



FOR LEASE

DIRECTLY ACROSS FROM THE TUCSON MALL!

667 RSF – 2,048 RSF

LEASE RATE: \$20.00/RSF

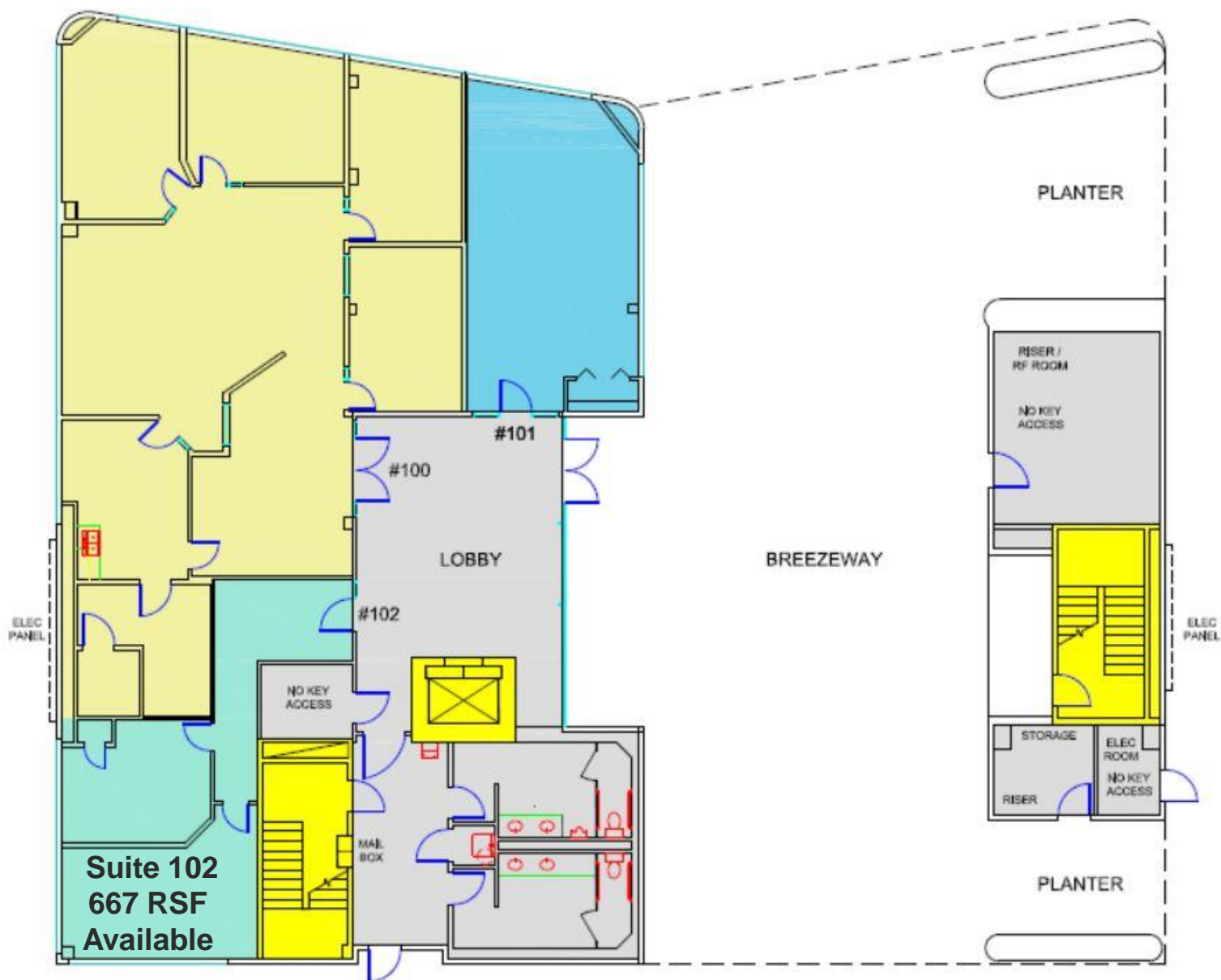
Key Features

- Elevator served multi-tenant building
- Fantastic views
- Covered parking available
- Easy access from Wetmore Road
- Public transportation nearby
- Within walking distance to restaurants, retail and close to all other amenities

