

OFFICE



FOR LEASE

## TWO 882 SF OFFICE SUITES

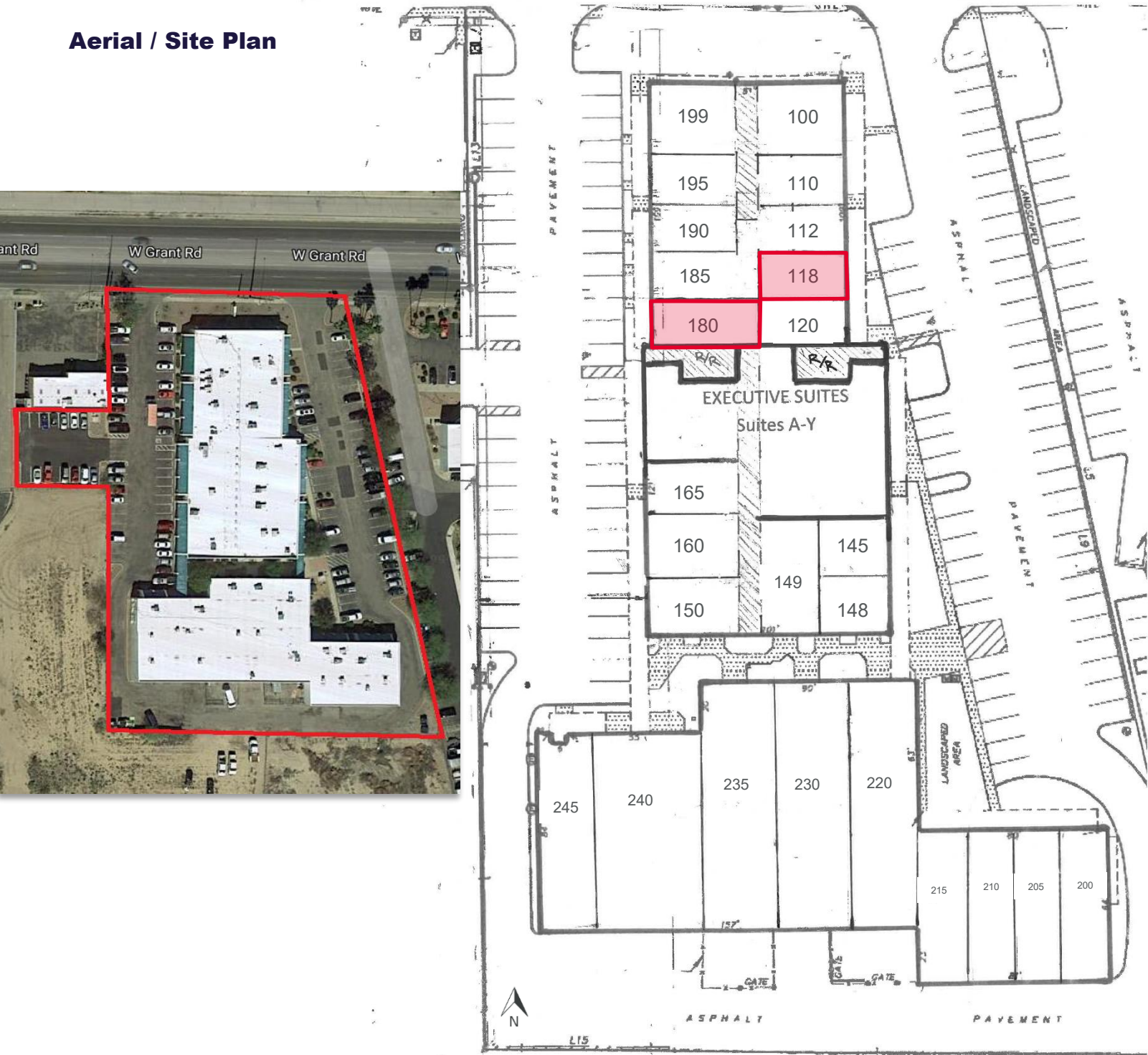
### Key Features

- Rare west of I-10 office space
- 100% HVAC office
- Convenient northwest location near Grant and Silverbell roads
- Zoning I-1 City of Tucson
- Property is on solar energy

