

FOR LEASE
11-STORY, 128,000 RSF
CLASS A PROFESSIONAL OFFICE BUILDING
Key Features

- Located in the heart of Tucson's vibrant Downtown
- Ground floor restaurant
- Renovated lobby
- Walking distance to governmental offices, courts, restaurants, streetcar and many other amenities
- Fiber optics connectivity
- Amazing views of Downtown and the City
- Onsite parking in private garage, with covered spaces available
- Showcases one of the tallest mural in Arizona, created by local artist Joe Pagac

Suite #	RSF
400	12,036 RSF
600	1,200 RSF
700	1,977 RSF
711	1,711 RSF
807	389 RSF
919	785 RSF

Property Details

Available	389 - 12,036 RSF
Lease Rate	Rates starting at \$24.00/RSF, Full Service
Possession	Immediate, or upon completion of improvements
Management	Professional onsite management

Property Photos



Exterior, Featuring Joe Pagac's Mural



Restaurant



Newly Renovated Lobby



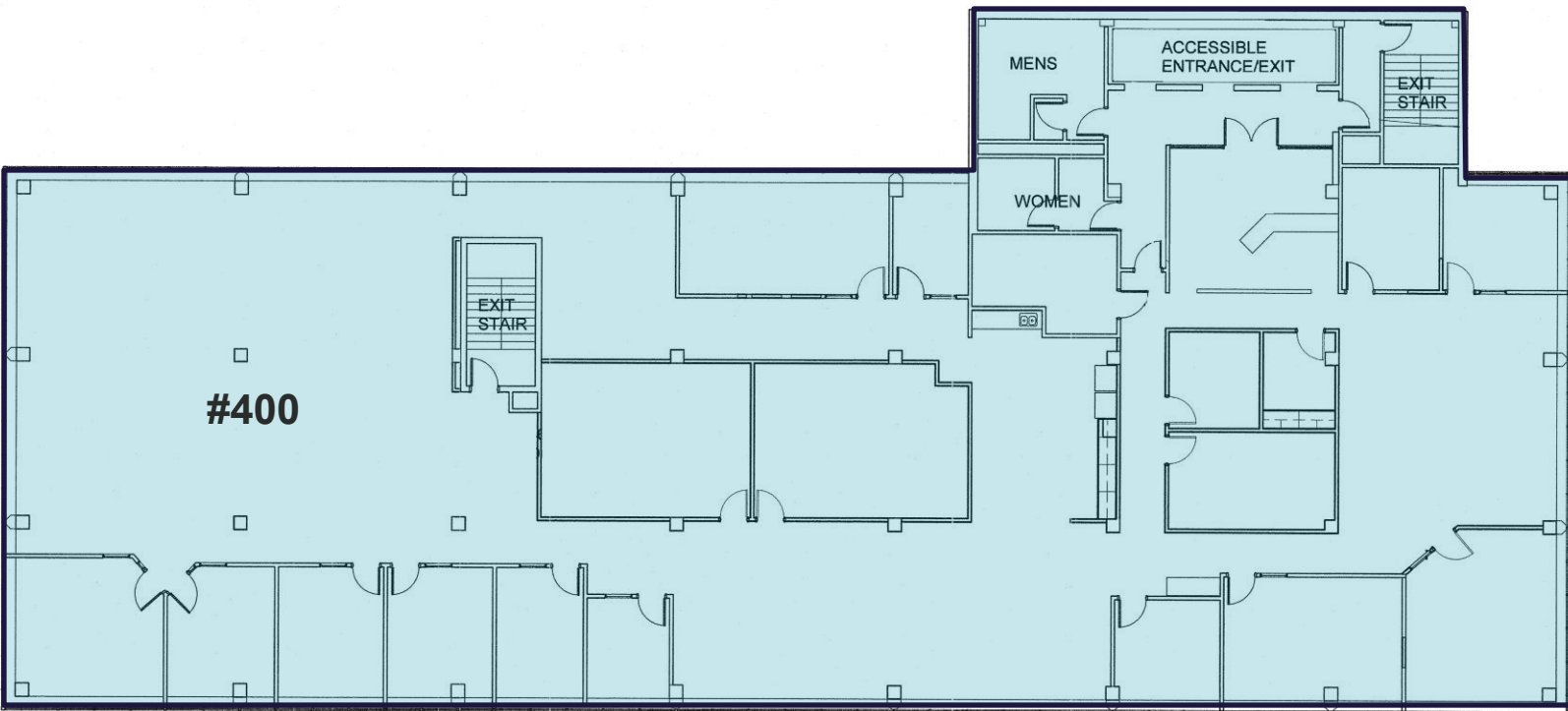
Suite 301 Break Room

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SUITE 400 – 12,036 RSF



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SUITE 600 – 1,200 RSF

SUITE 601A – Raised Floor IT Room (can be combined, contact agent)



