



FOR LEASE

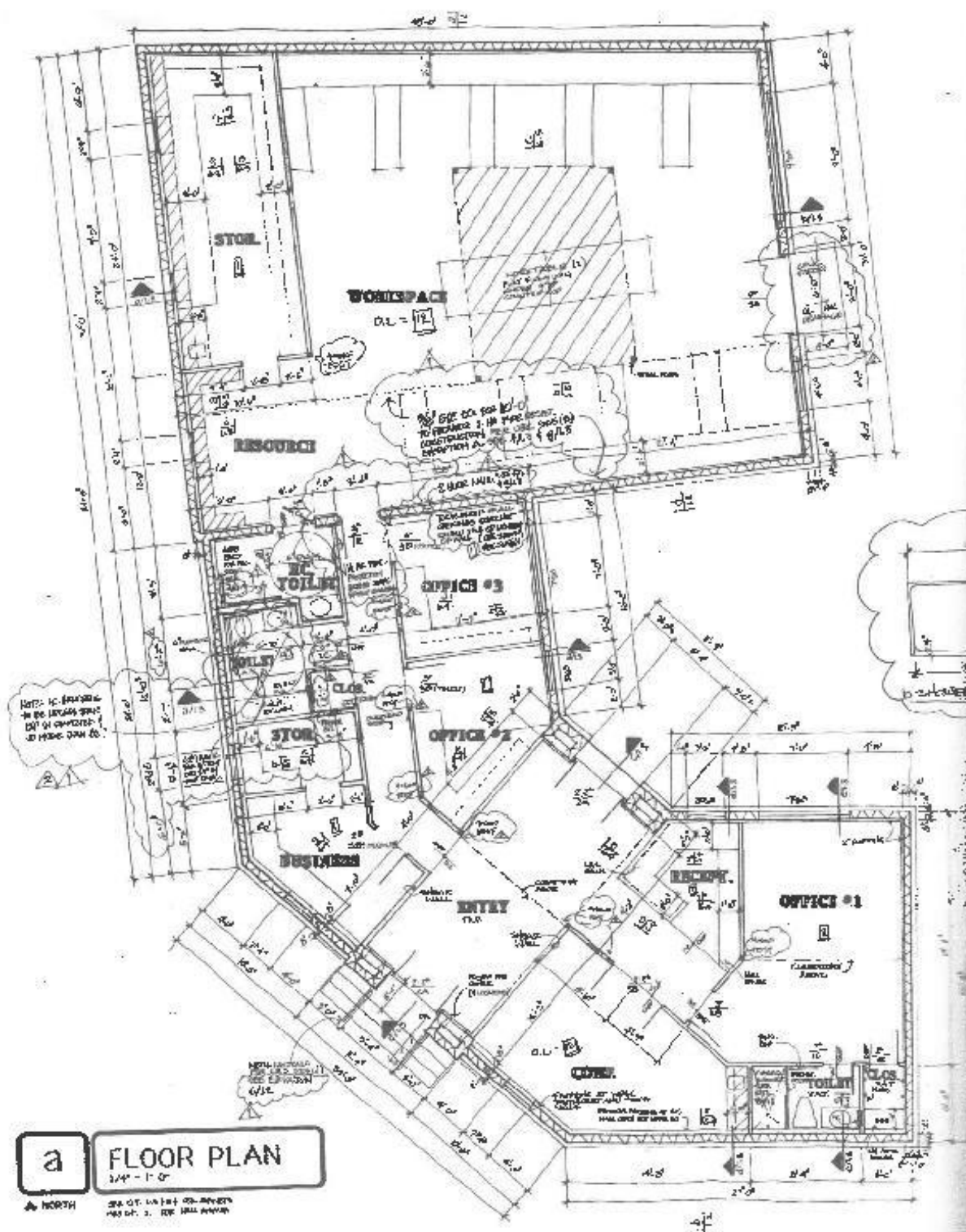
3,302 SF FREESTANDING OFFICE BUILDING LEASE RATE: \$27.00 SF/MG

Key Features

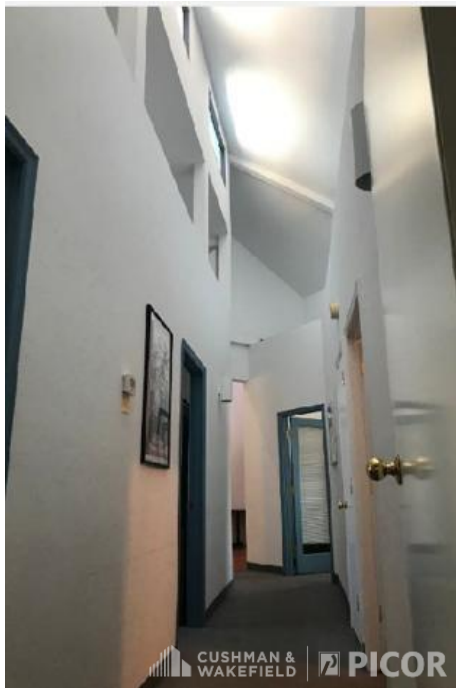
- Located in historic Barrio Viejo (dates back to the 1870s), this newer office building was meticulously designed to have a historic street appearance to maintain the full charm of this very coveted neighborhood.
- Although historic in outside appearance, the interior features a completely modern layout with highly functional open work areas, conference room, reception area, enclosed courtyard, break room, and three restrooms. (one with a shower)
- Abundant natural light with clerestory windows and high ceilings create an open feel to the space.
- Located within walking distance of Downtown Tucson (3 blocks from the Convention Center) – great location for companies needing close proximity to downtown, the University of Arizona, and/or Interstate 10.
- Onsite private parking lot--very rare in Downtown Tucson

Property Details

Available	3,302 SF Building
Lot Size	10,037 SF (with onsite parking)
Zoning	HC-3
Parking	16 onsite spaces (5.53/1,000)



Interior Photos



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

picor.com

Exterior Photos



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Office Properties
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mgilbert@picor.com

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Trade Map / Aerial

- Very Close Proximity to Downtown Tucson, Interstate 10, and the University of Arizona



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



459,300
TOTAL
HOUSEHOLDS



37%
COLLEGE
EDUCATION



0.5%
POPULATION
GROWTH RATE
(YOY)



\$76,000
MEDIAN HOUSEHOLD
INCOME



4.2%
UNEMPLOYMENT
RATE



54,384
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2026

- TIER 1 - PRIMARY CARE & TIER 2 - RESEARCH
- #2 MANAGEMENT INFORMATION SYSTEMS
- #4 BEST FOR VETERANS
- #8 SPACE SCIENCE (GLOBAL)
- #32 BEST UNDERGRAD BUSINESS PROGRAM
- TOP 50 PUBLIC UNIVERSITY
- #115 BEST GLOBAL UNIVERSITY

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 15,000±
2. RAYTHEON MISSILE SYSTEMS- 12,000±
3. DAVIS-MONTHAN AFB- 11,000±
4. BANNER HOSPITAL - 7,000±

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
Cushman & Wakefield | PICOR 3/30/2026

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CCIM
Office Properties
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mgilbert@picor.com

picor.com