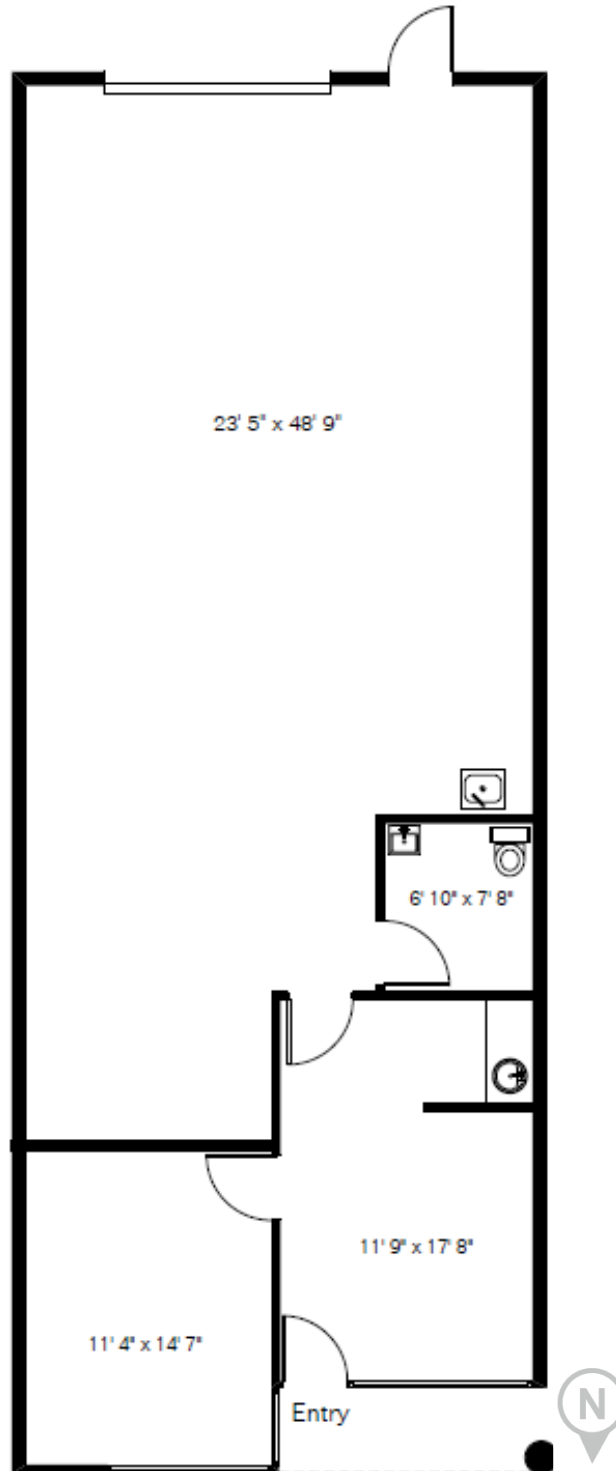
1630 S Research Loop	Size	Rent	Build-Out	Cooling
Suite 160	±1,295 SF	\$0.80/SF/Mo. NNN	30%	HVAC in Office, Evap. in Warehouse
1646 S Research Loop	Size	Rent	Build-Out	Cooling
Suite 100	±3,780 SF	\$0.76/SF/Mo. NNN	45%	HVAC in Office, Evap. in Warehouse
1775 S Pantano Rd	Size	Rent	Build-Out	Cooling
Suite 150	±1,484 SF	\$0.80/SF/Mo. NNN	40%	HVAC in Office, Evap. in Warehouse

Jesse Blum, SIOR
Principal, Industrial Properties
+1 520 546 2772
jblum@picor.com

