



\$14.00/SF FIRST YEAR RENTAL RATE FOR QUALIFIED DEALS*
***CONTACT BROKER FOR FURTHER DETAILS**

FOR LEASE

1,772 – 3,051 SF

LEASE RATE: \$14.00-\$19.00/RSF, FULL SERVICE

Key Features

- Located in the prestigious William Centre with easy access to restaurants, retail, hotel, and business amenities
- Beautiful central courtyard
- Abundant parking available
- Property offers Fiber Optic Internet access

SUITE	AVAILABLE RSF	LEASE RATE	AVAILABILITY
106	1,772 - 2,896 SF	\$14.00/RSF	Available Immediately
110	2,145 SF	\$14.00/RSF	Available Immediately
130	2,799 SF	\$14.00/RSF	Available Immediately
305	3,051 RSF (Shell)	\$19.00/RSF	Available Immediately

Floor Plan – Suite 106

Size: 1,772 - 2,896 SF - **\$14.00/RSF**

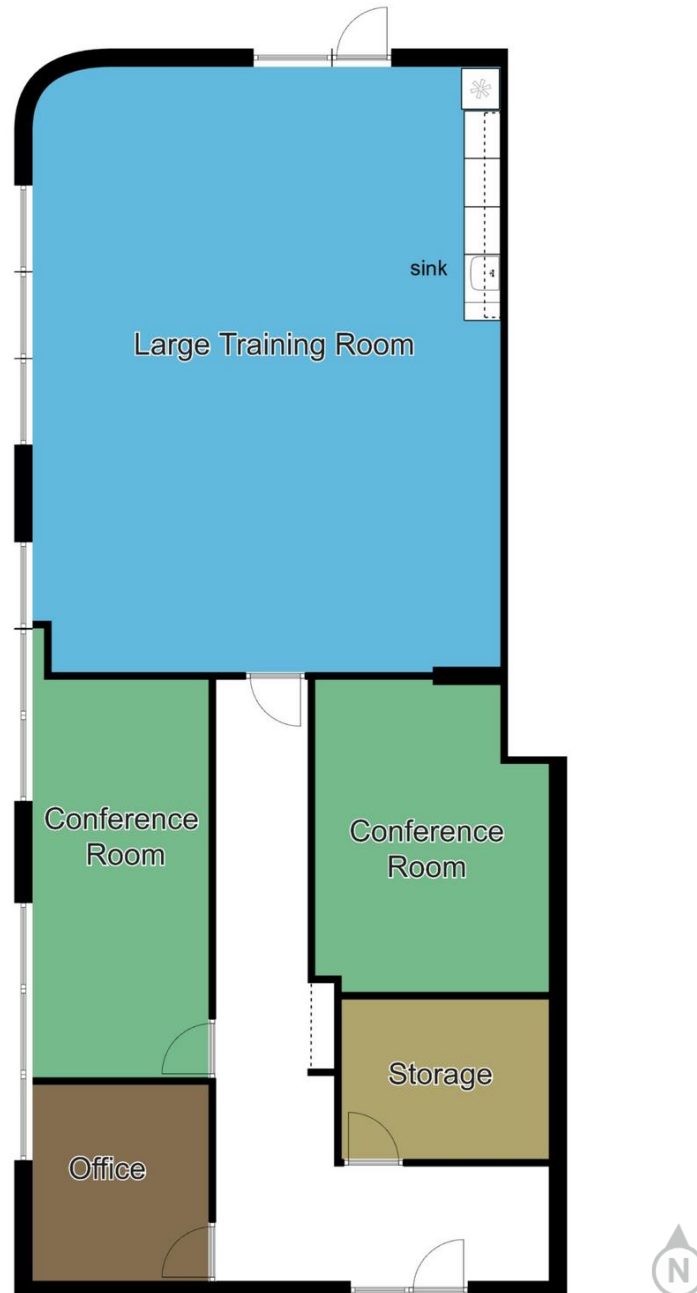


Ryan McGregor
Office Properties
+1 520 546 2748
rmcgregor@picor.com

