



FOR LEASE

2,458 – 8,905 SF PROFESSIONAL OFFICE

LEASE RATE: \$22.00/SF, FULL SERVICE

Key Features

- 3 story Class A office with ample parking
- Outstanding design with abundant windows
- Building signage & covered parking
- Negotiable tenant improvement allowance
- Convenient midtown location near the University of Arizona and downtown

Suite	Size	Full-Service Rate	Notes
Suite 101*	8,905 SF	\$22.00/SF	Fully Improved
Suite 255	2,458 RSF	\$22.00/SF	Fully Improved
Suite 300 Space B	3,299 SF	\$22.00/SF	

*Available 9/1/2025

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1st Floor Plan

Suite 101: 8,905 SF Available 9/1/2025

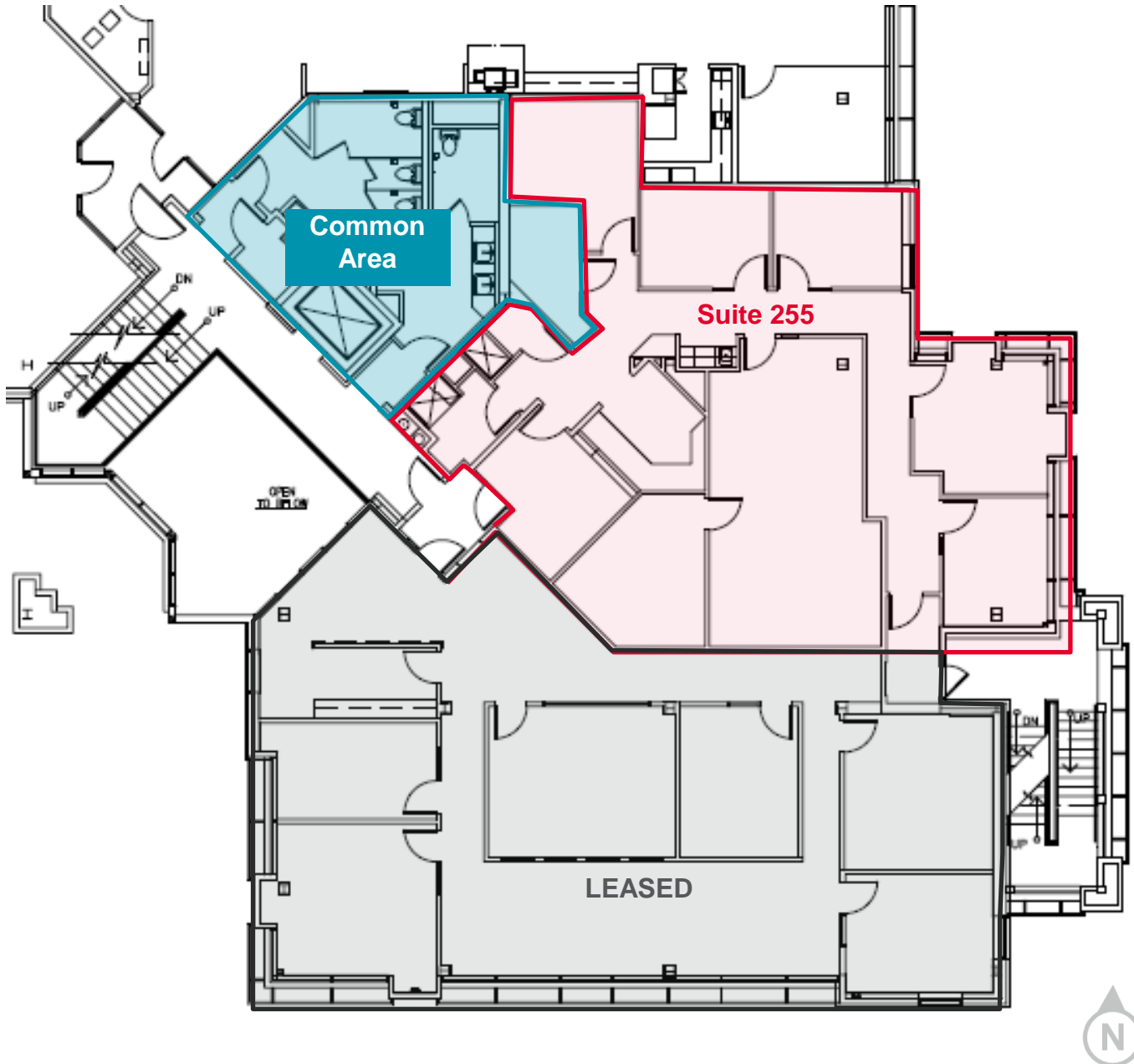


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2nd Floor Plan Suite 255: 2,458 RSF