Property Details

Available	Suite 102: 667 RSF
	Suite 200: 2,048 RSF
	Suite 300: 967 RSF*
	Suite 304: 698 RSF*
	Suite 306: 1,164 RSF
	<i>*Can be combined to 1,665 RSF</i>
Lease Type	Full Service
Possession	Immediate

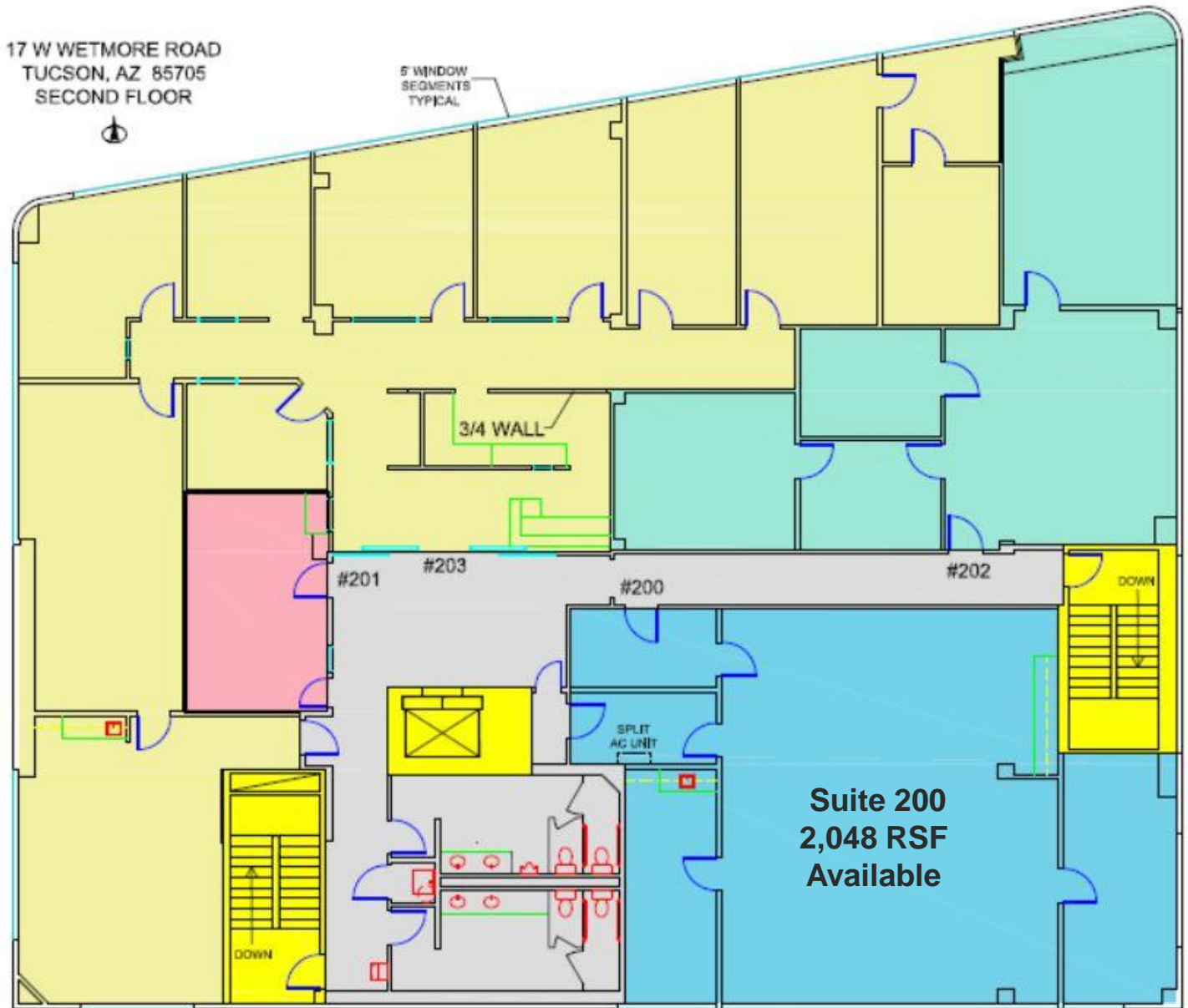
Floor Plan – First Floor



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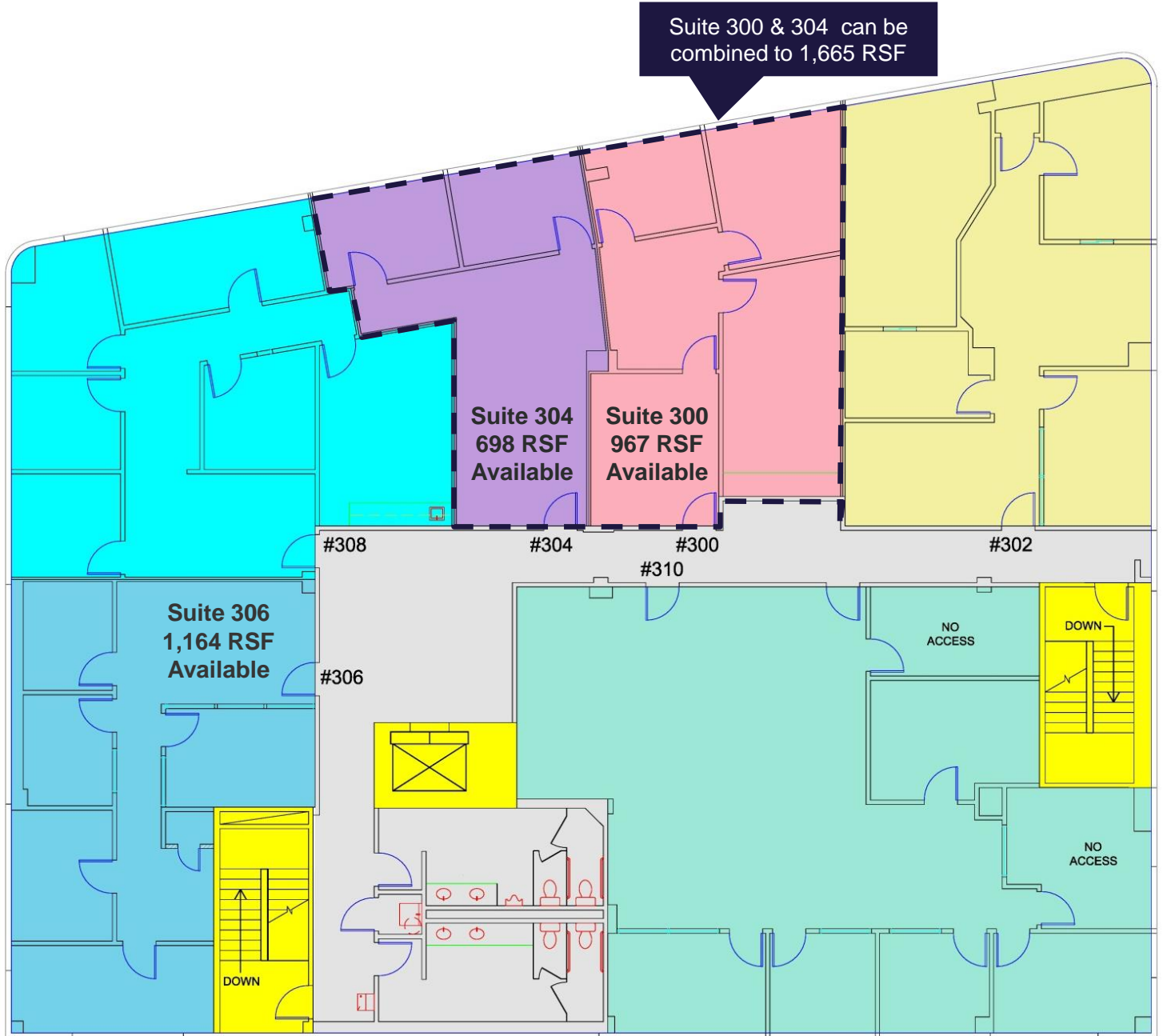
Floor Plan – Second Floor



