

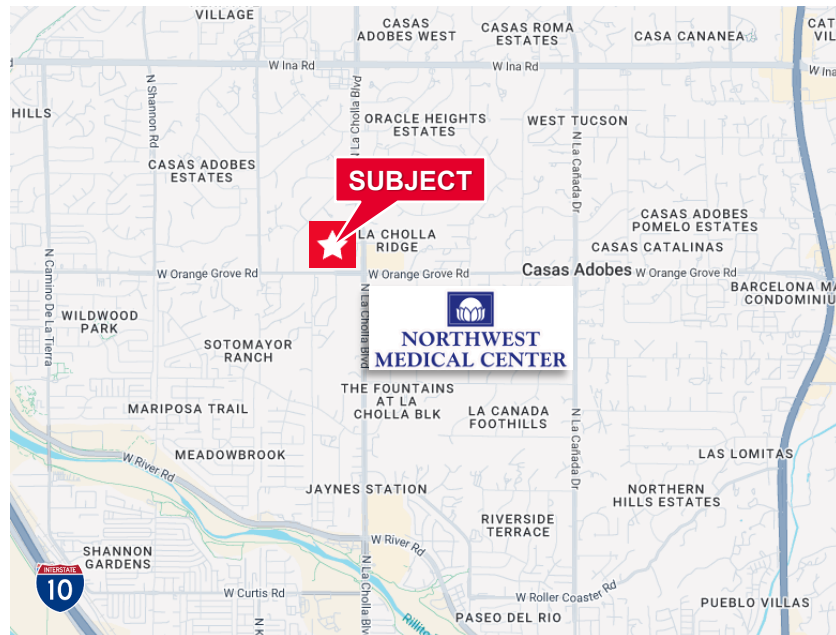
**MEDICAL SUBLEASE**



**9,065 SF MEDICAL OFFICE  
SUBLEASE RATE: \$27.50/SF NNN + 3% YEAR  
SUBLEASE EXPIRES: 2/28/2031**

**Key Features**

- Fully Improved medical office, ready for immediate occupancy!
- Prime northwest location with easy access to Northwest Hospital, Tucson area businesses, and I-10
- Class “A” Medical Building
- Ample on-site parking



