

PRIME SECOND-FLOOR SPACE IN DOWNTOWN  
TUCSON – IDEAL FOR OFFICE OR RETAIL

## FOR LEASE

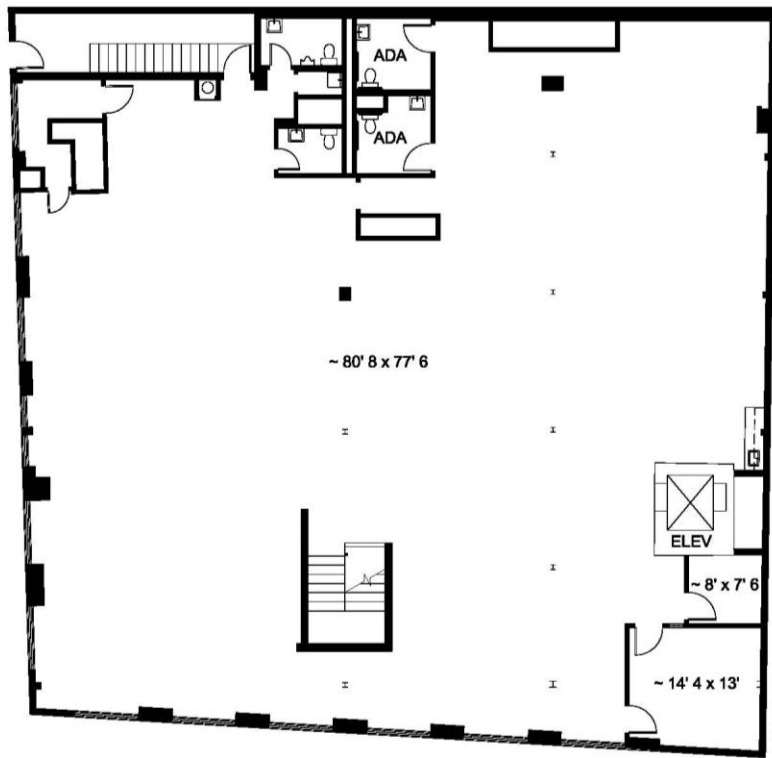
**±2,500 SF – ±6,052 SF 2ND STORY OFFICE  
PLUS ±5,500 SF BASEMENT  
LEASE RATE: FROM \$20.25 / SF, MODIFIED GROSS**

**Key Features**

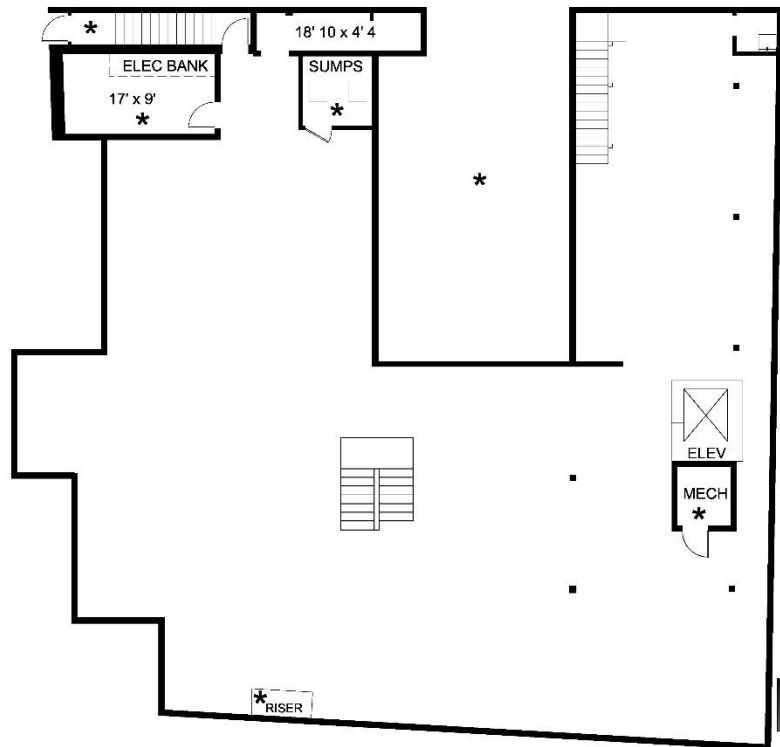
- Outstanding location in the heart of Downtown
- Open floor plan offers wide range of layouts and uses
- Elevator and stairwell access to units
- Restaurants, entertainment & hotels just steps away
- Multiple parking options available
- Adjacent to modern streetcar stop connecting Downtown to 4th Ave and the University Districts
- Basement can be used for retail, restaurant, or storage area

