

**FOR LEASE**

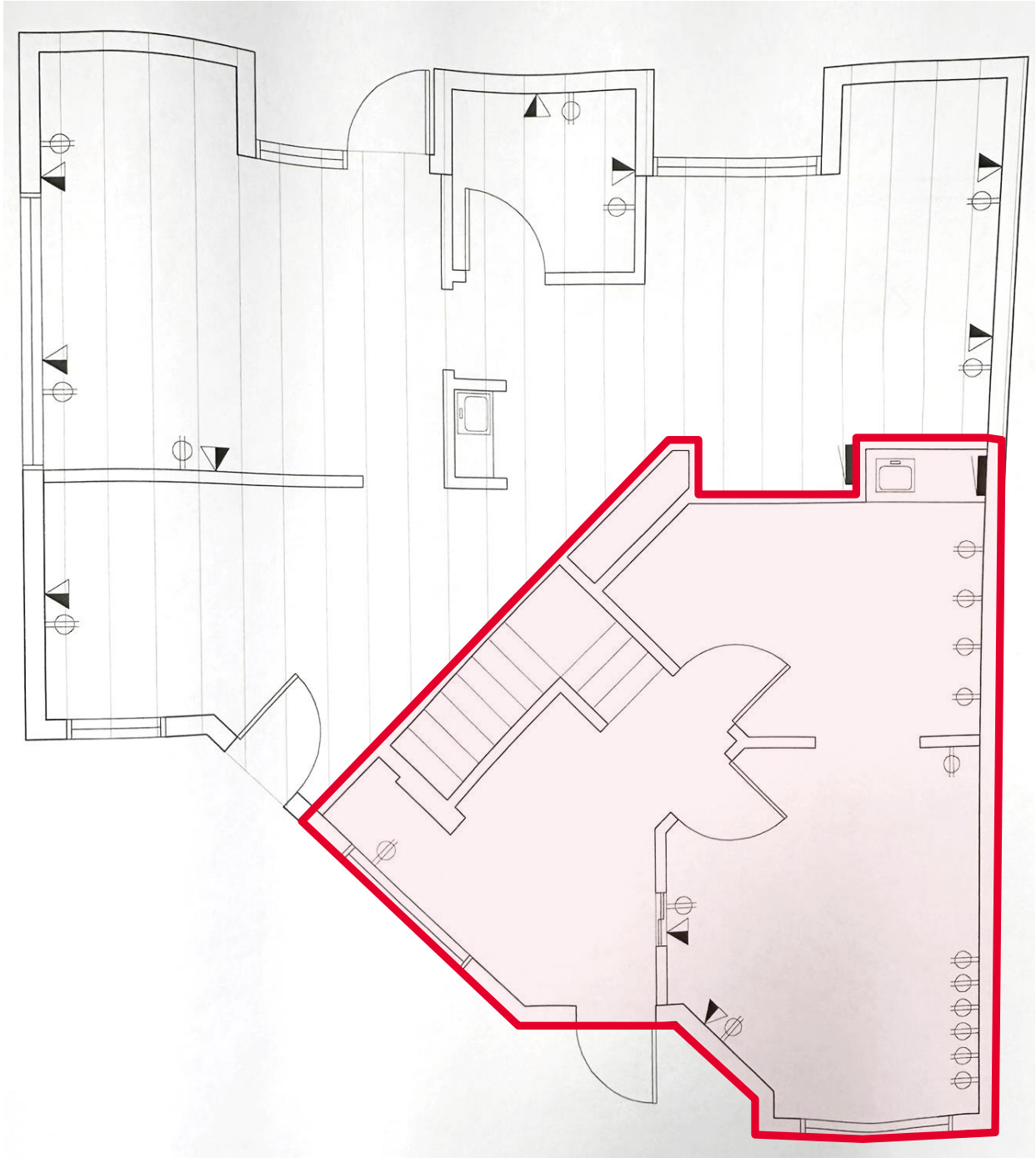
# 1,567 SF OFFICE SPACE

## LEASE RATE: \$15 SF MG

### Key Features

- Prime central location situated for easy access to University of Arizona, downtown, and the Foothills
- Zoned C-1 ideal for office, light retail, or professional use
- Spacious & functional across two stories with large, well-appointed offices
- Stunning scenic views of the Catalina Mountain views from the second floor
- Break areas on both floors for comfort and productivity
- Move-in ready and available immediately for quick occupancy
- Competitive lease pricing offering excellent value

