CUSHMAN & PICOR

FOR SUBLEASE 212 E Broadway Blvd Tucson, AZ 85701



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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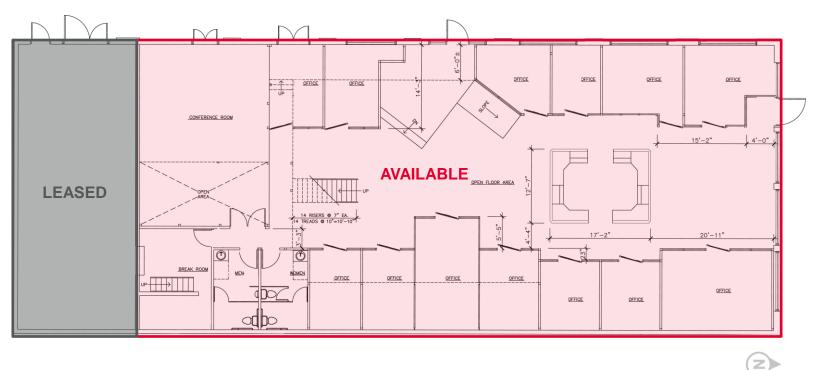
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Floor Plan

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





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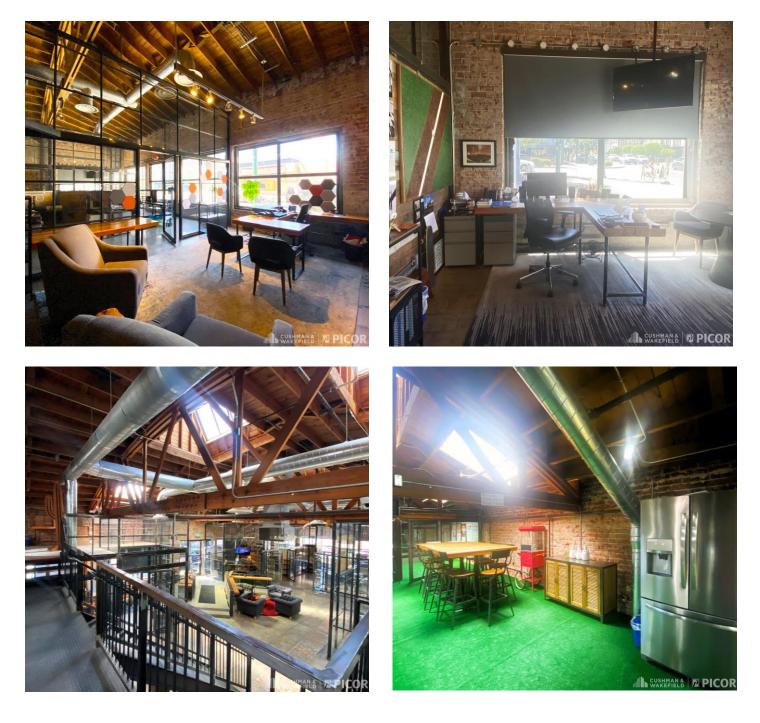
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Property Photos



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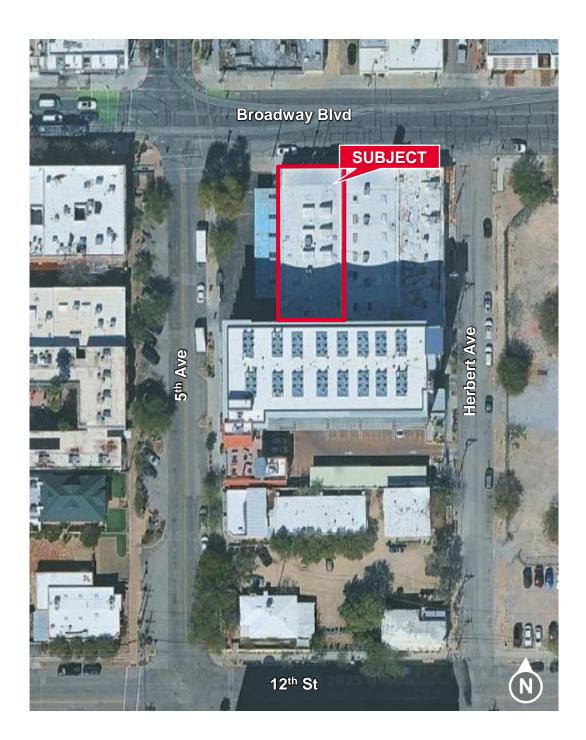
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Aerial



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Tucson Market Overview









0.6% POPULATION GROWTH RATE







56,544

UNIVERSITY OF ARIZONA **TOTAL ENROLLMENT, 2025**

- **#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

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

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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