



FOR SALE OR LEASE

1,695 SF
LEASE RATE: \$22/SF NNN
SALE PRICE: \$372,900

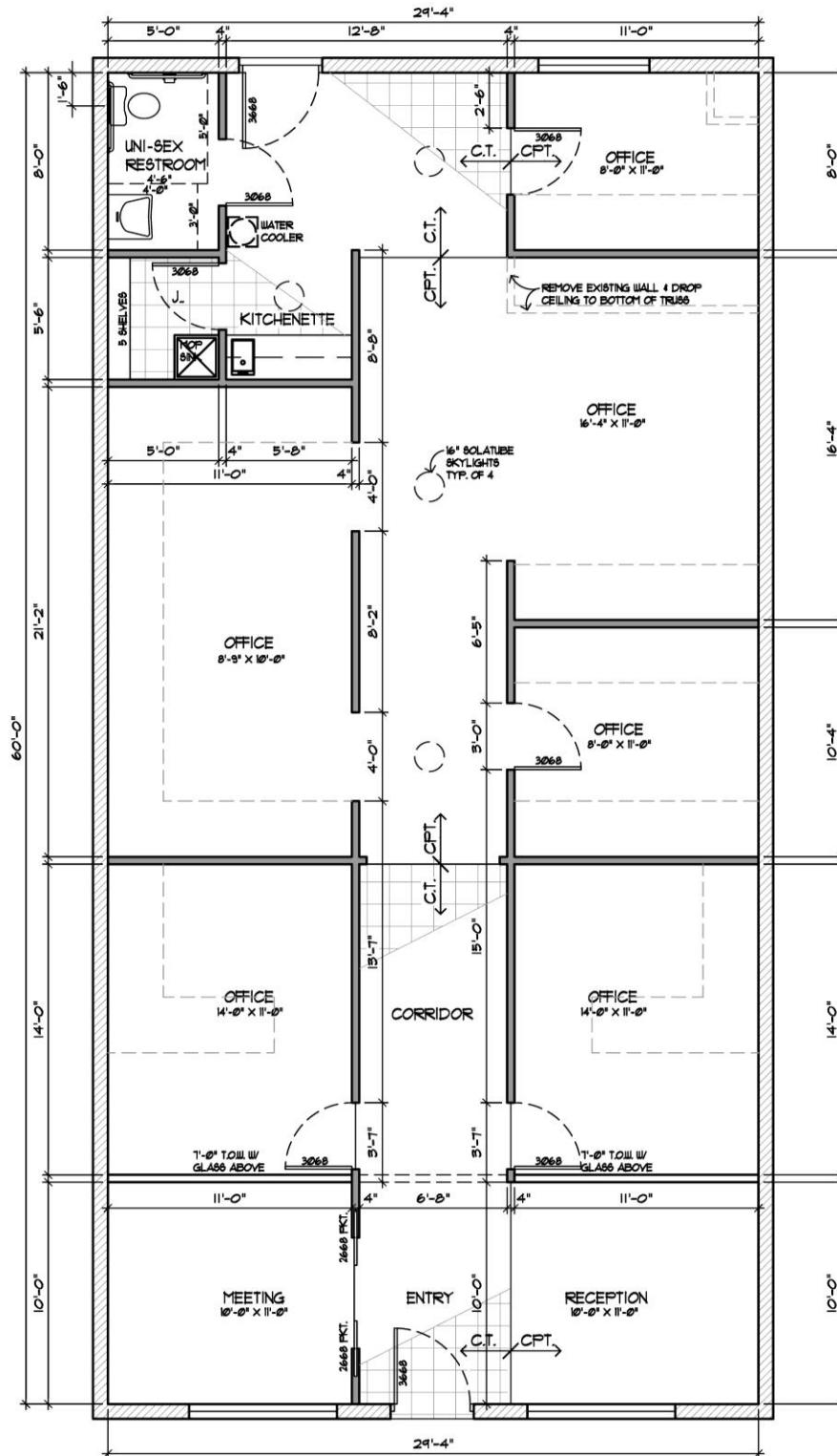
Key Features

- Beautifully maintained office condo
- Layout maximizes use of space while still feeling spacious
- 7 offices, kitchenette area and ADA friendly restroom
- Numerous amenities in the surrounding area
- Located outside Tucson Country Club

