



FOR LEASE

MEDICAL, OFFICE, RETAIL

1,827 – 4,280 SF AVAILABLE

LEASE RATE: \$11.00 NNN

Key Features

- Medical, office, or retail use
- Convenient central location
- Building signage available
- Ample parking at rear of building

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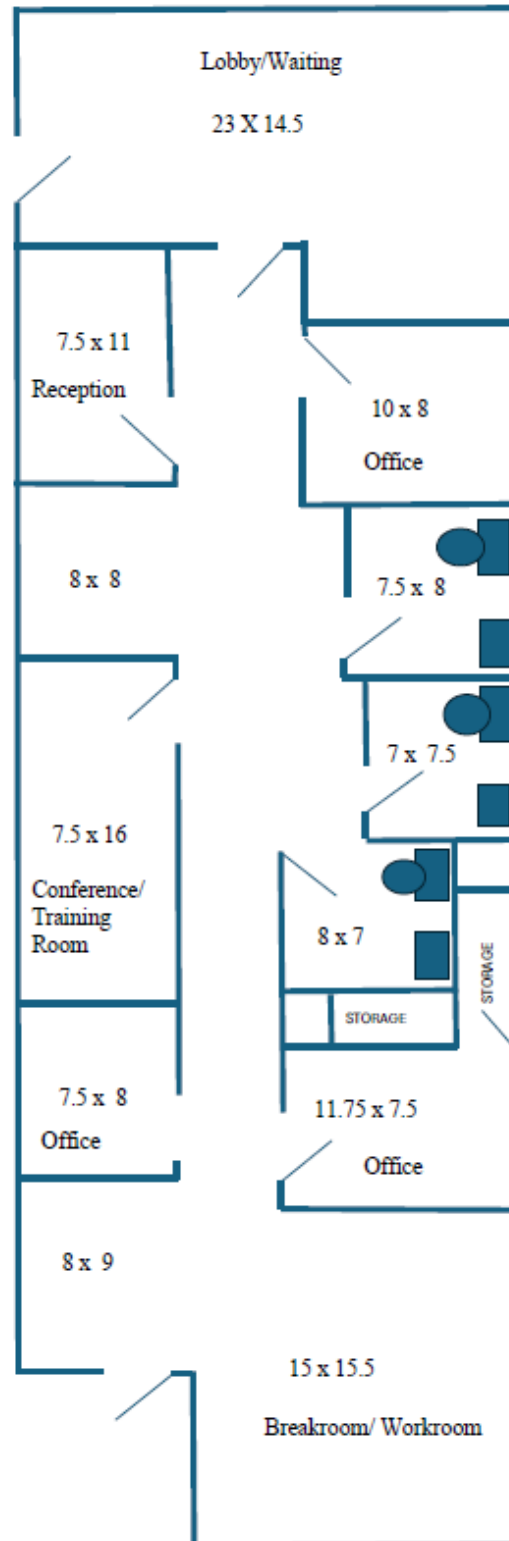
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Floor Plan – Suite 101

1,827 SF

- Large lobby/reception area, 3 offices, conference room and/or training room, breakroom and 3 interior restrooms.