Alex Demeroutis
Industrial Properties
+1 520 546 2773
ademoroutis@picor.com

picor.com

Floor Plan – 1630 S Research Loop, Suite 160 – ±1,295 SF

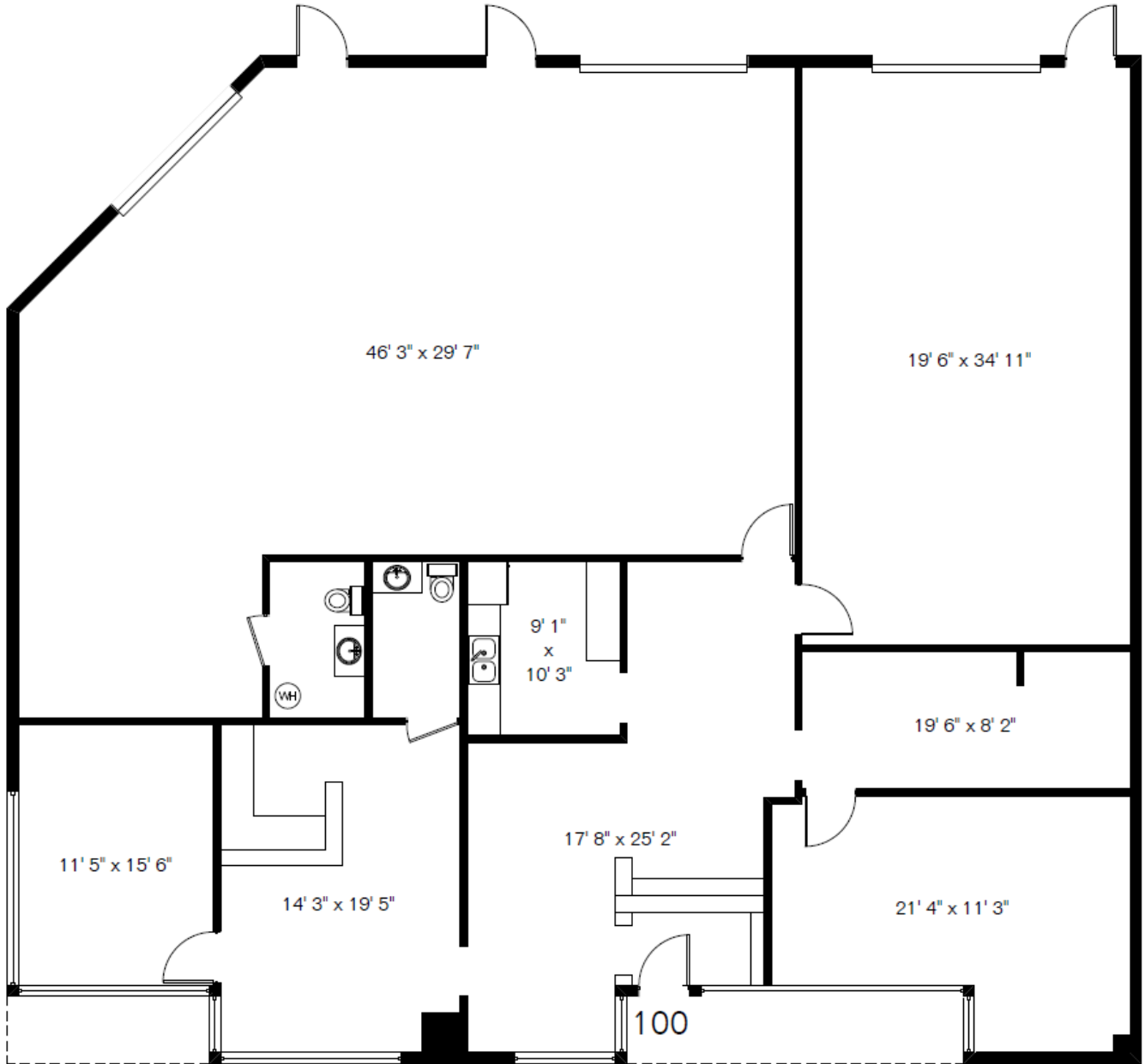


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jblum@picor.com

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picor.com

Floor Plan – 1646 S Research Loop, Suite 100 – ±3,780 SF

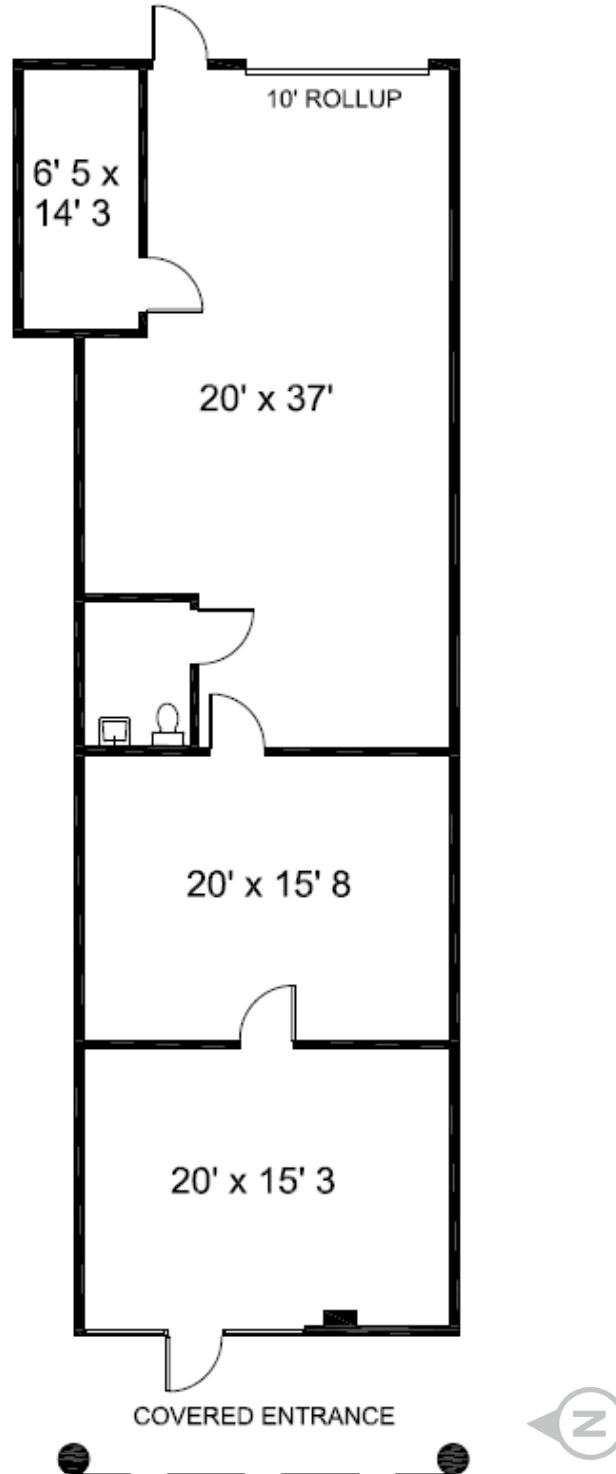


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picor.com

Floor Plan – 1775 S Pantano Rd, Suite 150 – ±1,484 SF



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picor.com

1630 S Research Loop, Suite 160 Photos



Front Entrance



Lobby/ Open Office Area



Break Area



Warehouse

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+1 520 546 2772
jblum@picor.com

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Industrial Properties
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ademerroutis@picor.com

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

1646 S Research Loop, Suite 100 Photos



Lobby/Entrance



Open Office



Warehouse



Warehouse

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jblum@picor.com

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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



445,471
TOTAL
HOUSEHOLDS



36%
COLLEGE
EDUCATION



0.6%
POPULATION
GROWTH RATE



\$67,929
MEDIAN HOUSEHOLD
INCOME



4.7%
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: arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 04/23/2025

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