



FOR LEASE

# 9,800 SF PROFESSIONAL OFFICE SPACE LEASE RATE: CONTACT AGENT

## Key Features

- Entire 1<sup>st</sup> floor (Suite 100)
- 1 block from I-10
- Government & professional co-tenants
- Lots of parking
- Modern clean design
- Secure and safe campus like complex
- Shaded/covered parking

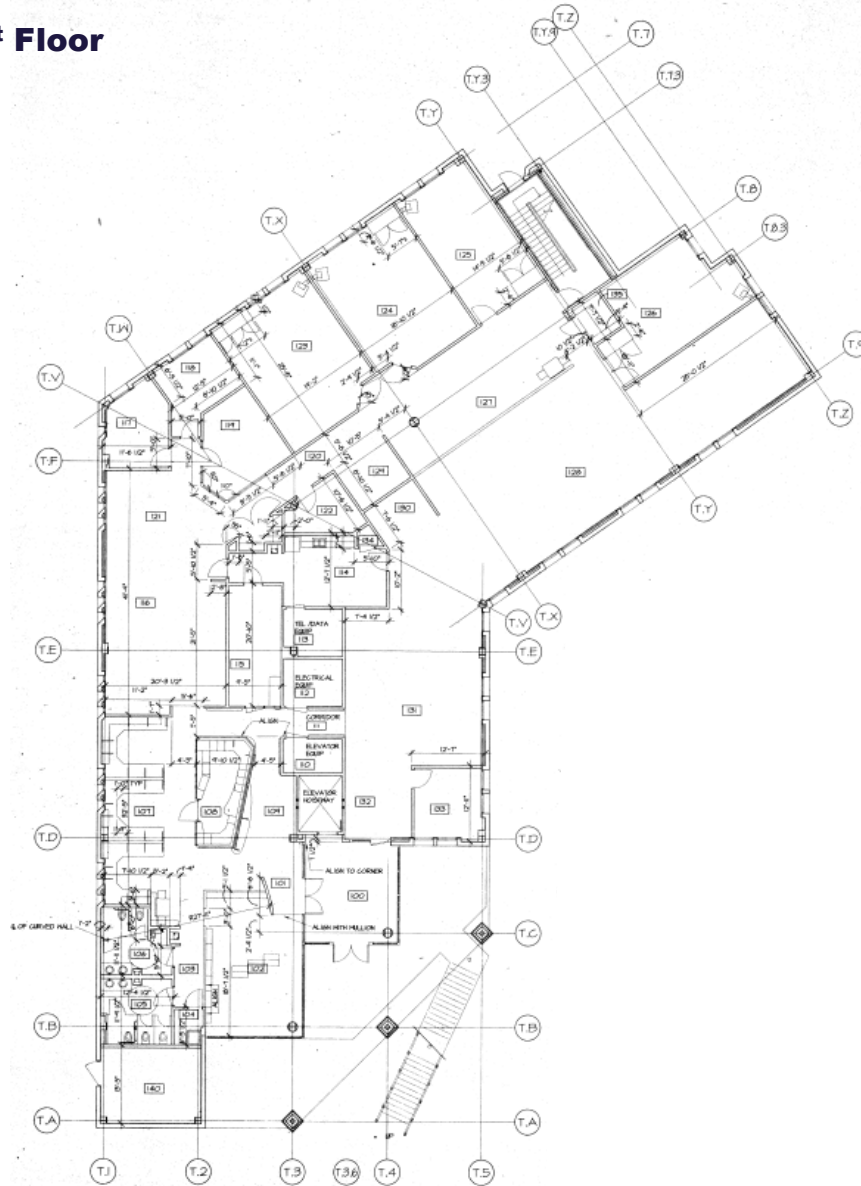
## Property Details

Lease Type	NNN
Assessor Parcel No.	116-19-360C

FOR LEASE

# 340 N. Commerce Park Loop Tucson, Az

## Floor Plan – 1<sup>st</sup> Floor



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## Property Photos



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## Aerial



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## Trade Map



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## Tucson Market Overview

**1.08M**TUCSON MSA  
POPULATION**484,397**TOTAL  
HOUSEHOLDS**35%**COLLEGE  
EDUCATION**0.75%**POPULATION  
GROWTH RATE**\$64,323**MEDIAN HOUSEHOLD  
INCOME**3.2%**UNEMPLOYMENT  
RATETHE UNIVERSITY  
OF ARIZONA**53,187**UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2023

### LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA - 8,580

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #47 BEST BUSINESS SCHOOLS
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #99 BEST 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 08/01/2024

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