

**FOR LEASE**

## **1,256 RSF OF PROFESSIONAL OFFICE SPACE**

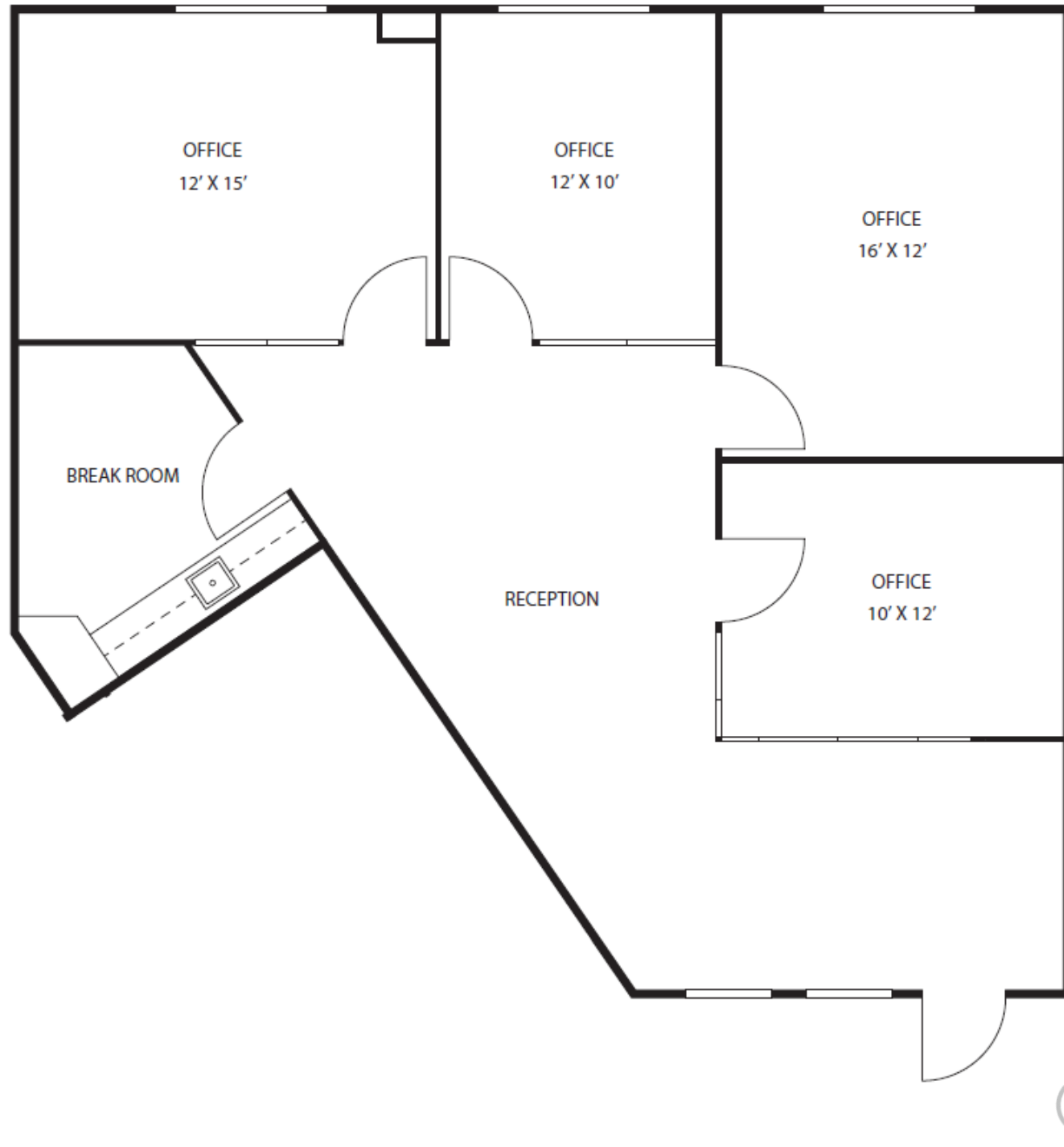
### **LEASE RATE: \$23.00/RSF MG**

#### **Key Features**

- Class "A", two story garden office complex with Oracle Road frontage
- Covered parking available
- Building signage available
- On-site management
- On-site childcare available
- Location convenient to other professional services, retail, lodging, fitness center, and restaurants

SUITE	SQUARE FOOTAGE	MONTHLY RATE
Suite 103	1,256 RSF	\$23.00 / RSF MG

## Floor Plan – Suite 103 - 1,256 RSF



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## Property Photos



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