picor.com

Floor Plan – Suite 110

Size: 2,145 SF - **\$14.00/RSF**

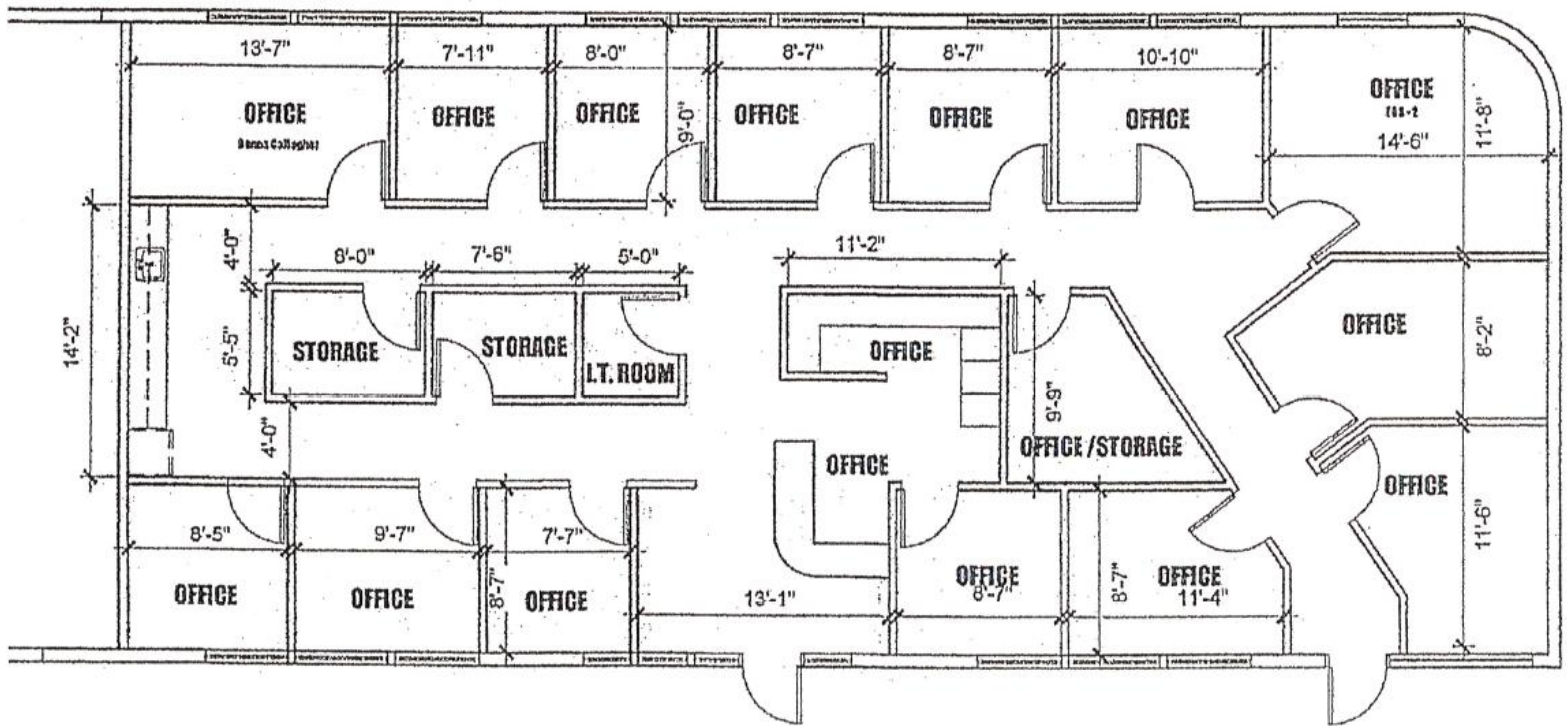


Ryan McGregor
Office Properties
+1 520 546 2748
rmcgregor@picor.com

picor.com

Floor Plan – Suite 130

Size: 2,799 SF - **\$14.00/RSF**

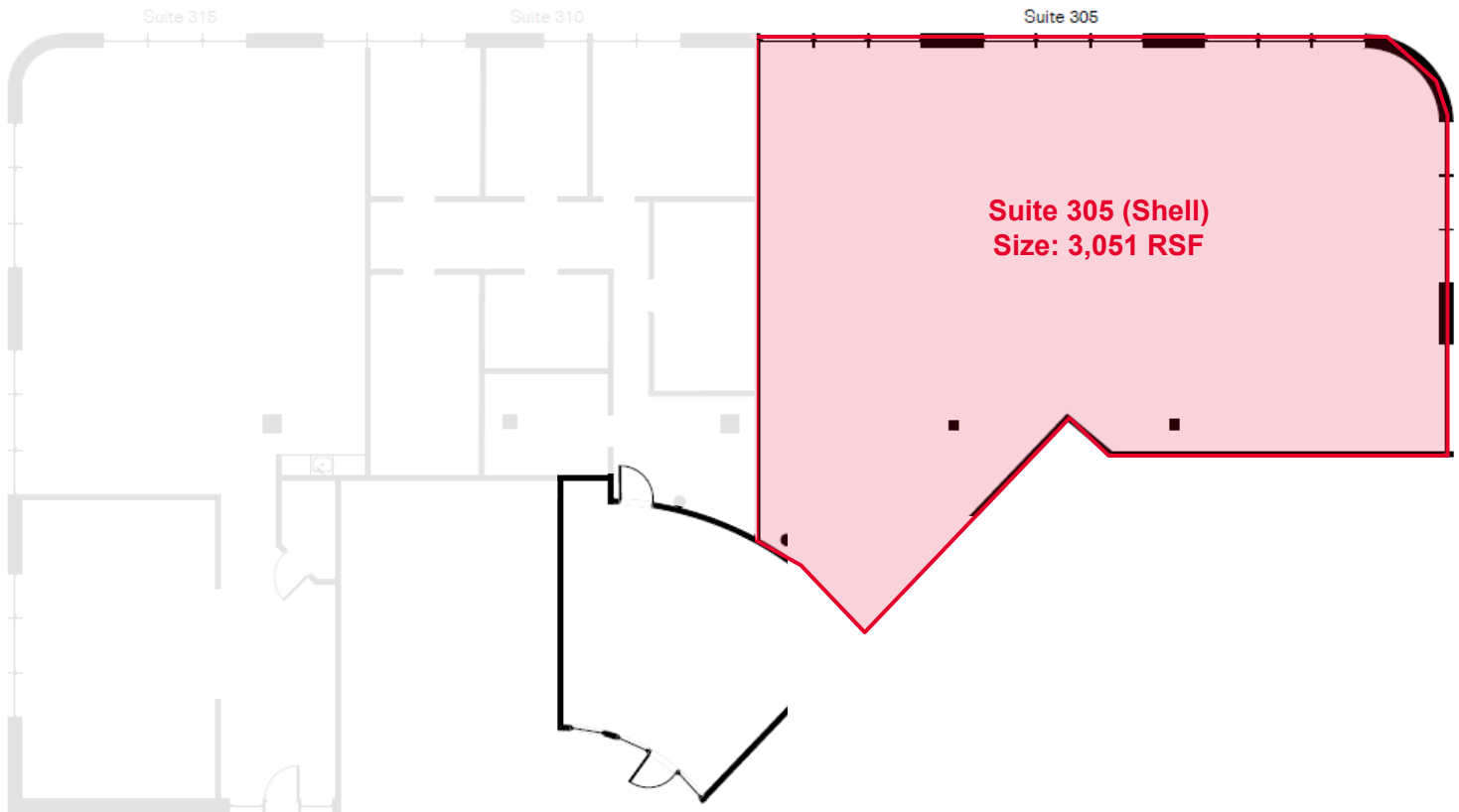


Ryan McGregor
Office Properties
+1 520 546 2748
rmcgregor@picor.com

picor.com

Floor Plan – Suite 305 (Shell)

