



FOR LEASE

132 – 189 SF EXECUTIVE OFFICE SPACE

Key Features

- Rare west of I-10 office space
- 100% HVAC offices
- Convenient northwest location near Grant and Silverbell roads
- Zoning I-1 City of Tucson
- Property is on solar energy
- Shared conference room and kitchenette area

Executive Suites*	SF	Rent 1 Yr Lease	Month to Month
E	189	\$400 / Mo.	\$440
F	189	\$400 / Mo.	\$440
G	189	\$400 / Mo.	\$440
I	167	\$375 / Mo.	\$413
J	132	\$350 / Mo.	\$385



CUSHMAN & WAKEFIELD

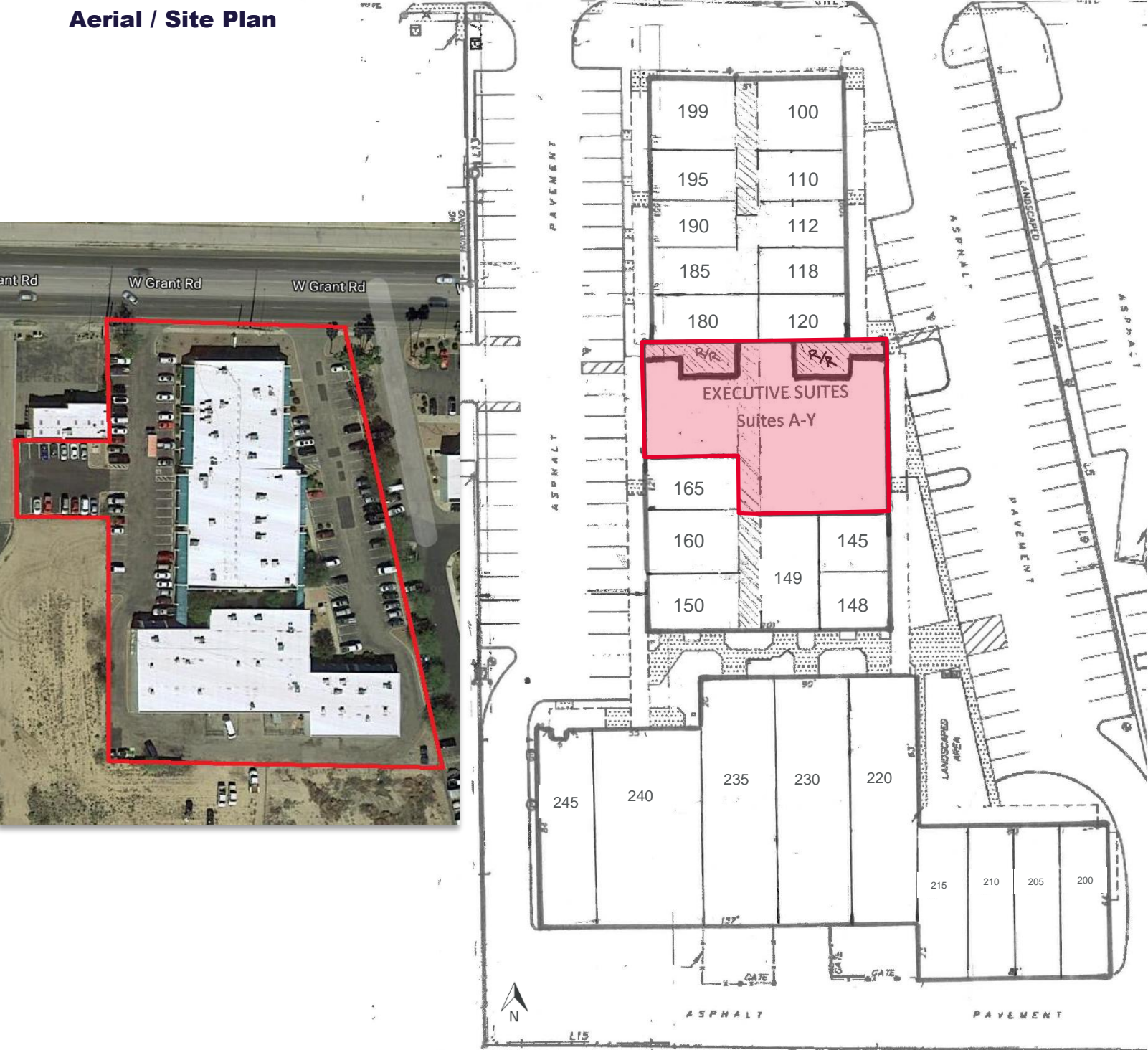


PICOR

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Aerial / Site Plan



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1955 W. Grant Road Executive Suites

Site Plan



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



445,471
TOTAL
HOUSEHOLDS



36%
COLLEGE
EDUCATION



0.6%
POPULATION
GROWTH RATE



\$67,929
MEDIAN HOUSEHOLD
INCOME



4.2%
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: arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 04/23/2025

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