

#### 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



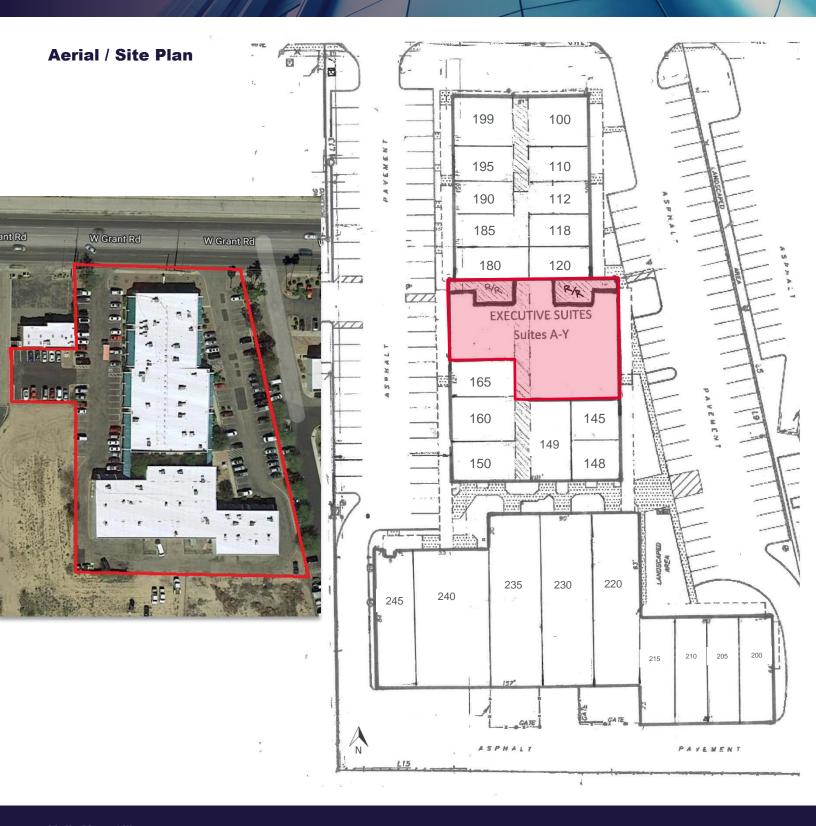
Molly Mary Gilbert Office Properties +1 520 546 2766 mgilbert@picor.com

picor.com

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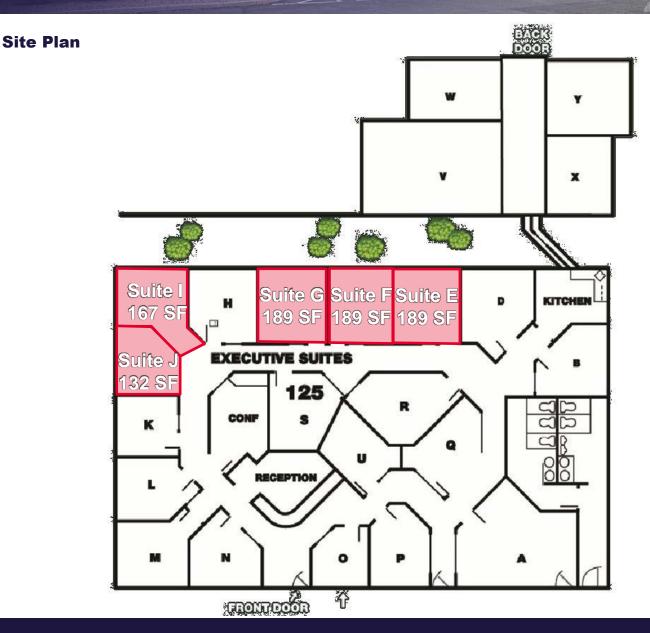
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## **1955 W. Grant Road Executive Suites**



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### **Tucson Market Overview**









0.6% POPULATION GROWTH RATE







56,544

UNIVERSITY OF ARIZONA **TOTAL ENROLLMENT, 2025** 

- **#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

### 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

### 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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