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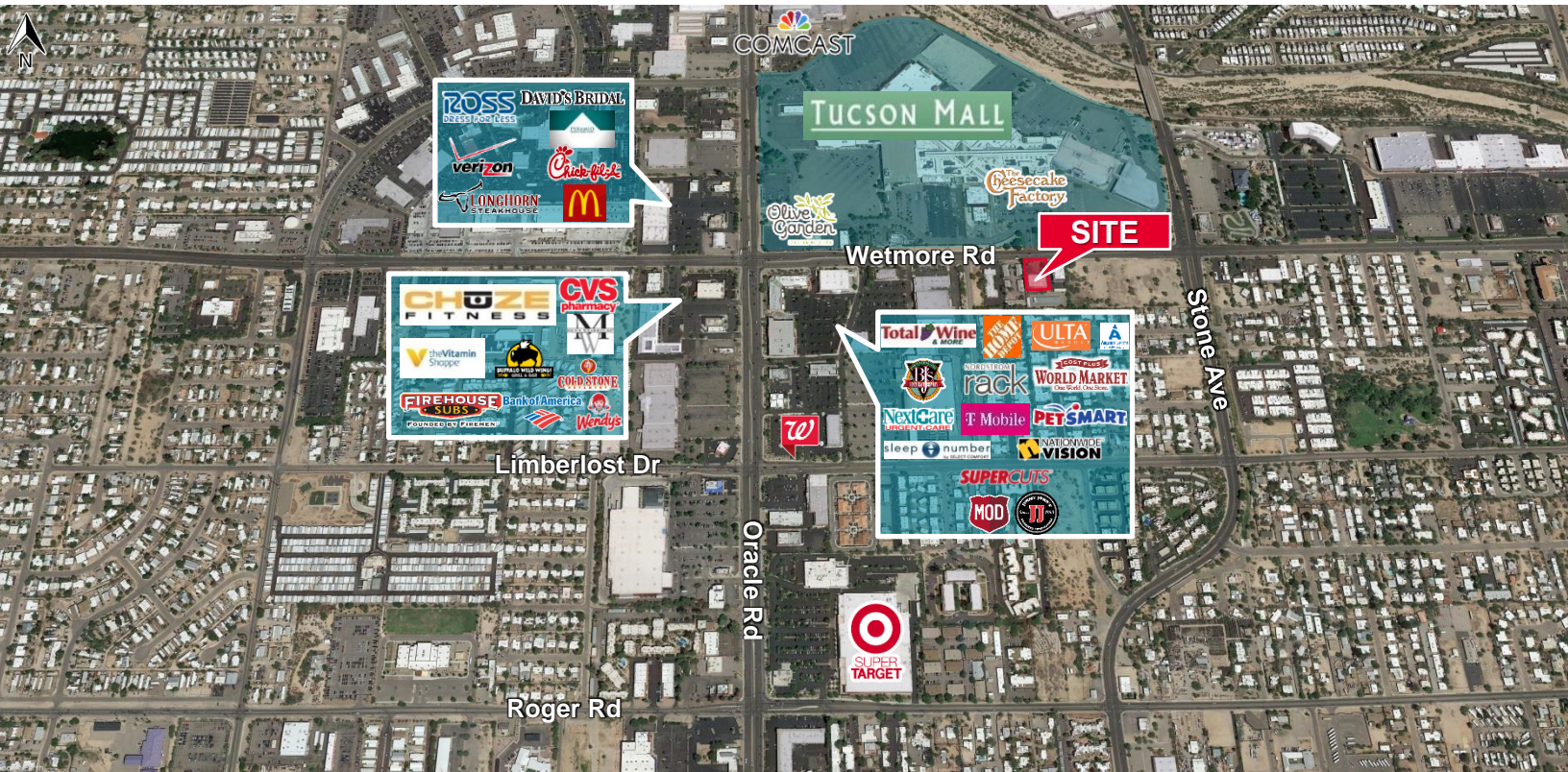
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Floor Plan – Third Floor



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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



4.2%
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

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