



FOR LEASE

**4,615± SF AVAILABLE
LEASE RATE: 95¢/SF PER MONTH, MG**

Key Features

- Office/lab spaces
- Floor plan can be remodeled to suit
- Nicely maintained business park
- Close proximity to Downtown and the U of A
- Located in the Opportunity Zone



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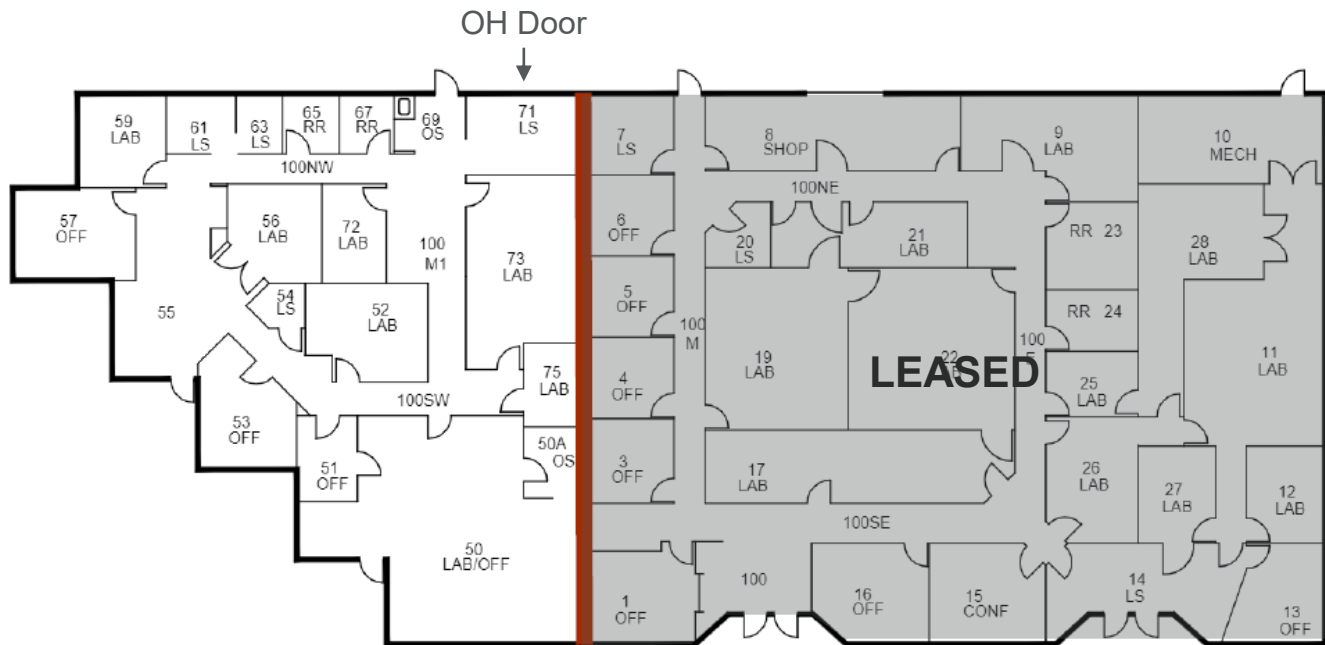
Address	SF Available	Lease Rate
325 S. Euclid Ave Suite 115	4,615± SF	\$4,384.25 / Mo, MG

Floor Plan

325 S. Euclid Ave Suite 115

Property Details

Available SF	4,615± SF
Ceiling Height	14'
Loading	10x10 Grade Level
Power	200 amps, 120/240 volt, 3 Phase
HVAC	100% A/C
Construction	Concrete Tilt-Up
Year Built	1988
Zoning	I-1 (Light Industrial, City of Tucson)

