


FOR LEASE

SINGLE & EXECUTIVE OFFICES

LEASE RATE: \$800-\$1,900 / MO*

*(NOT INCLUDING UTILITIES)

Key Features

- Office for lease conveniently located on Swan and Fort Lowell
- Well established coffee, food and other retail amenities located directly on site
- Accessible outdoor courtyard perfect for meetings and lunches
- Single and Executive office spaces available
- Landlord to provide a Tenant Improvement Allowance (Contact broker for terms)

Property Details

Available	Units: N, M, L, H: 500 SF each Units: 103 & 104: 375 SF each Two Executive Office Spaces
Lease Type	Modified Gross
Possession	Immediate
Assessor Parcel No.	110-05-0230

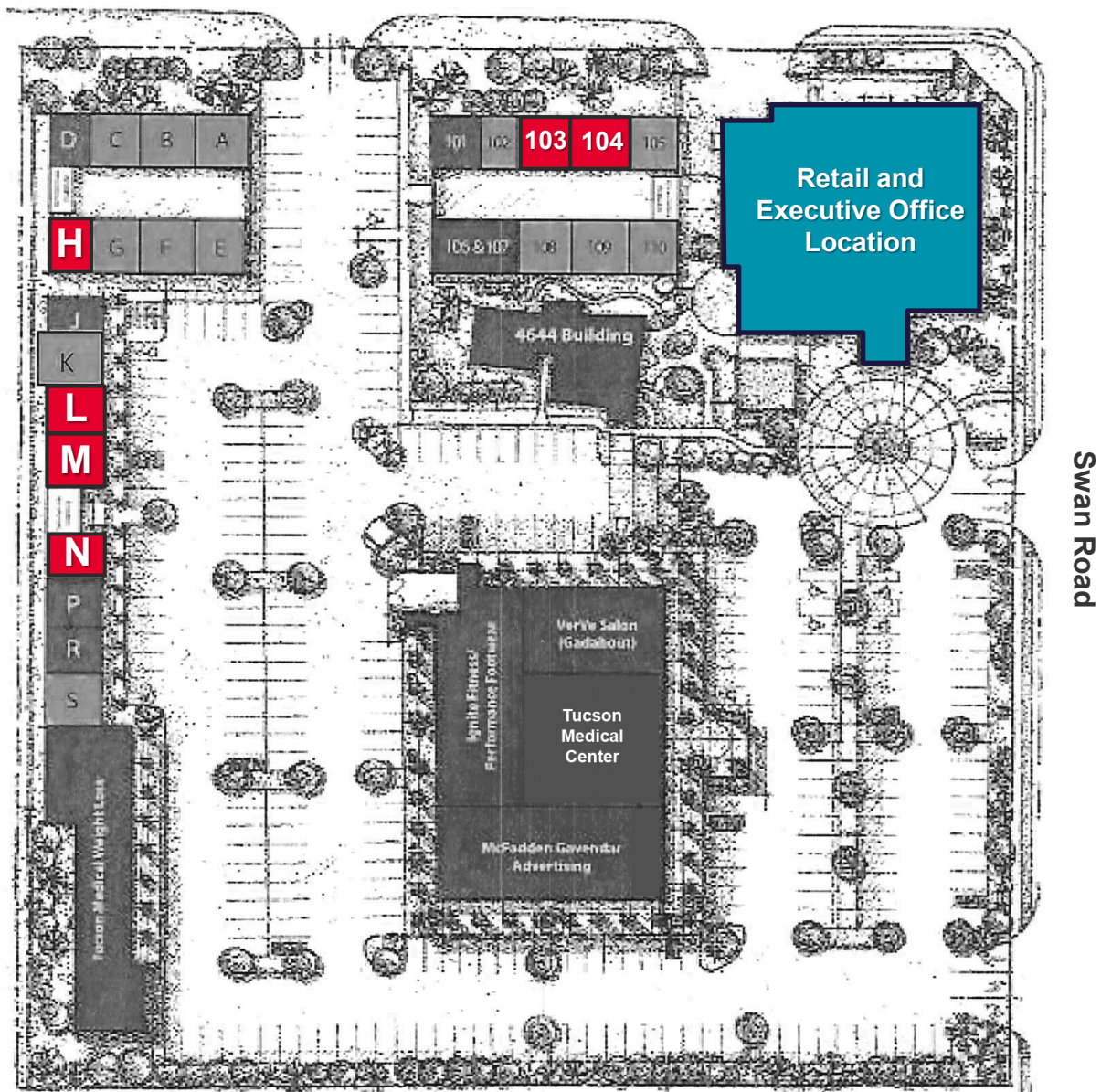


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Site Plan

Fort Lowell Rd



Not To Scale

Available	Square Footage	Lease Rate
H	500 SF	\$1,250/Mo
L	500 SF	\$1,250/Mo
M	500 SF	\$1,250/Mo
N	500 SF	\$1,250/Mo
102	365 SF	\$1,000/Mo
103 & 104	1,000 SF	\$1,900/Mo
Executive Office		\$800 – \$1,250/Mo

Executive Office includes: a sink - perfect for personal care or medical / wellness operator, and access to a conference room, kitchenette and other office amenities.



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Trade Map



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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



4.1%
UNEMPLOYMENT
RATE



THE UNIVERSITY
OF ARIZONA

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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