

## MEDICAL OFFICE



## FOR SUBLEASE

**1,645 SQUARE FEET**  
**SUBLEASE RATE: \$20.00/SF MG**  
**SUBLEASE EXPIRES: JULY 31, 2029**  
**AVAILABLE IMMEDIATELY**

**Key Features**

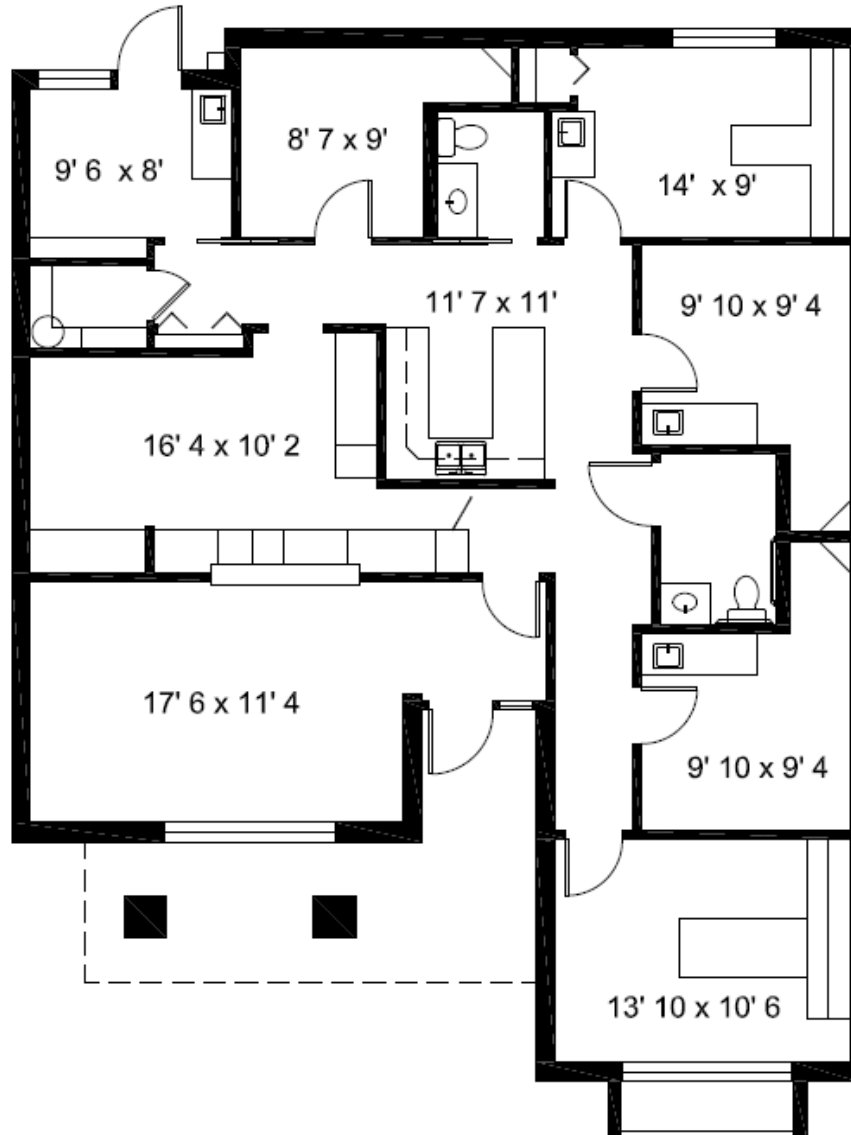
- Lobby & reception area, 4 exam rooms, lab, storage, physician's office and 2 restrooms
- Located in Tucson Medical Park
- Walking distance to TMC
- New building signage throughout medical park

**Floor Plan** – Suite 103 – 1,645 SF

**Sublease Rate** – \$20.00/SF MG

**Sublease Expires** – July 31, 2029

Lobby & Reception area, 4 exam rooms, Lab, Storage, Physician's office and 2 restrooms



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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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