## Current Floor Plan

2<sup>nd</sup> Story - ±6,052 RSF (Demisable down to ±2,500 SF)  
(office use)

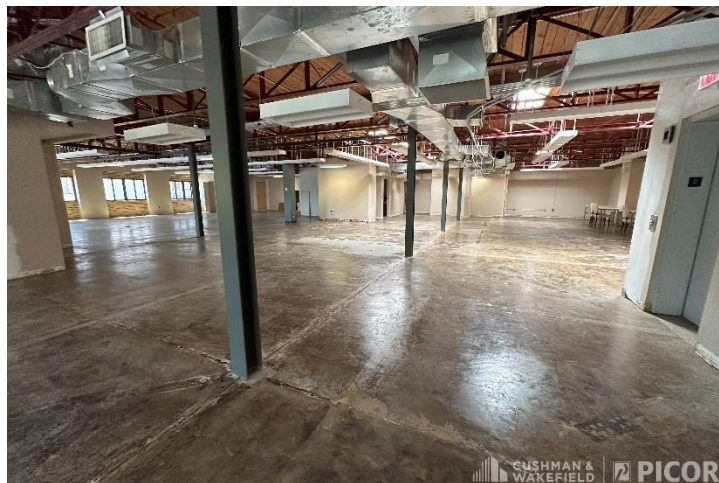


Basement – ±5,500 RSF  
(retail, restaurant, or storage use)



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Concrete floor & exposed ventilation give a graceful industrial aesthetic



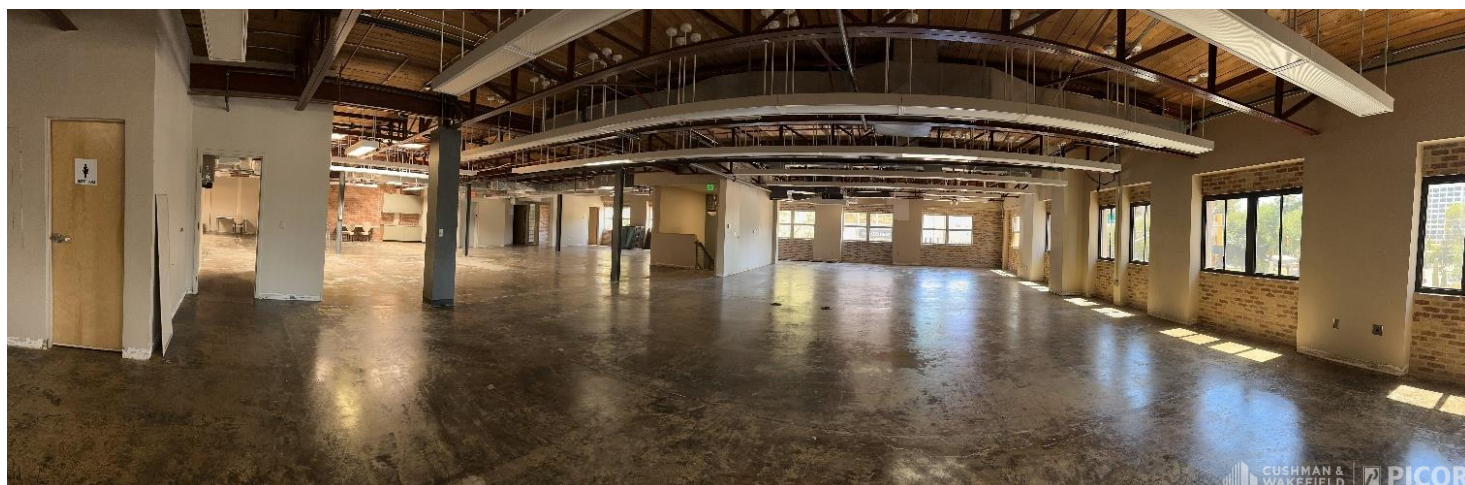
Exposed brick walls surround the space and add old world character



