



FOR SUBLEASE

5,167 SF OFFICE SPACE

SUBLEASE RATE: \$21.00 FS

SUBLEASE EXPIRES: JUNE 30, 2029

Key Features

- Located in downtown Tucson
- Professional atmosphere in a well-designed, modern office
- Shared use of conference rooms
- Shared kitchen
- Common area restrooms
- On-site management & maintenance
- 6 parking spaces
- Building signage



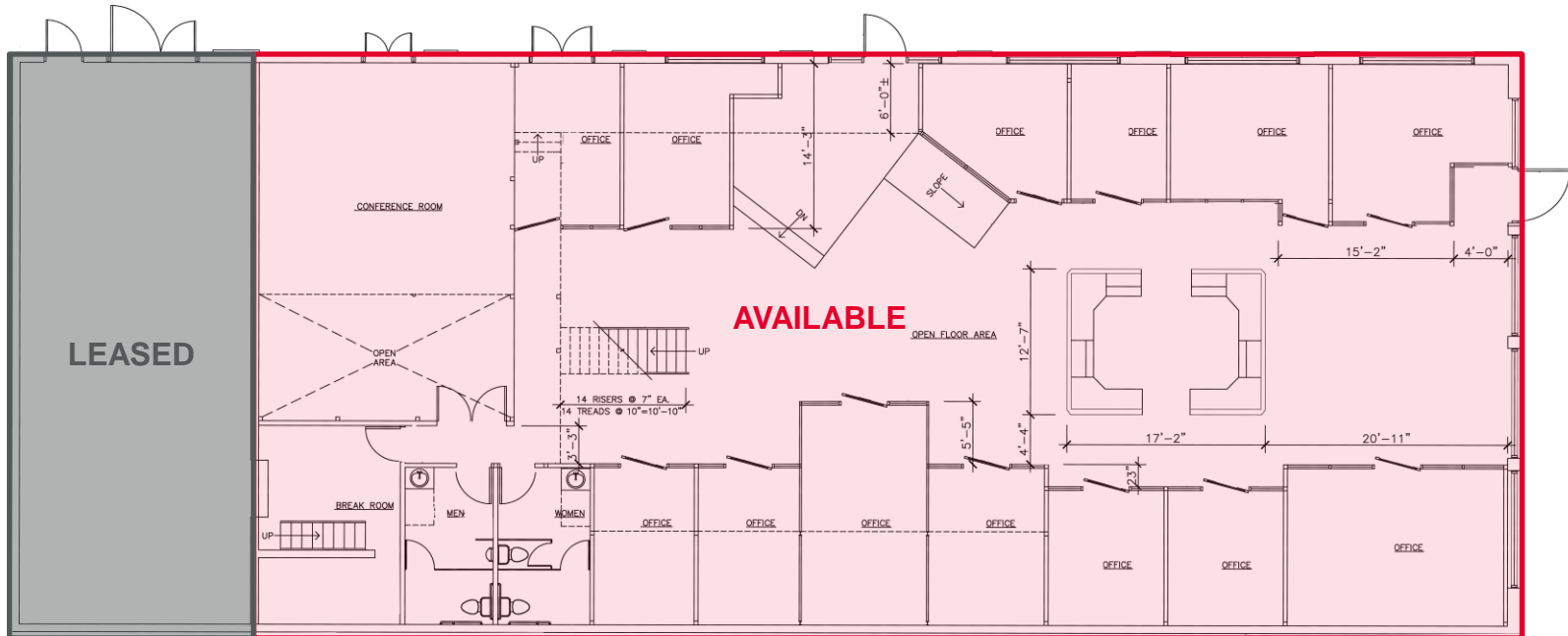
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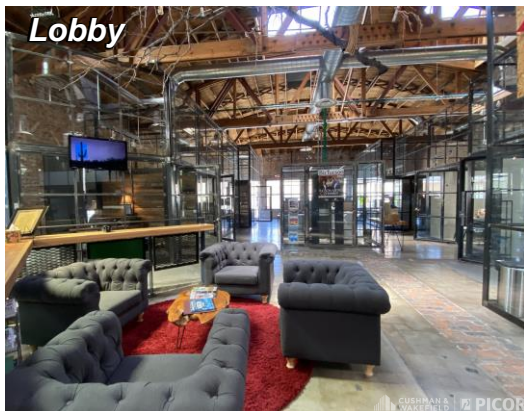
picor.com

Floor Plan

13 offices, large open area with cubicles, large & small conference rooms plus upstairs lounge and extra storage space.



Lobby



Large Conference Room



Small Conference Room

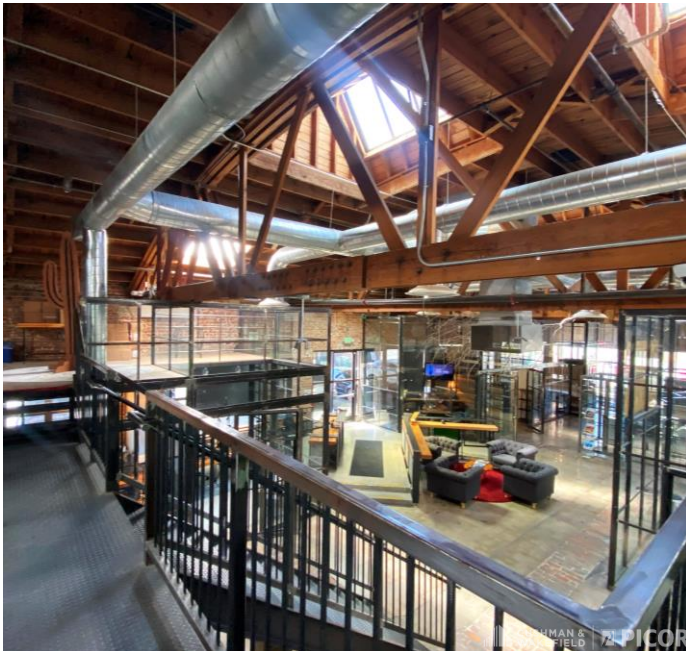


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Property Photos



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Aerial



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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



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 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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