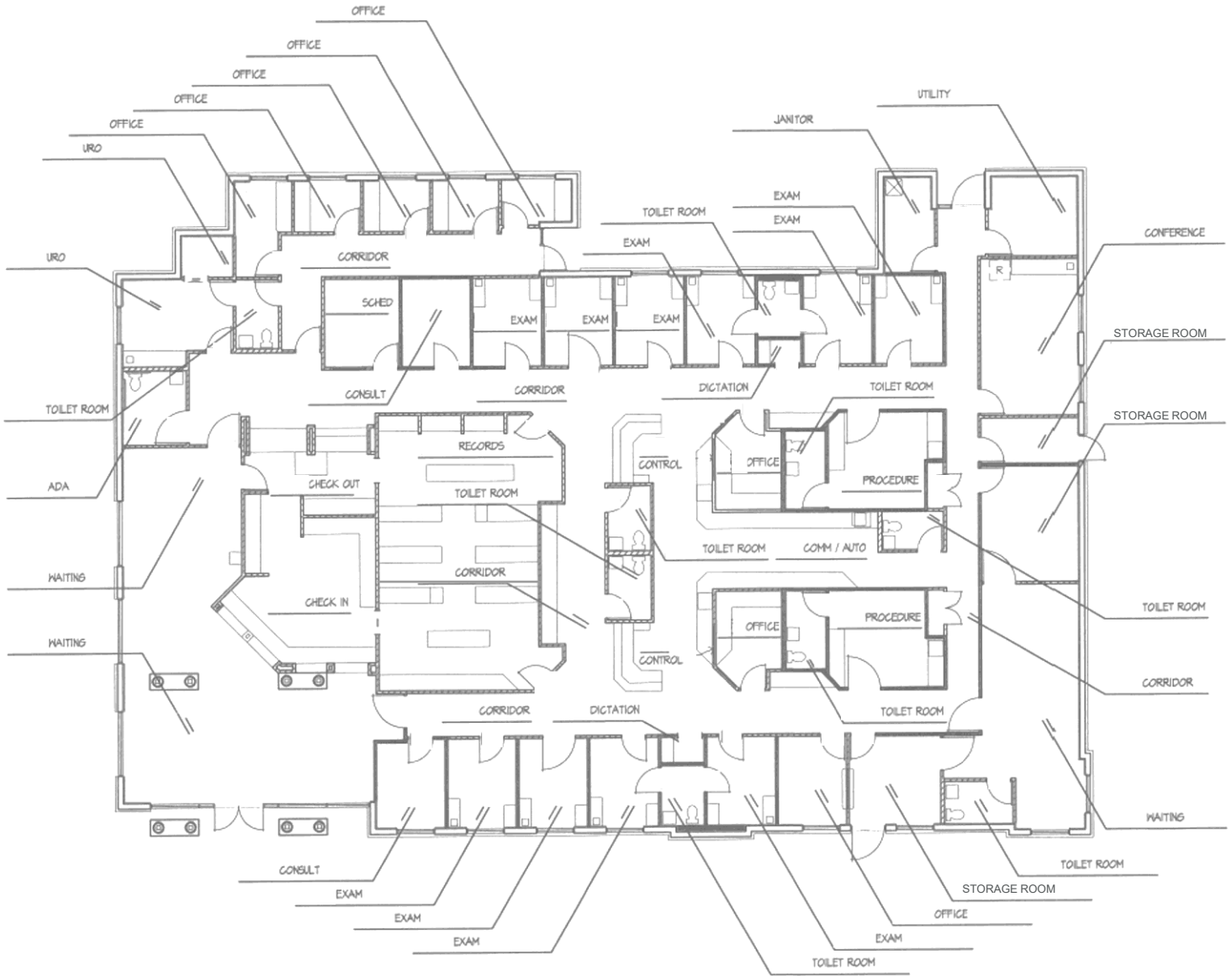
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**MEDICAL SUBLEASE**

**9,065 SF Medical Office Floor Plan**

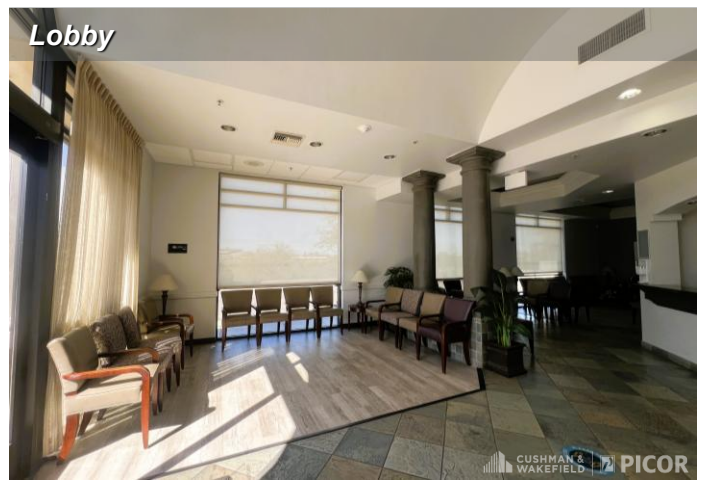
12 exam rooms, 3 procedure rooms, 8 offices plus consultation rooms, conference room, large reception & waiting area plus multiple restrooms



