

FOR LEASE

11-STORY, 128,000 RSF

CLASS A PROFESSIONAL OFFICE BUILDING

Key Features

- Located in the heart of Tucson's vibrant Downtown
- Ground floor restaurant
- Renovated lobby
- Walking distance to governmental offices, courts, restaurants, streetcar and many other amenities
- Fiber optics connectivity
- Amazing views of Downtown and the City
- Onsite parking in private garage, with covered spaces available
- Showcases one of the tallest mural in Arizona, created by local artist Joe Pagac

Suite #	RSF
102	838 RSF
103	1,064 RSF
301	6,400 RSF
315	2,824 RSF
600	2,222 RSF
703	1,362 RSF
711	1,711 RSF
808	785 RSF
883	1,107 RSF
905	1,133 RSF
913	827 RSF
919	979 RSF
1013	831 RSF
1104	2,663 RSF

Property Details

Available	785 - 6,400 RSF
Lease Rate	Rates starting at \$22.00/RSF, Full Service
Possession	Immediate, or upon completion of improvements
Management	Professional onsite management

Property Photos



Exterior, Featuring Joe Pagac's Mural



Restaurant



Newly Renovated Lobby



Suite 301 Break Room

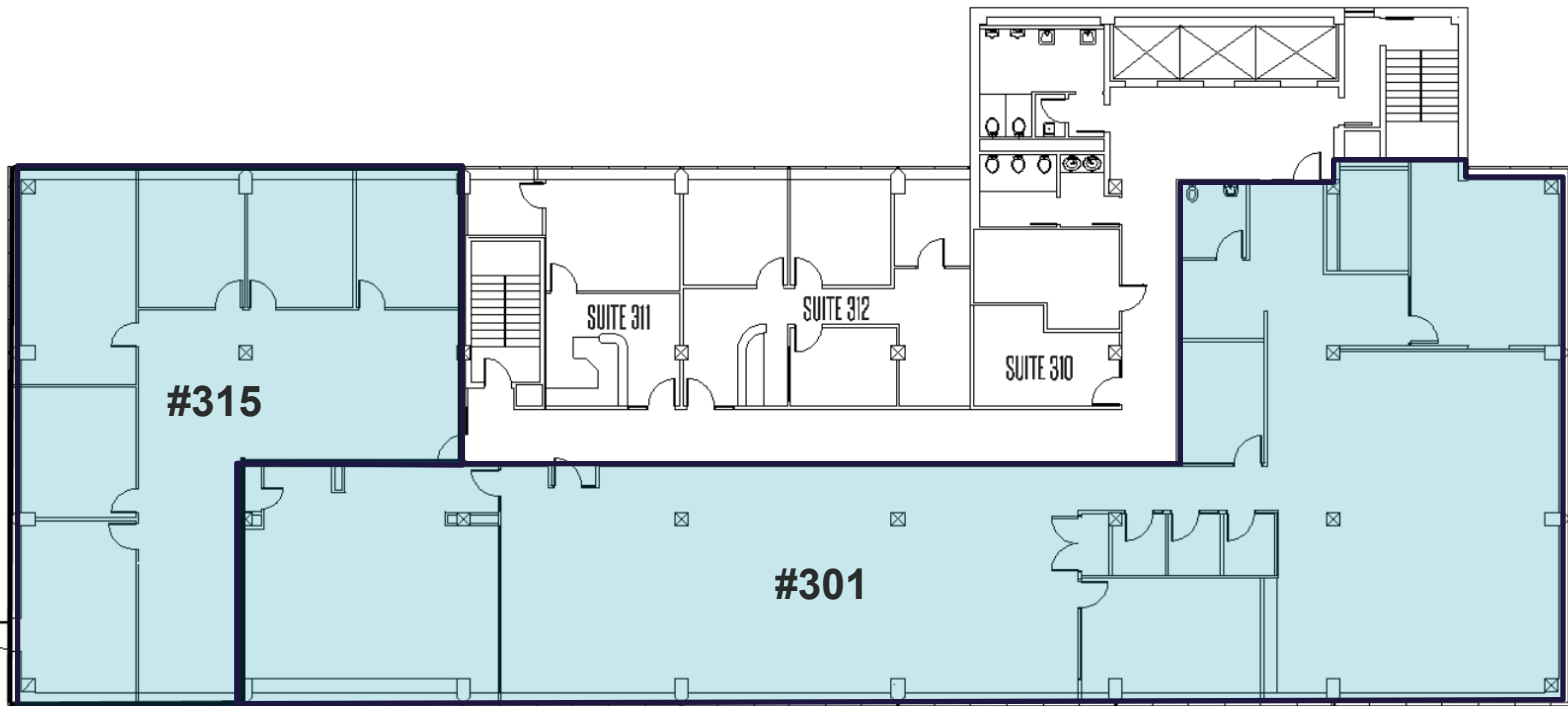
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SUITE 301 – 6,400 RSF