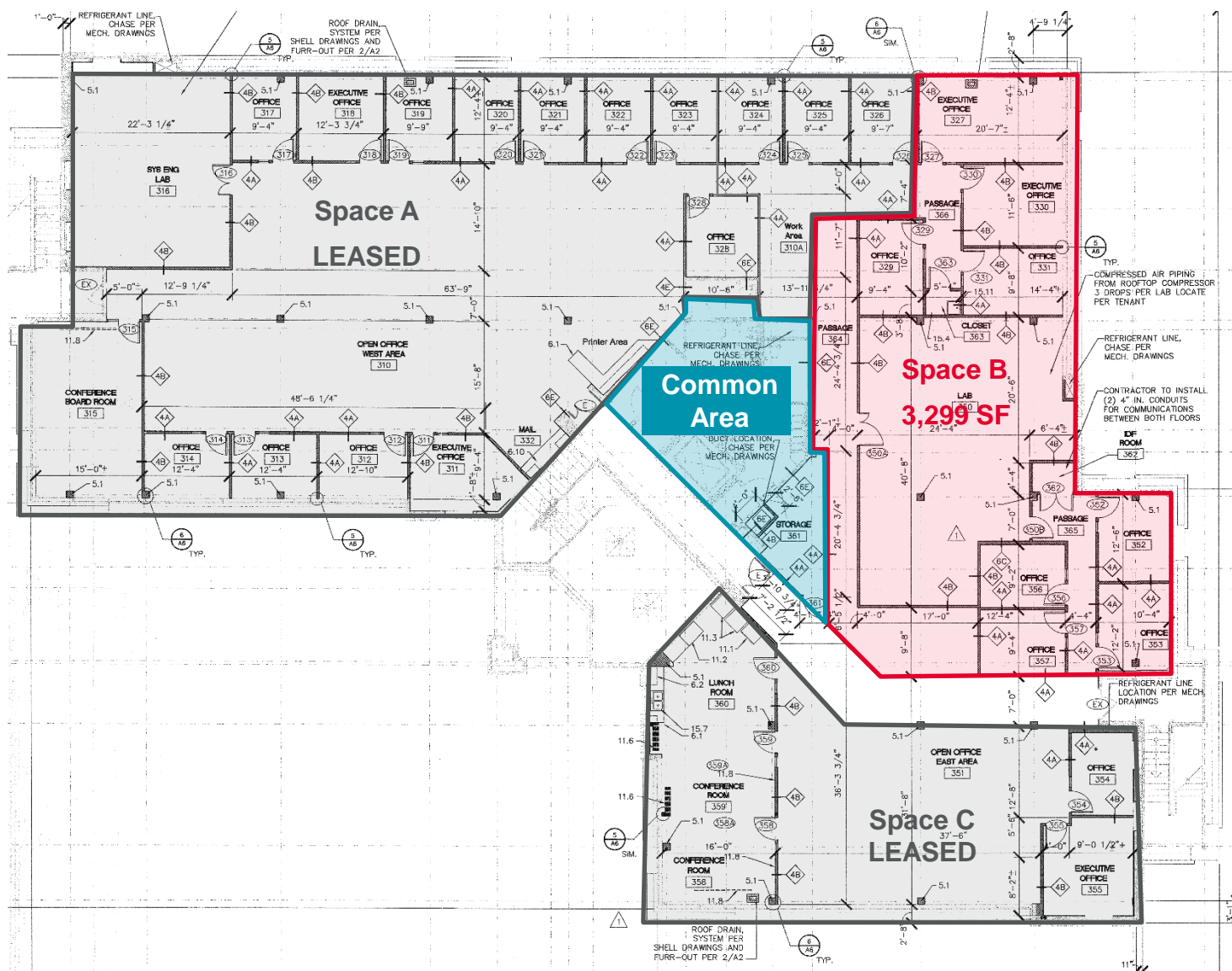
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Third Floor Plan Suite 300

