



FOR SALE & LEASE - MEDICAL AND PROFESSIONAL OFFICE

## Pima Medical Campus

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An aerial photograph of the Pima Medical Campus. The building is a large, modern structure with a dark roof and extensive glass windows. It is surrounded by a paved parking lot with several marked spaces. In the foreground, there is a landscaped area with a sign that reads "PIMA MEDICAL INSTITUTE". The background shows some trees and distant hills under a clear blue sky.

TUCSON'S PREMIER MEDICAL CAMPUS



CUSHMAN &  
WAKEFIELD



PICOR

# PIMA MEDICAL CAMPUS

Medical & Professional Office Campus

BUILDING SHELL PRICING  
STARTING AT \$197.50/SF

2020 DELIVERY

## Property Highlights:

- Campus style development adjacent to TMC
- Flexible Building Sizes from +/- 5,300 to 9,360 SF
- Building/Space can be Designed Specifically for Requirement
- Outstanding Campus Exposure and Signage from Craycroft Road
- High Quality Design and Construction
- 1,097 parking spaces - abundant At-Door Parking
- OCR-1 Zoning - Former Townsend Middle School Site
- Experienced Development Team
- Inquiries welcome regarding Townsend Medical Collaborative, the 60,000 to 100,000 SF multi-tenant Class A medical office building to be built on the Pima Medical Campus

## Proposed Building Development:

**Building F - 9,360 SF**

**Building G - 5,300 SF (Shell Permitted)**

## Medical Offices Sold:

Building E - Tucson Ear, Nose & Throat

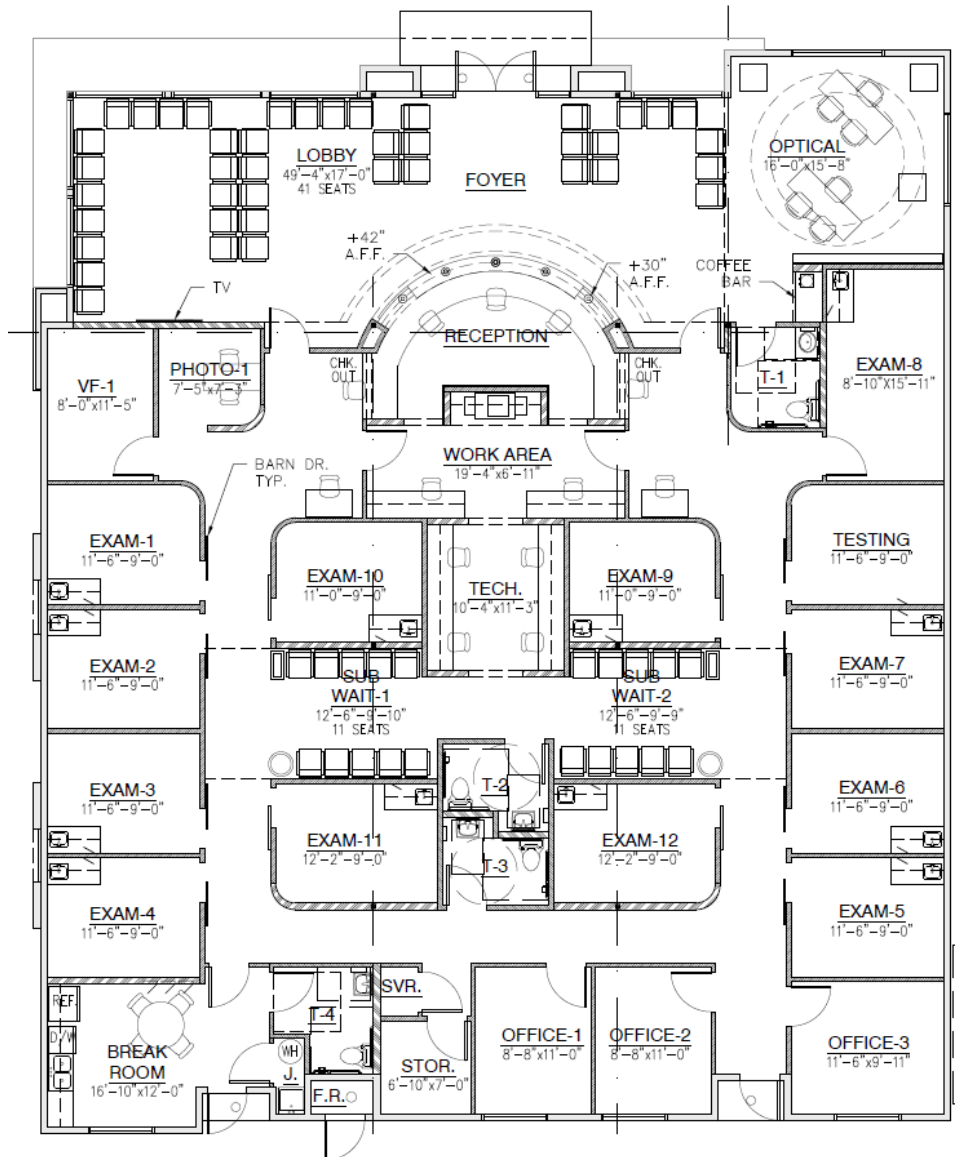
Building H - Medical Group





# SHELL BUILDING

**Building G** - This 5,300 SF Shell is Planned, Permitted & Ready to Build



Medical Concept Plan



Building Design

# AERIAL & MAP



## Demographics

	1 Mile	3 Mile	5 Mile
Population	14,462	101,596	267,404
AVG. HH Income	\$51,205	\$58,069	\$60,477
Households	7,119	49,873	123,073

## Traffic Counts

Craycroft Road:	25,981 VPD
Grant Road:	39,571 VPD