Property Details

Lease Type	NNN
Possession	Negotiable
Parcel Size	1,695 SF
Assessor Parcel No.	133-15-062F

Floor Plan



Molly Mary Gilbert
Office Properties
+1 520 546 2766
mgilbert@picor.com

Bobby Verenna
Commercial Properties
+1 520 546 2756
bverenna@picor.com

picor.com

Property Photos

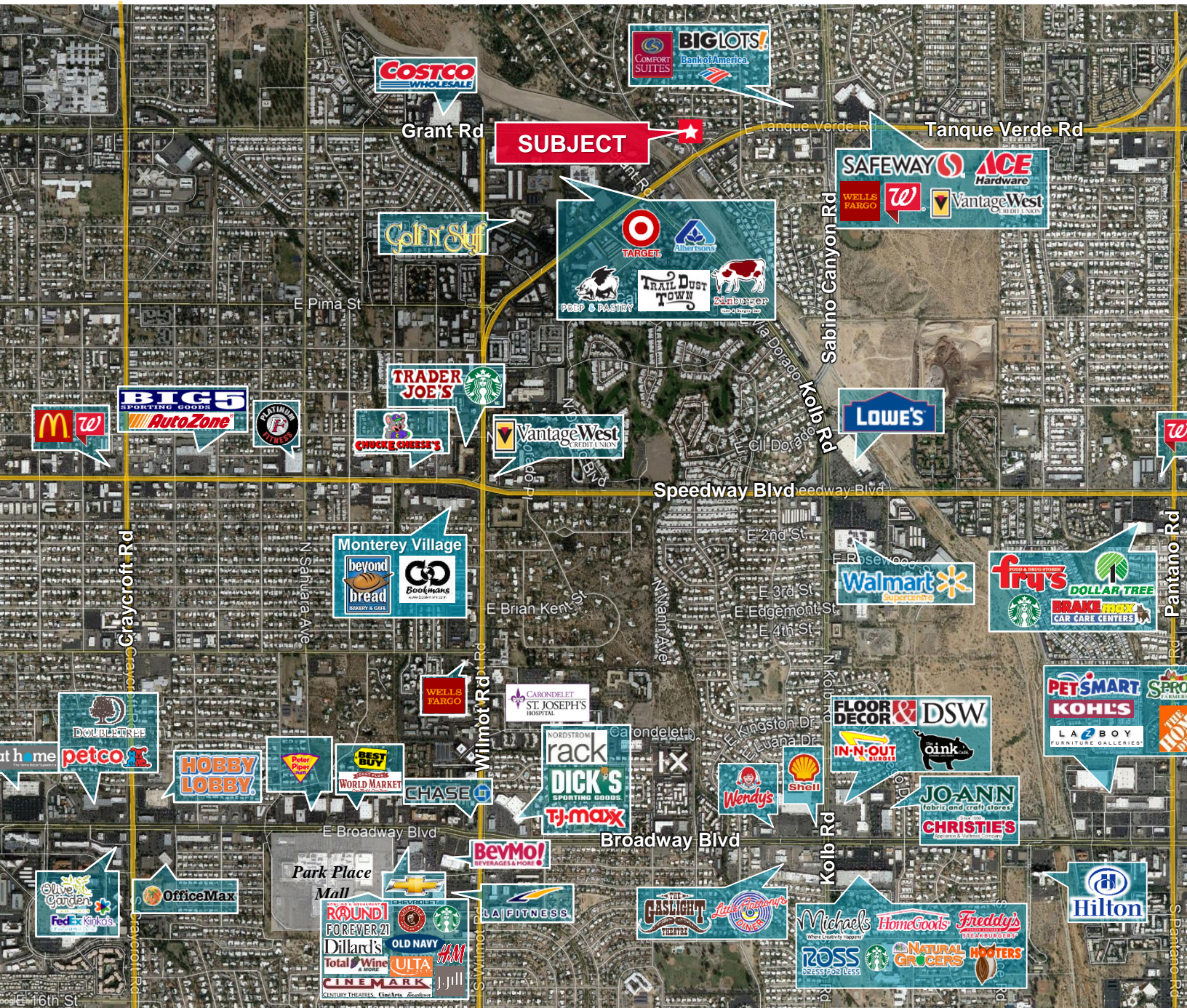


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Trade Map



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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
RATE



THE 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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