SUITE 315 – 2,824 RSF



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SUITE 600 – 2,222 RSF



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SUITE 703 – 1,362 RSF

SUITE 711 – 1,711 RSF



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SUITE 883 – 1,107 RSF

SUITE 808 – 785 RSF



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SUITE 905 – 1,133 RSF

SUITE 913 – 827 RSF

SUITE 919 – 979 RSF

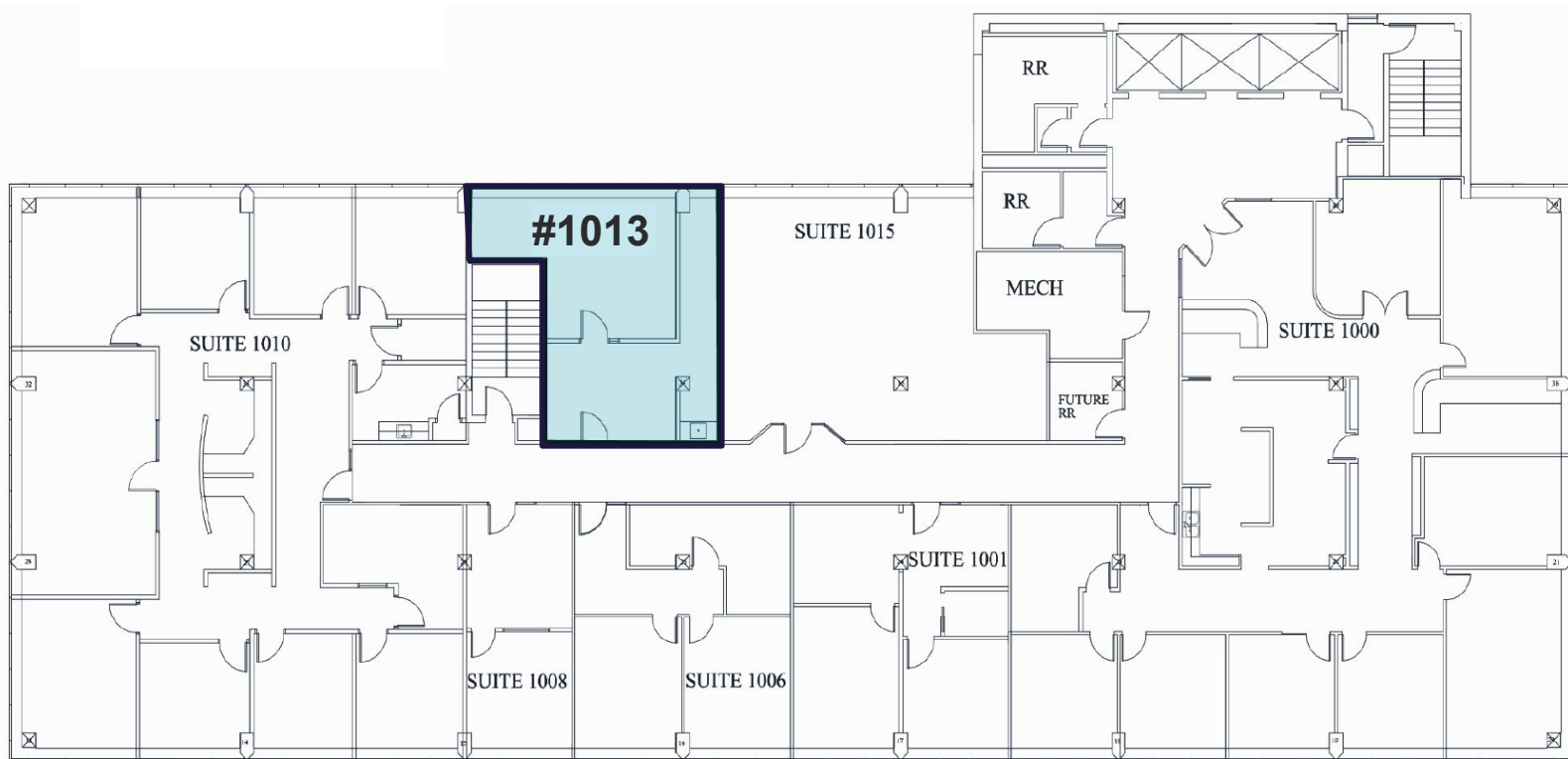


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SUITE 1013 – 831 RSF

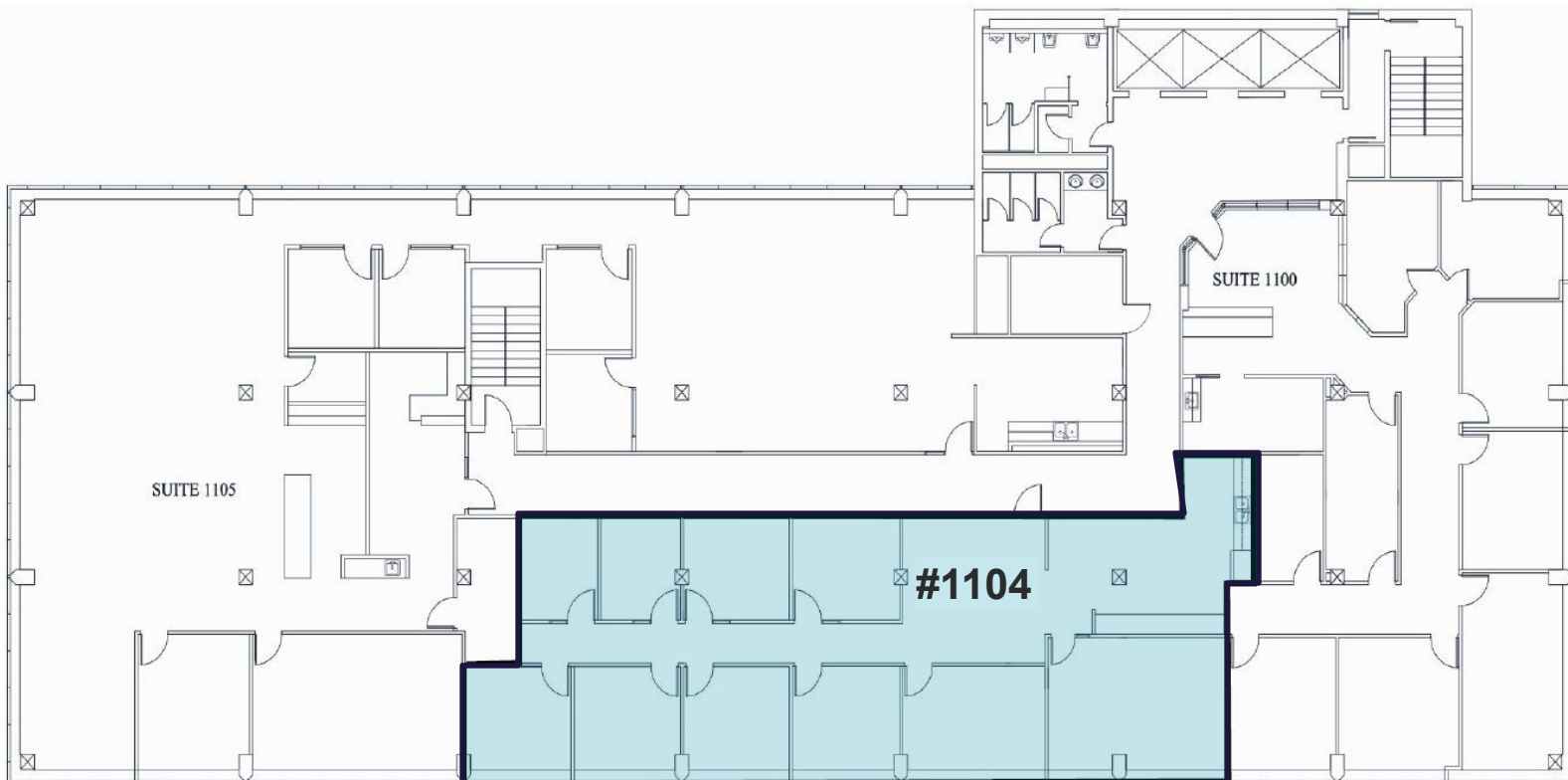


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SUITE 1104 – 2,663 RSF



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Aerial

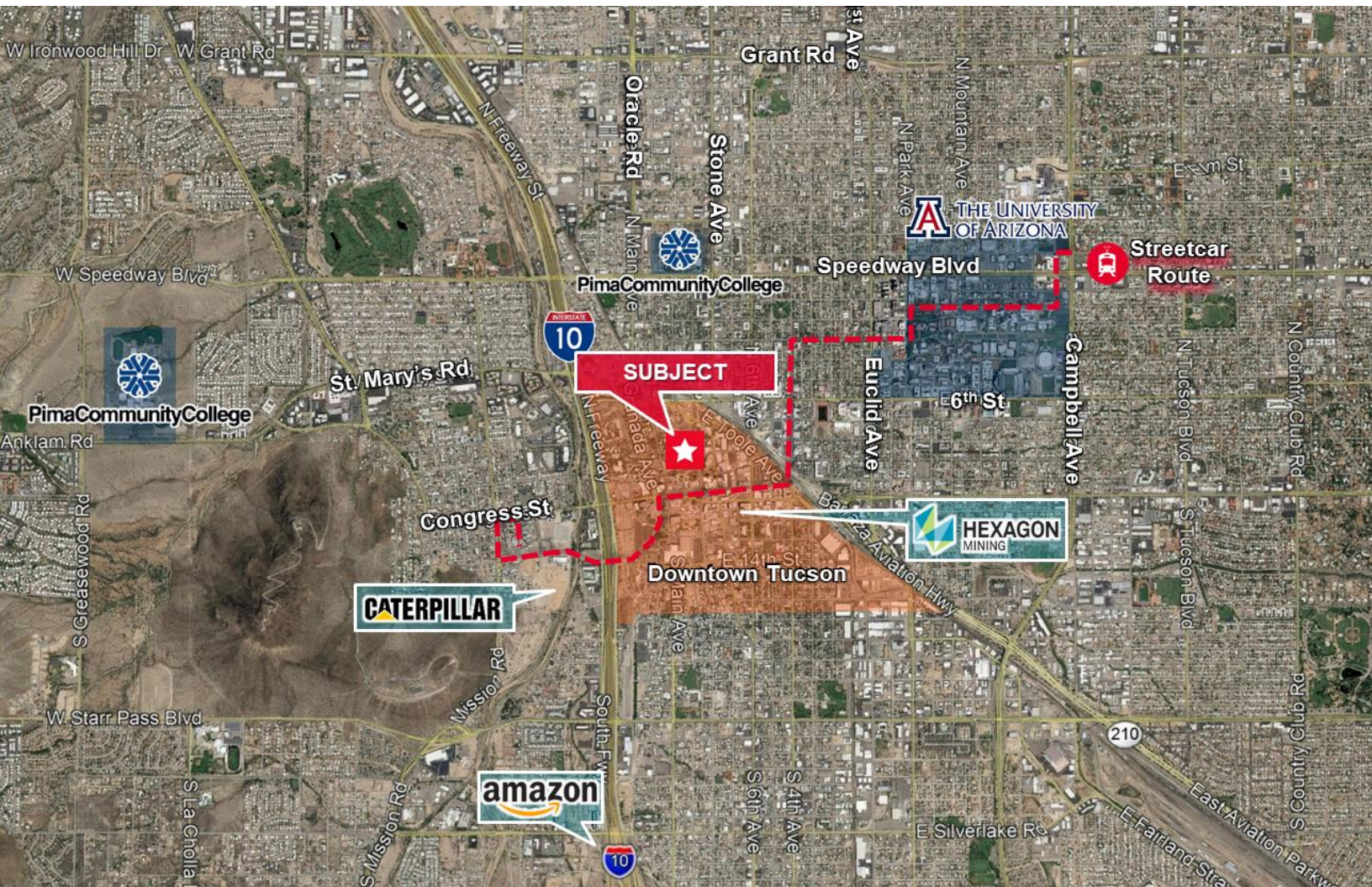


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Location Map



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



456,600
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



1.1%
POPULATION
GROWTH RATE



\$74,400
MEDIAN HOUSEHOLD
INCOME



3.9%
UNEMPLOYMENT
RATE



THE UNIVERSITY
OF ARIZONA

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 BEST COLLEGES 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: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
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