Suite*	SF	Lease Rate	Use
118	882 SF	\$20 / SF / Year FS	Office
180	882 SF	\$20 / SF / Year FS	Office

\*Utility charges are \$125/month

## Aerial / Site Plan



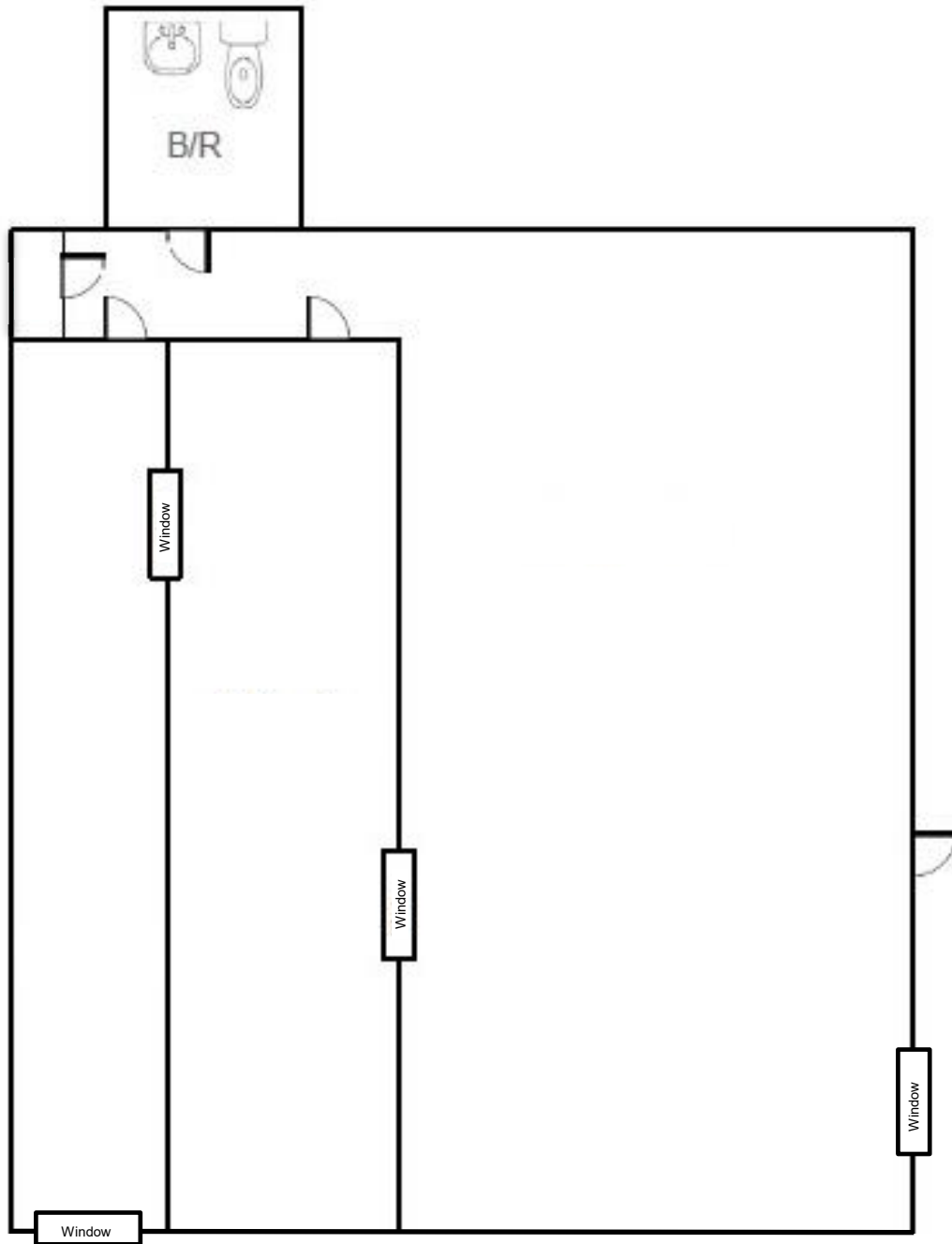
**Molly Mary Gilbert, CCIM**  
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## Floor Plan