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SUITE 700 – 1,977 RSF

SUITE 711 – 1,711 RSF

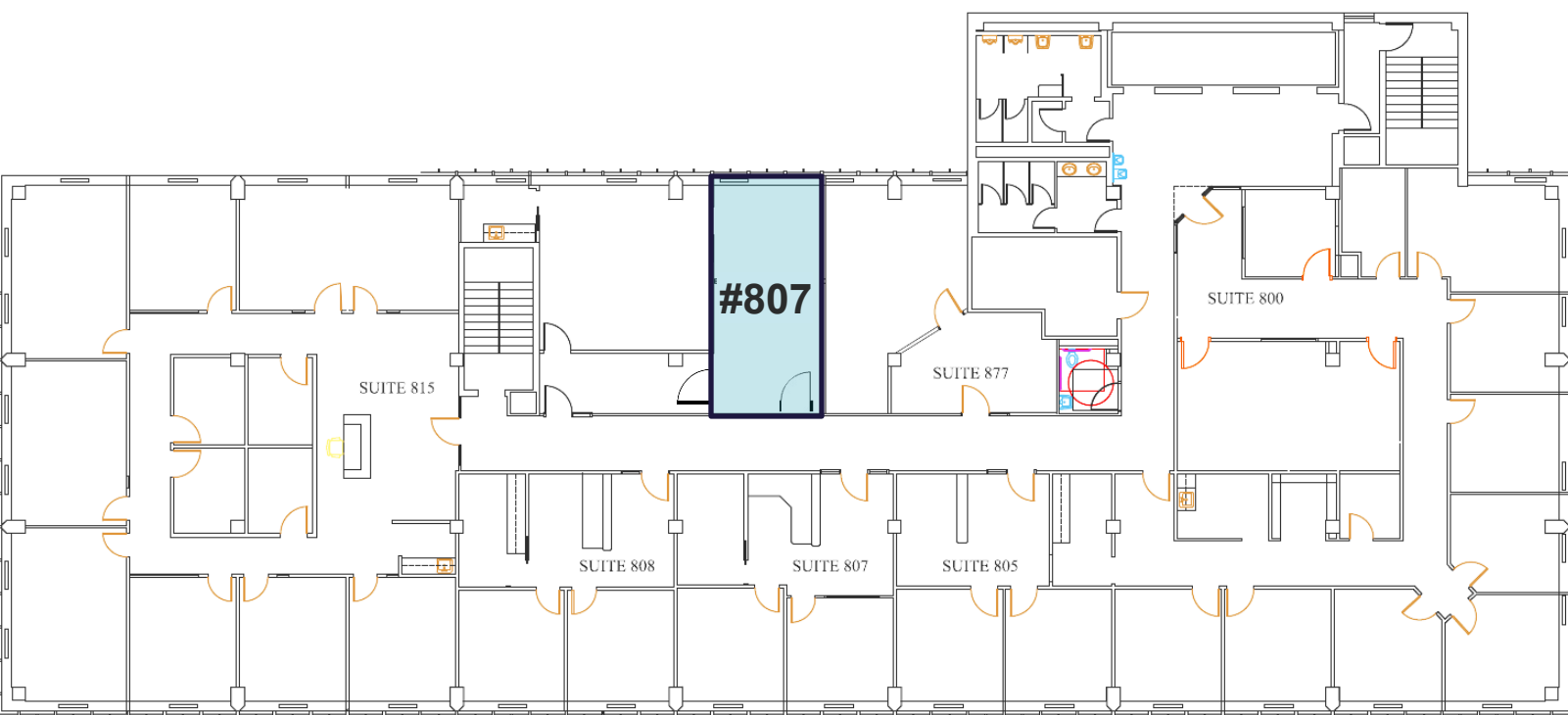


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SUITE 807: 389 RSF



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SUITE 919 – 785 RSF



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Aerial