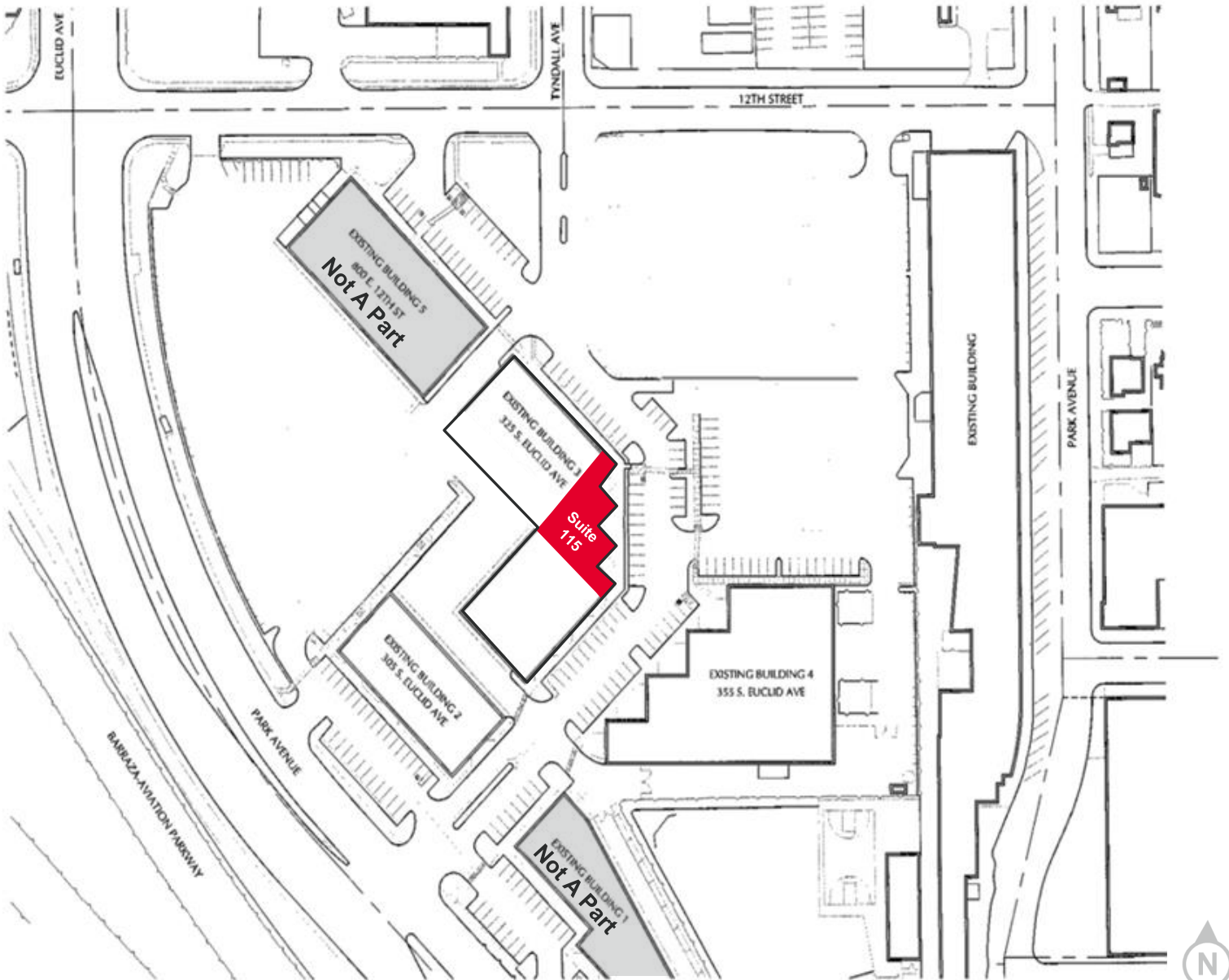


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Site Plan



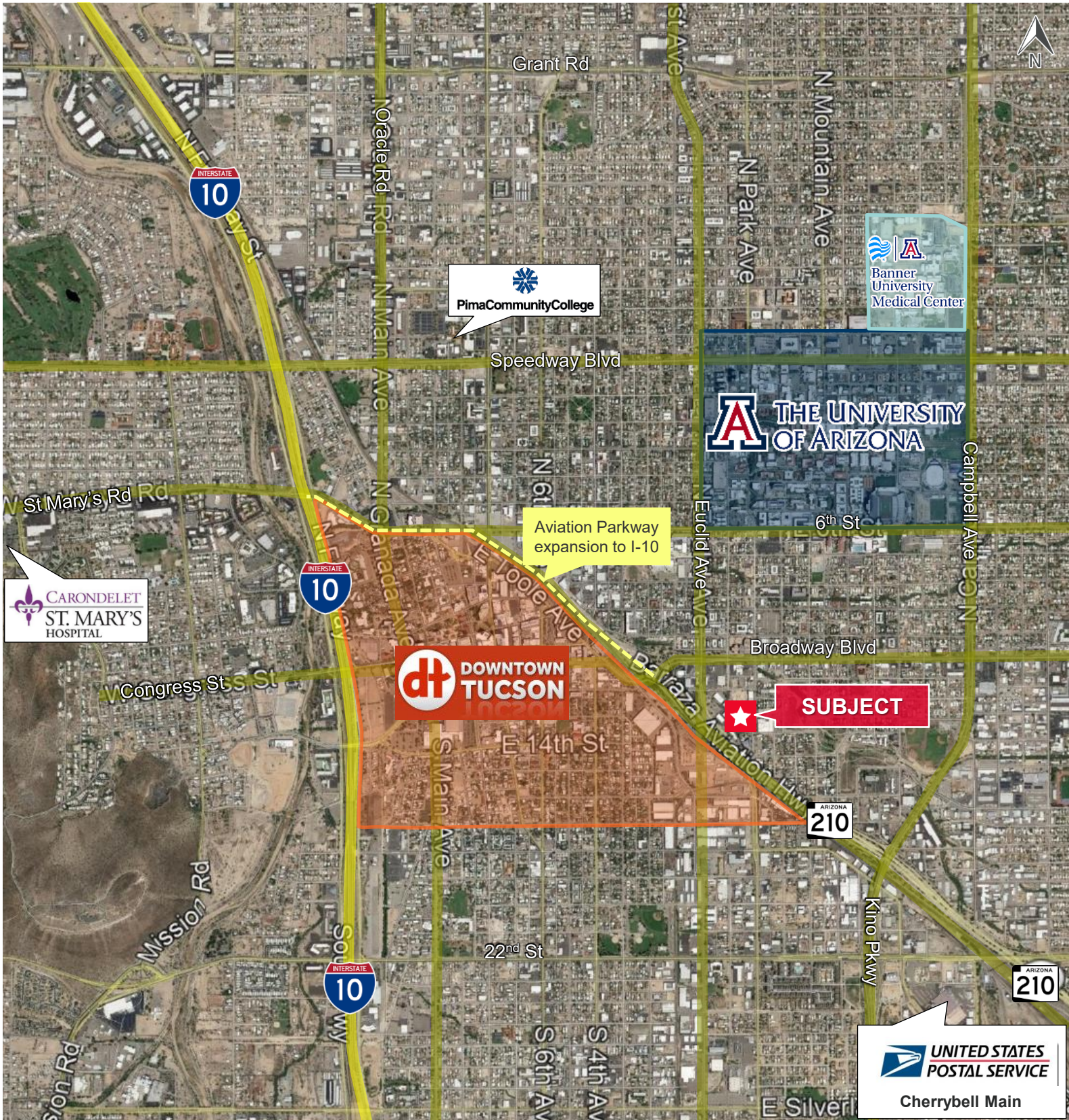
*NOT TO SCALE

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Employment Map



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



4.7%
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 BEST COLLEGES 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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