**Can be combined with Suite 111 for 4,280 SF*



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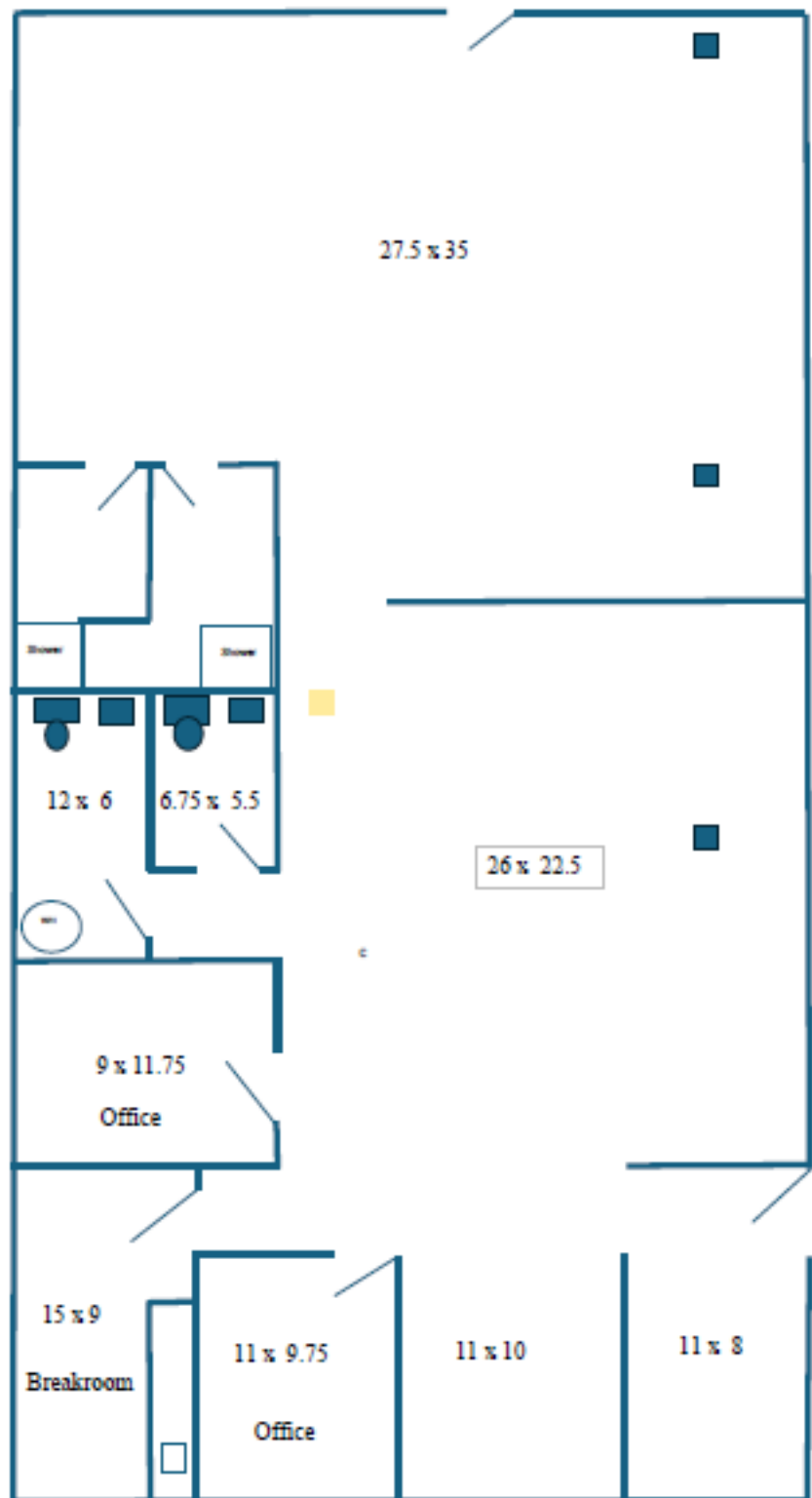
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Floor Plan – Suite 111**2,453 SF**

- Large open space, 2 offices, Breakroom, 2 interior restrooms plus 2 shower rooms.