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Aerial

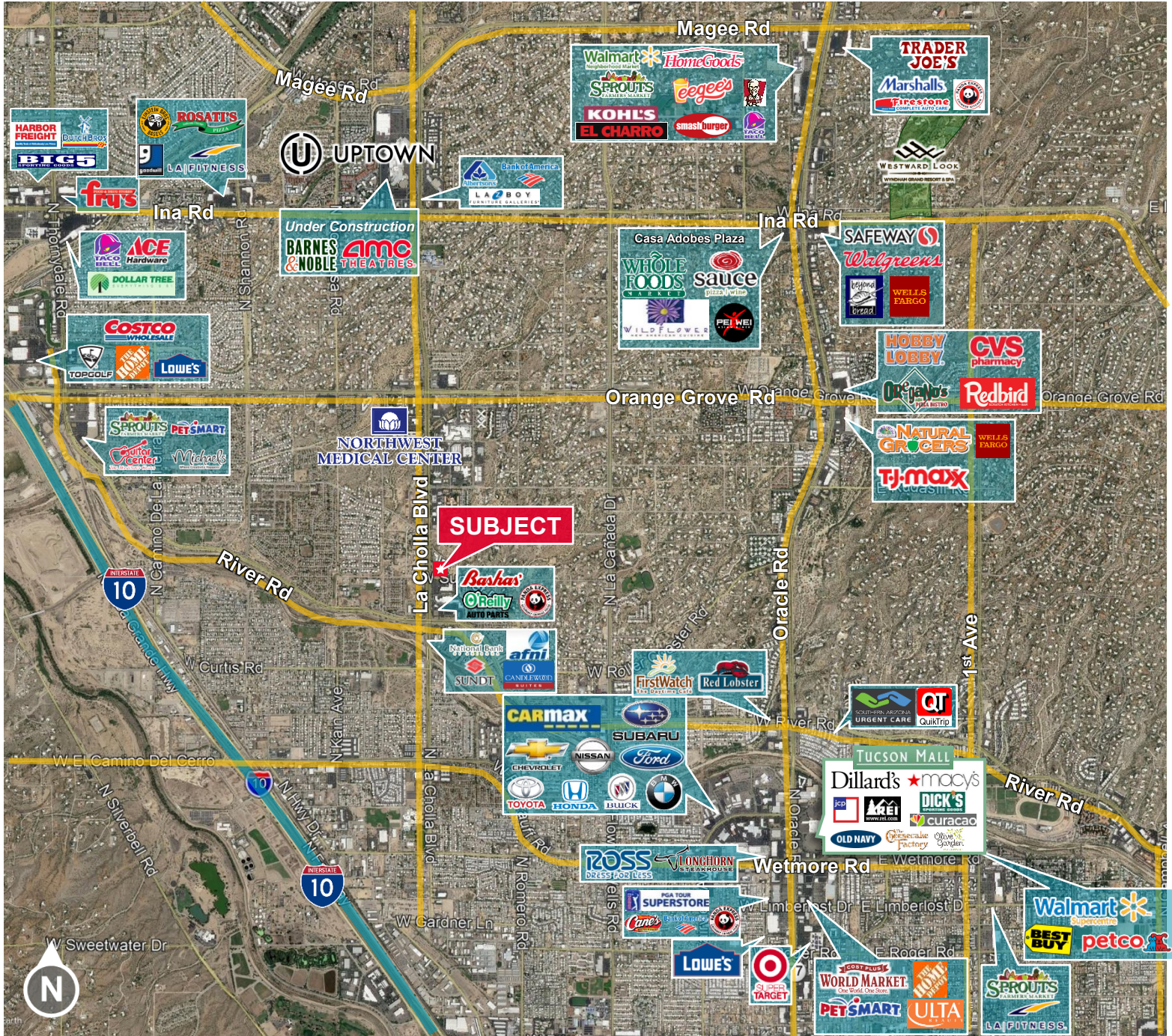


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Trade Map



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## Tucson Market Overview



**1.08M**  
TUCSON MSA  
POPULATION



**456,600**  
TOTAL  
HOUSEHOLDS



**35%**  
COLLEGE  
EDUCATION



**0.6%**  
POPULATION  
GROWTH RATE  
(YOY)



**\$74,000**  
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: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA  
Cushman & Wakefield | PICOR 11/13/2025

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