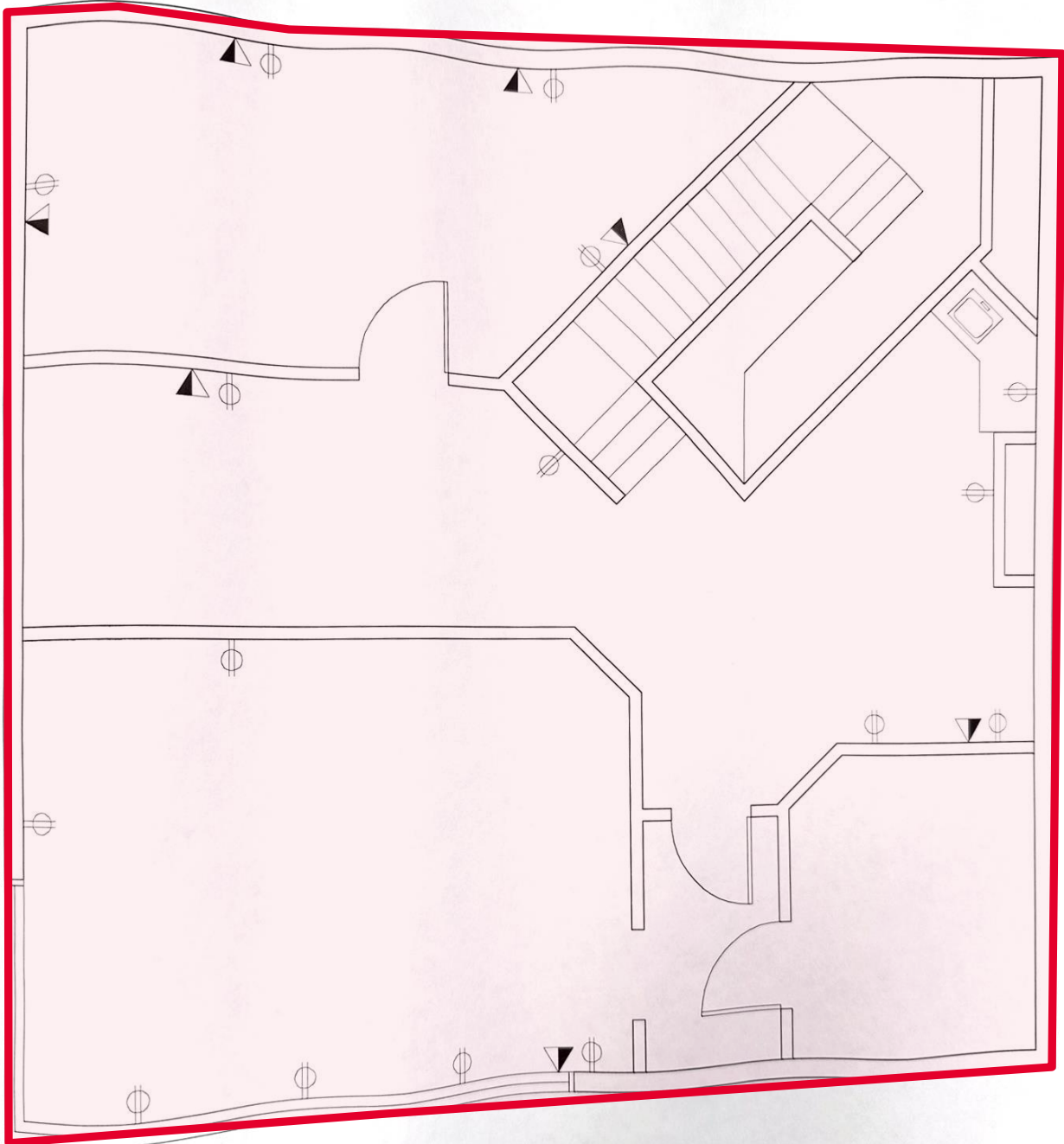
### 1st Floor - Floor Plan



**Molly Mary Gilbert**  
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## 2<sup>nd</sup> Floor - Floor Plan



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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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