

**FOR LEASE**

SUITE 109: 1,355 SF

LEASE RATE: \$22.00 MG

Key Features

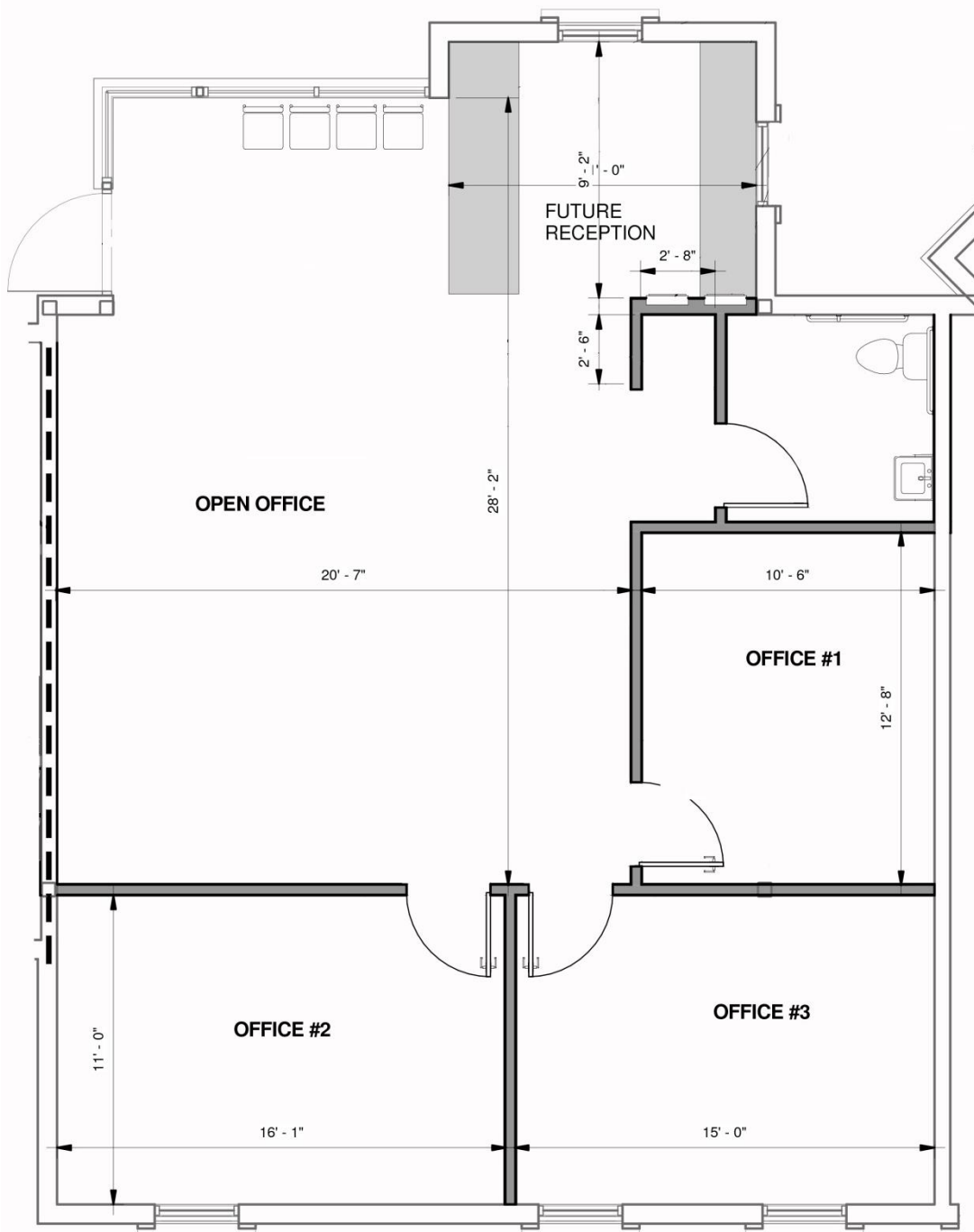
- Located between two major eastside hospitals: Tucson Medical Center & St. Joseph's
- Easy access to the Foothills, Eastside and Central areas of Tucson
- High visibility building signage location
- Professional and medical office with ample parking
- Well designed one-story building
- Deceleration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

Site Plan



5977 E. Grant Road, Suite 109

Office Floor Plan – 1,355 SF



Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tنيان@picor.com

picor.com

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



4.2%
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

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tنيeman@picor.com

picor.com