** Can be combined with Suite 101 for 4,280 SF*

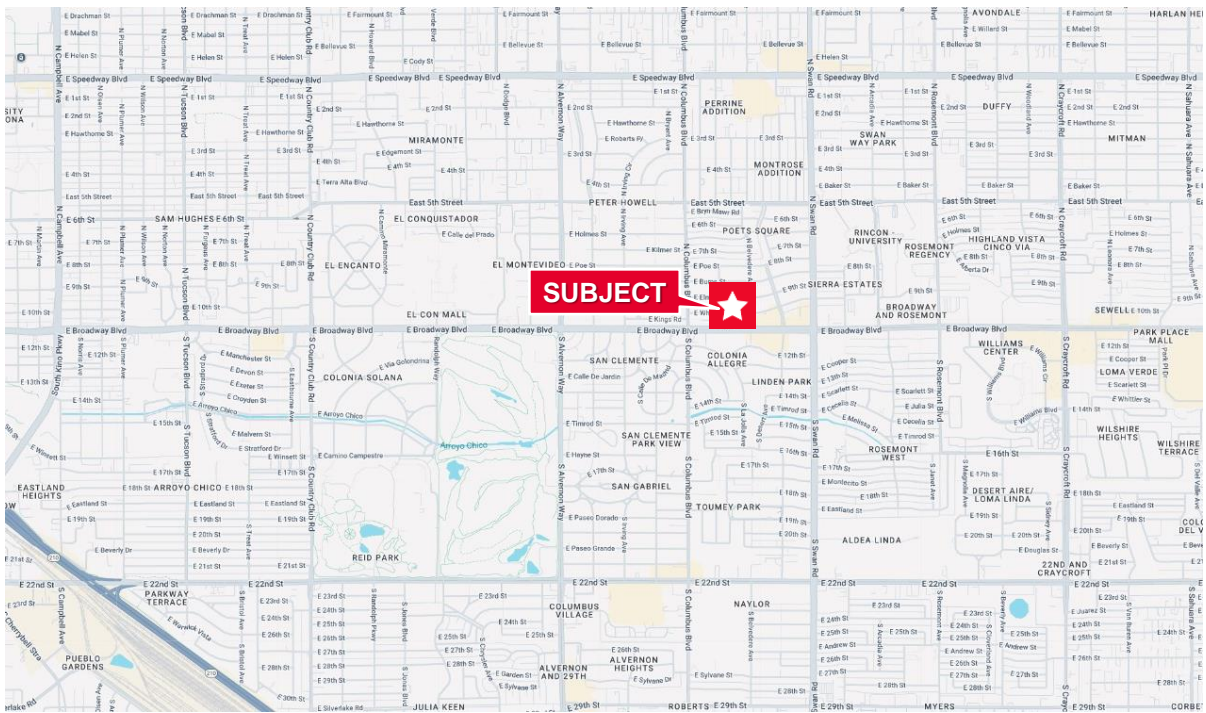
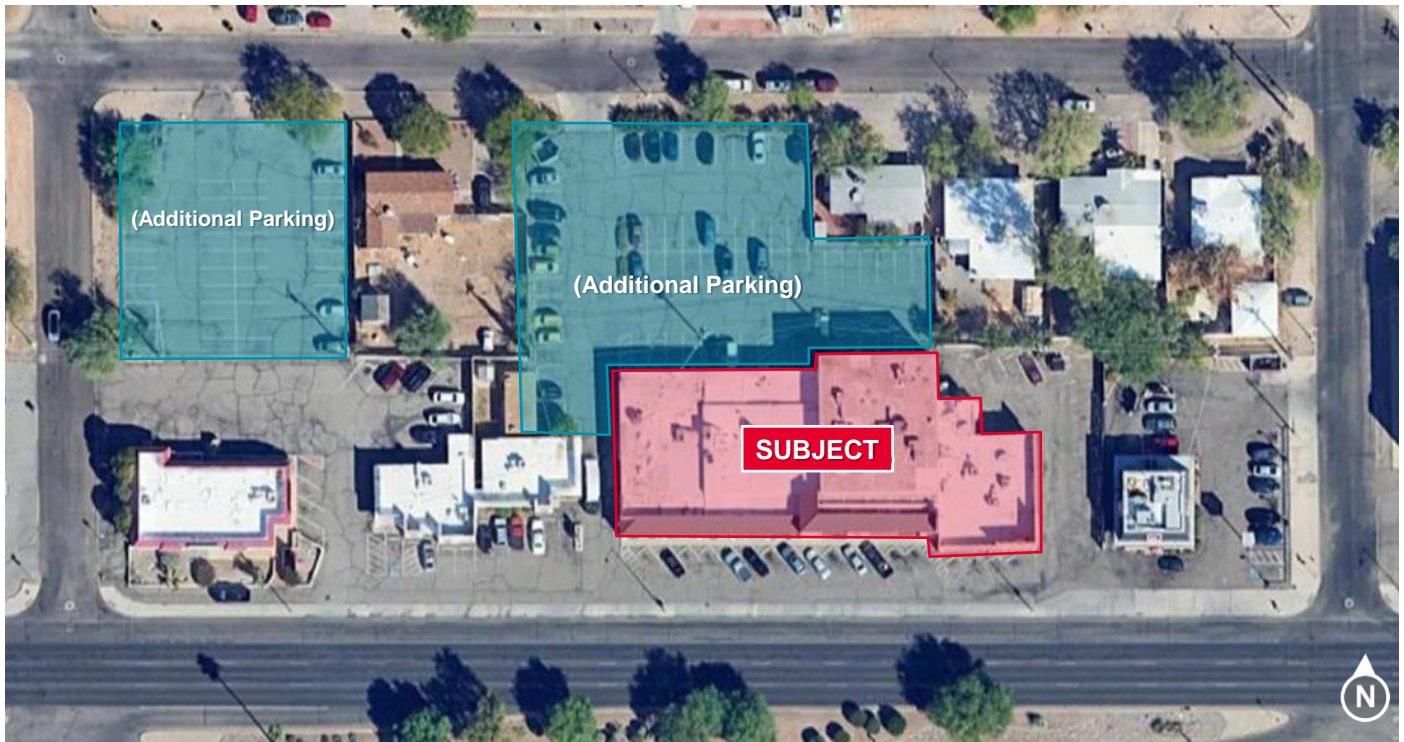