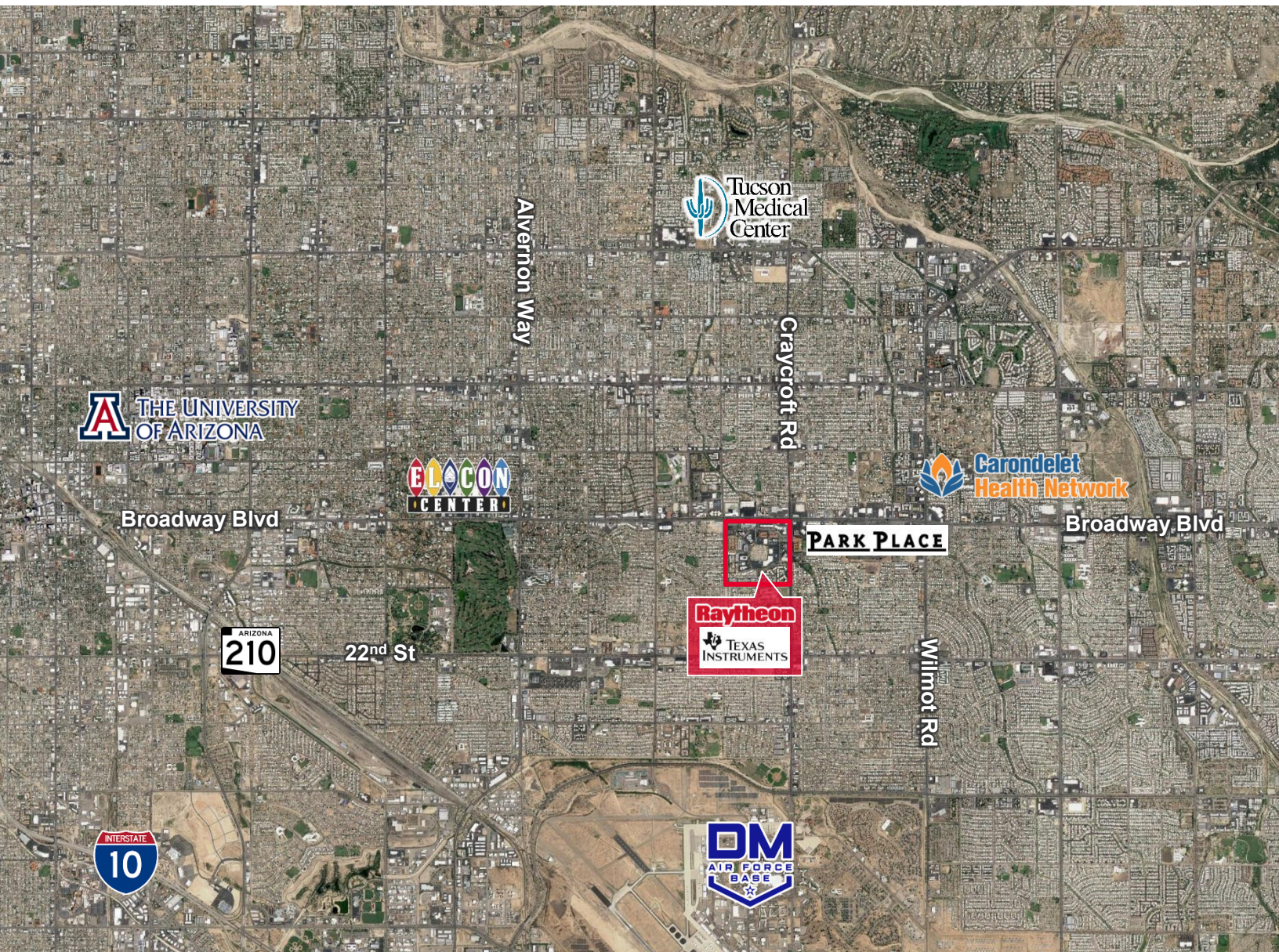
Size: 3,051 RSF - \$19.00/RSF



Ryan McGregor
Office Properties
+1 520 546 2748
rmcgregor@picor.com

picor.com

Trade Map / Aerial



Ryan McGregor
Office Properties
+1 520 546 2748
rmcgregor@picor.com

picor.com

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

Ryan McGregor
Office Properties
+1 520 546 2748
rmcgregor@picor.com

picor.com