### CUSHMAN & DICOR

### Grant Road Professional Plaza 5977-5983 E Grant Rd, Tucson, AZ 85712



FOR LEASE

# SUITE 109: 1,355 SF LEASE RATE: \$22.00 MG

#### **Key Features**

- Located between two major eastside hospitals: Tucson Medical Center & St. Joseph's
- Easy access to the Foothills, Eastside and Central areas of Tucson
- High visibility building signage location
- · Professional and medical office with ample parking
- Well designed one-story building
- Deceleration lane from Grant Road into the project



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#### **PICOR** CUSHMAN & WAKEFIELD

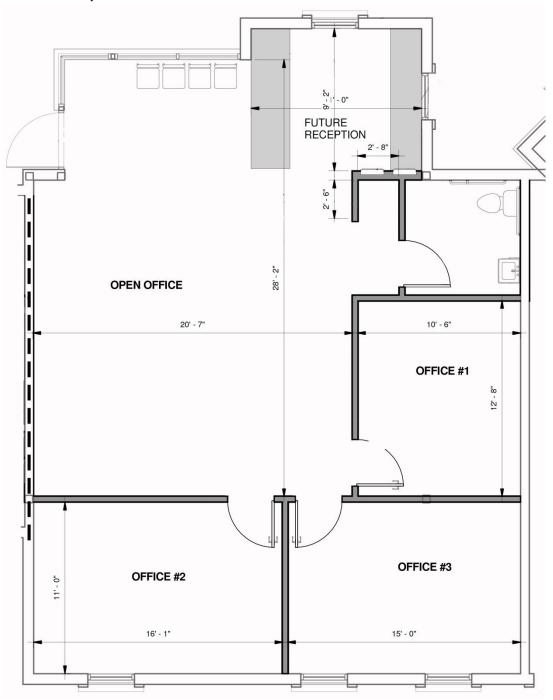
Site Plan



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### 5977 E. Grant Road, Suite 109

#### Office Floor Plan - 1,355 SF



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# **Tucson Market Overview**









0.6% POPULATION GROWTH RATE





4.2% UNEMPLOYMENT RATE



56,544

THE UNIVERSITY

UNIVERSITY OF ARIZONA

**TOTAL ENROLLMENT, 2025** 

- **#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

# 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

### **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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