### Suite 118 - 882 SF



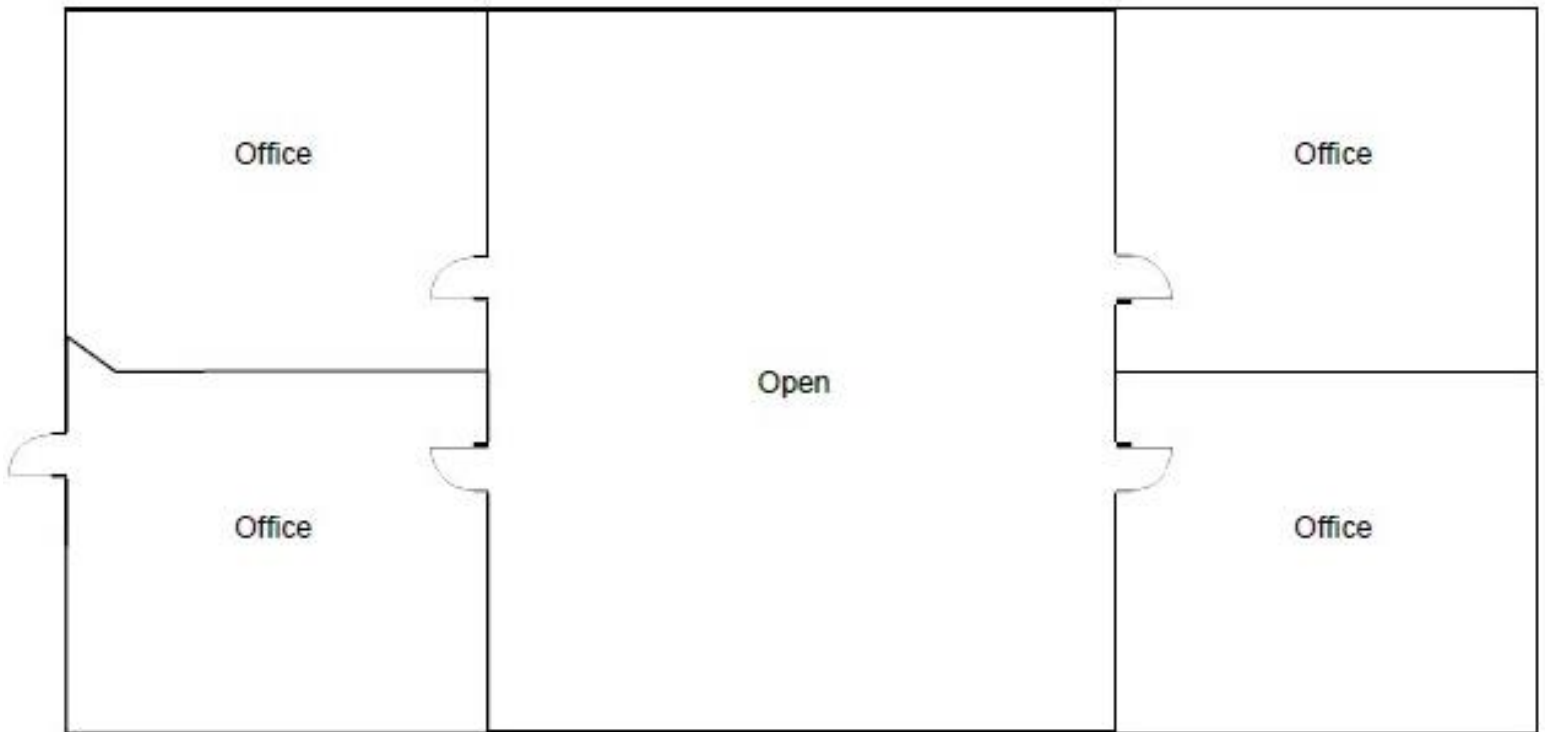
\*Not to scale

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## Floor Plan

### Suite 180 - 882 SF



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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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