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Aerial

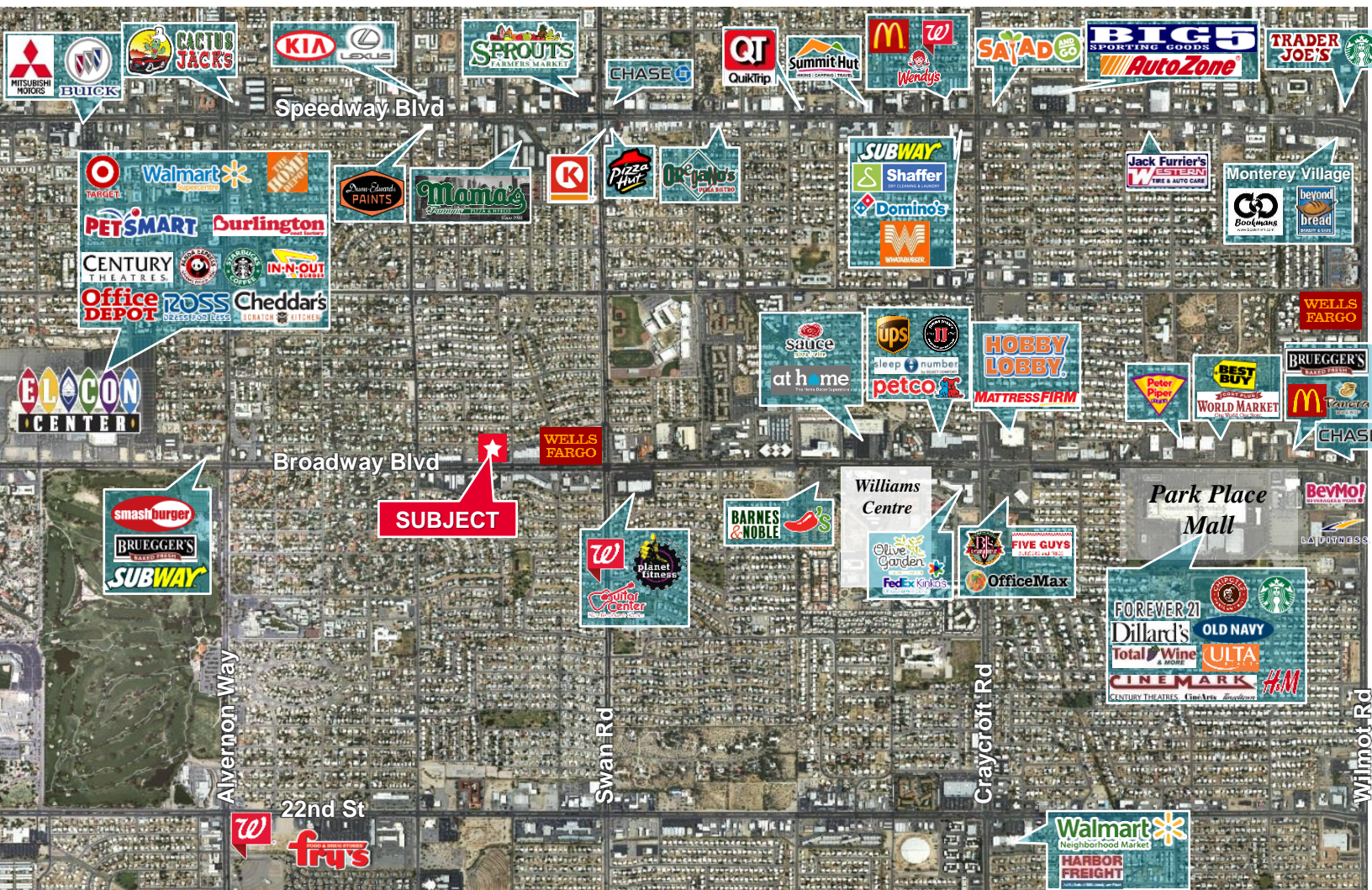


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Trade Map



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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
RATE



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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