ADA compliant restrooms

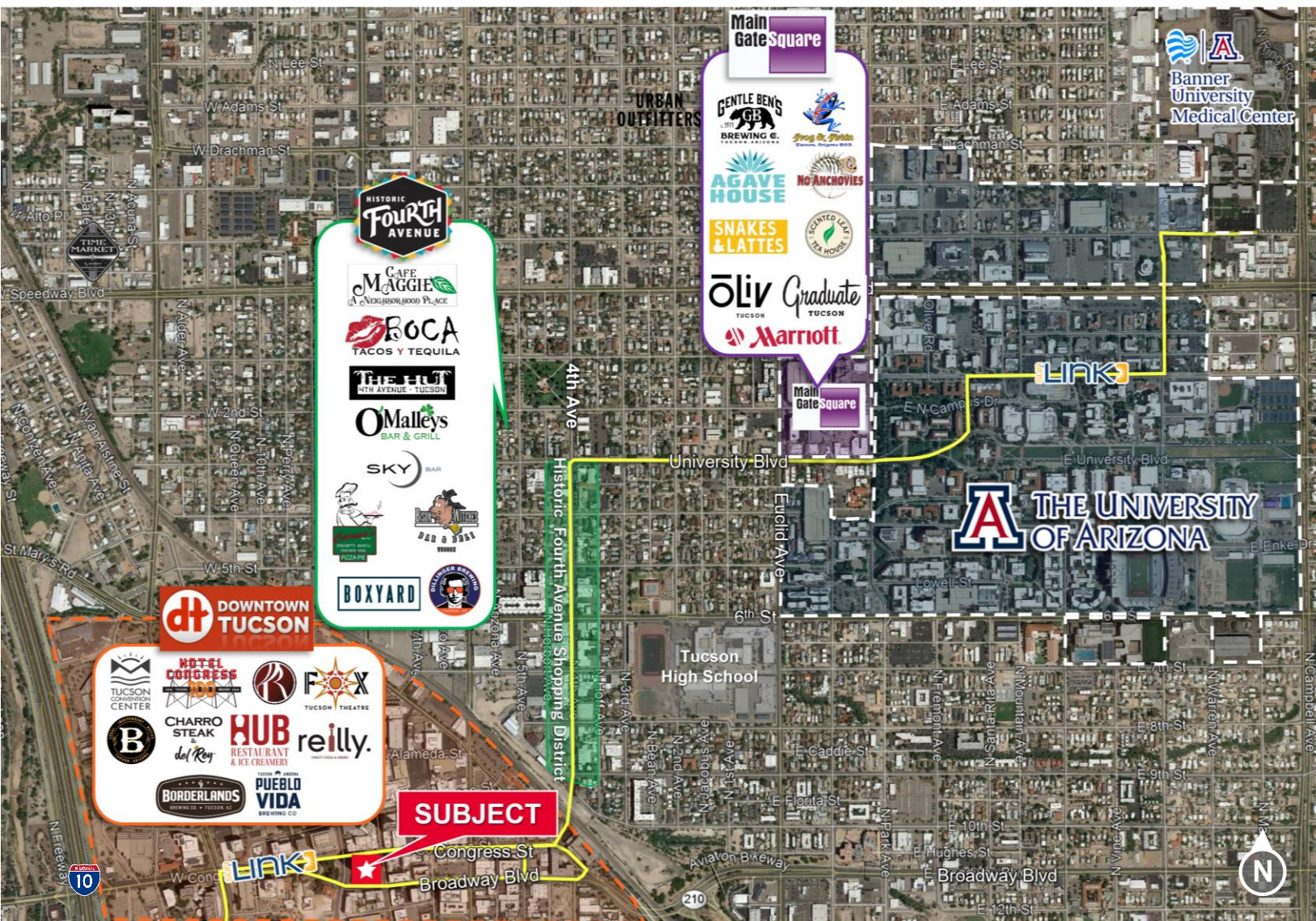


Abundance of restaurants nearby and trolley access



Open space with potential for many different concepts

## Trade Map



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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  
RATETHE 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: arizona.edu, suncorridorinc.com, US News & Report, Sites USA  
Cushman & Wakefield | PICOR 04/23/2025

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