

**ASC WITH TWO OPERATING ROOMS**  
**BELOW MARKET SUBLEASE**



**FOR SUBLEASE**

**MEDICAL OFFICE**  
**6,245 SF AMBULATORY SURGERY CENTER (PARTIALLY CONSTRUCTED)**  
**WITH TWO “CLASS C” OPERATING ROOMS**  
**SUBLEASE RATE: \$24.41 SF MOD GROSS + 2% PER YR**  
**TERM ENDS: JULY 31, 2032**

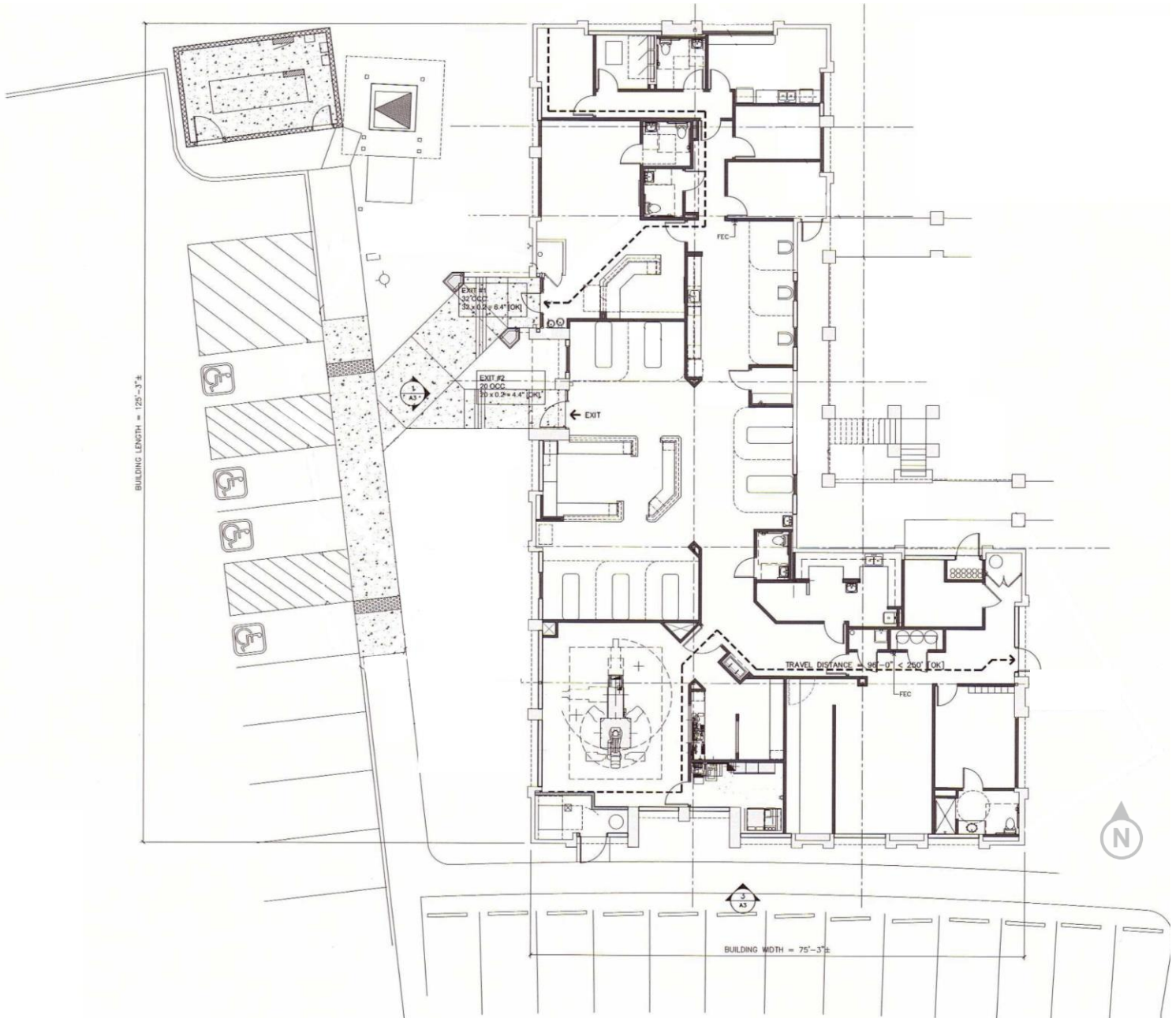
**Key Features**

- Partially constructed ASC with Two “Class C” Operating Rooms
- Layout includes Catheterization Lab, Pre- & Post- Op, Sterile Corridor, UPS
- Improvements may be modified per Subtenant Requirement
- Over \$1.5 million already invested in improvements
- Subtenant to complete estimated \$835,000 (\$133 SF) improvements
- Outstanding location at NWC, 1st Ave. & River Rd. with ample parking
- Available immediately for final improvements

## Floor Plan

6,245 SF Partially Constructed ASC with Two “Class C” Operating Rooms

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## Aerial & Trade Map





## 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



**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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