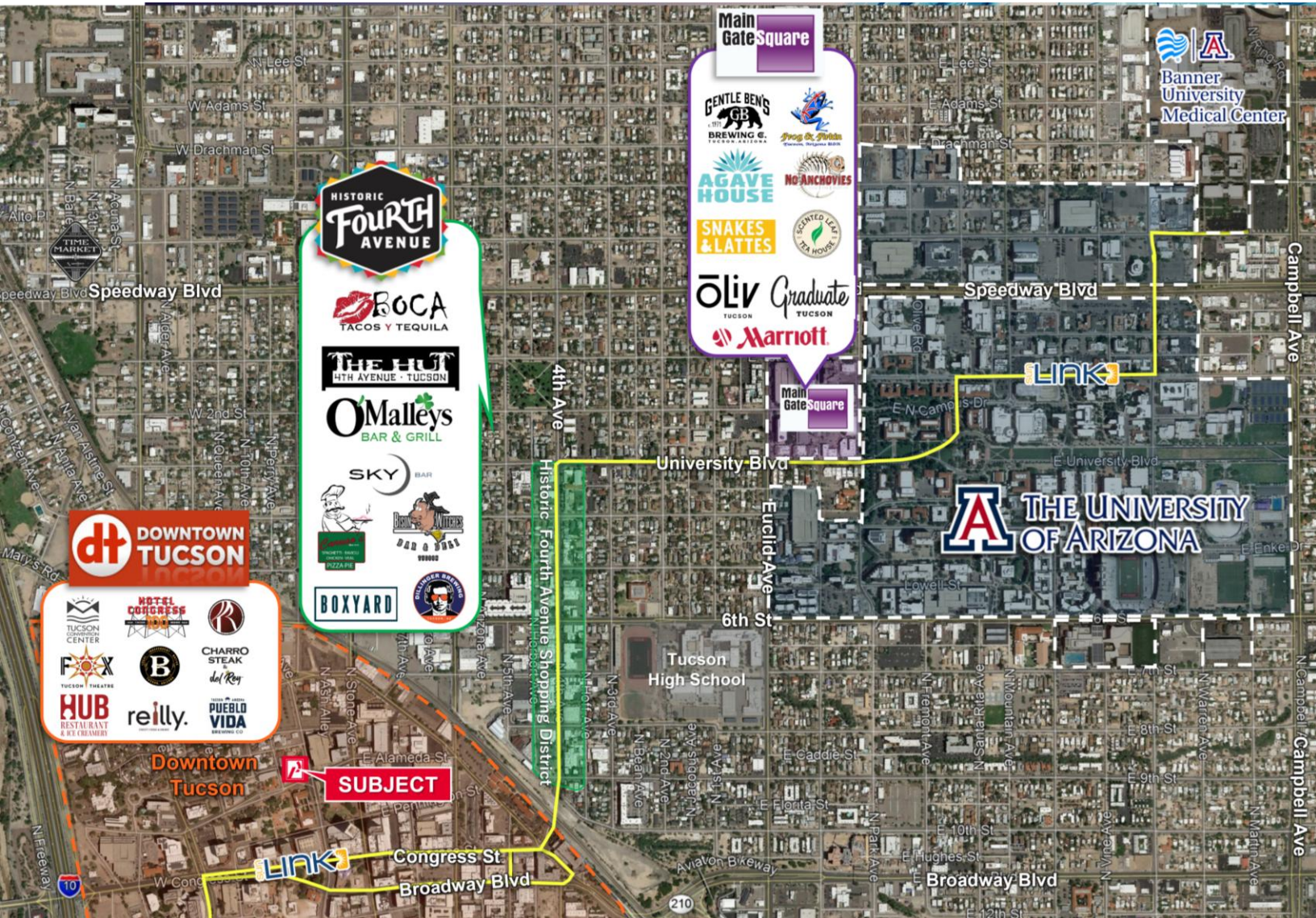


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Trade Map



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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



THE UNIVERSITY
OF ARIZONA

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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