Space B: 3,299 RSF

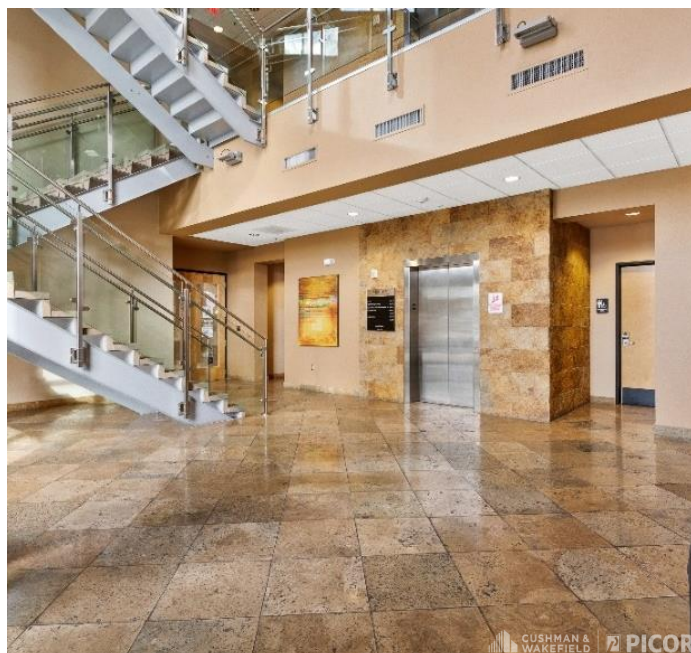


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Property Photos



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West View from 3501 E Speedway

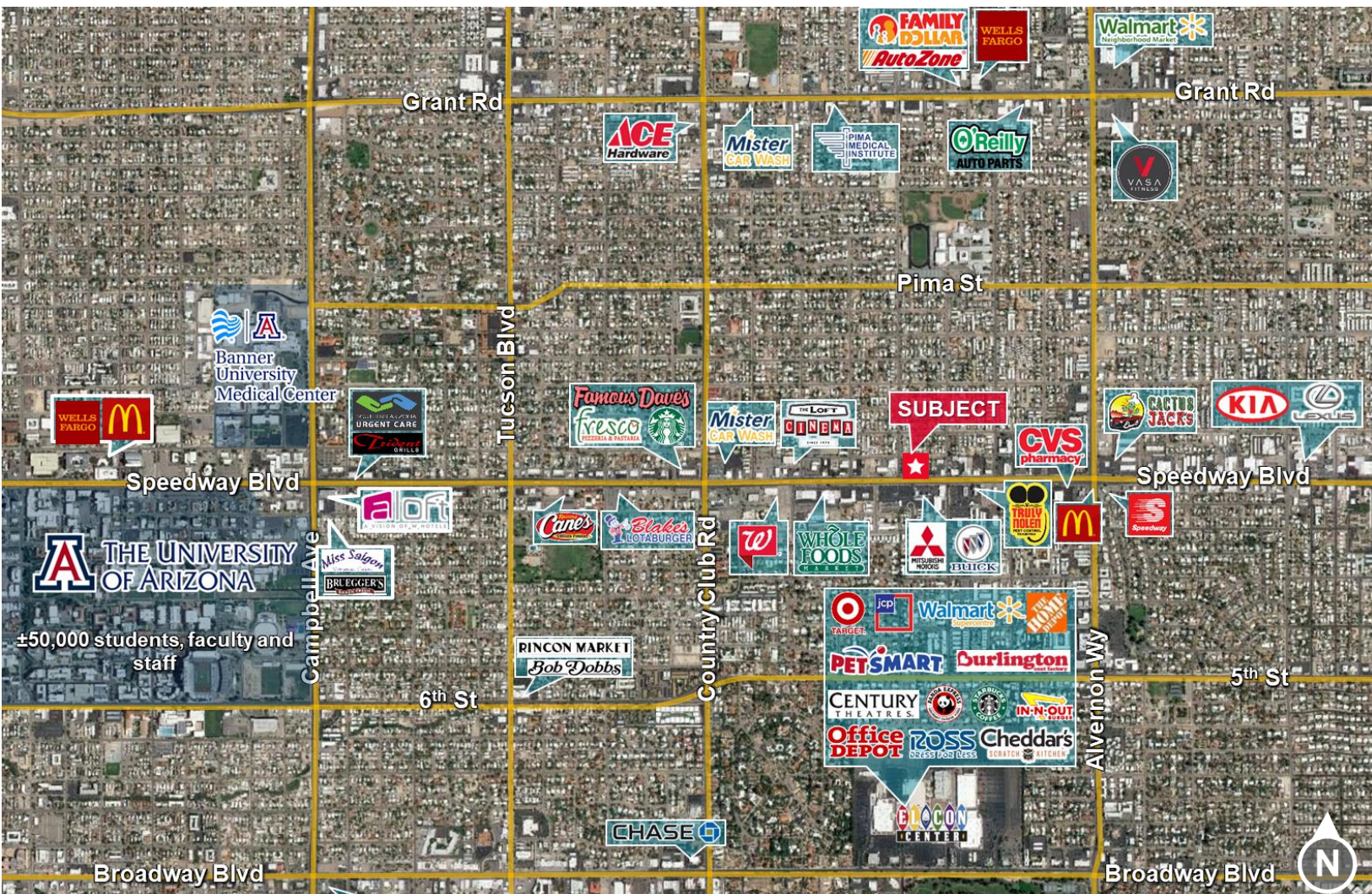


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Trade Map



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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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