



**616 SUITE A: \$13.00/SF FIRST YEAR RENTAL RATE FOR QUALIFIED DEALS\***  
\*CONTACT BROKER FOR FURTHER DETAILS

FOR LEASE

**ZONING: O-3, CITY OF TUCSON**  
**LEASE RATE: \$17/SF MG**

**Property Highlights**

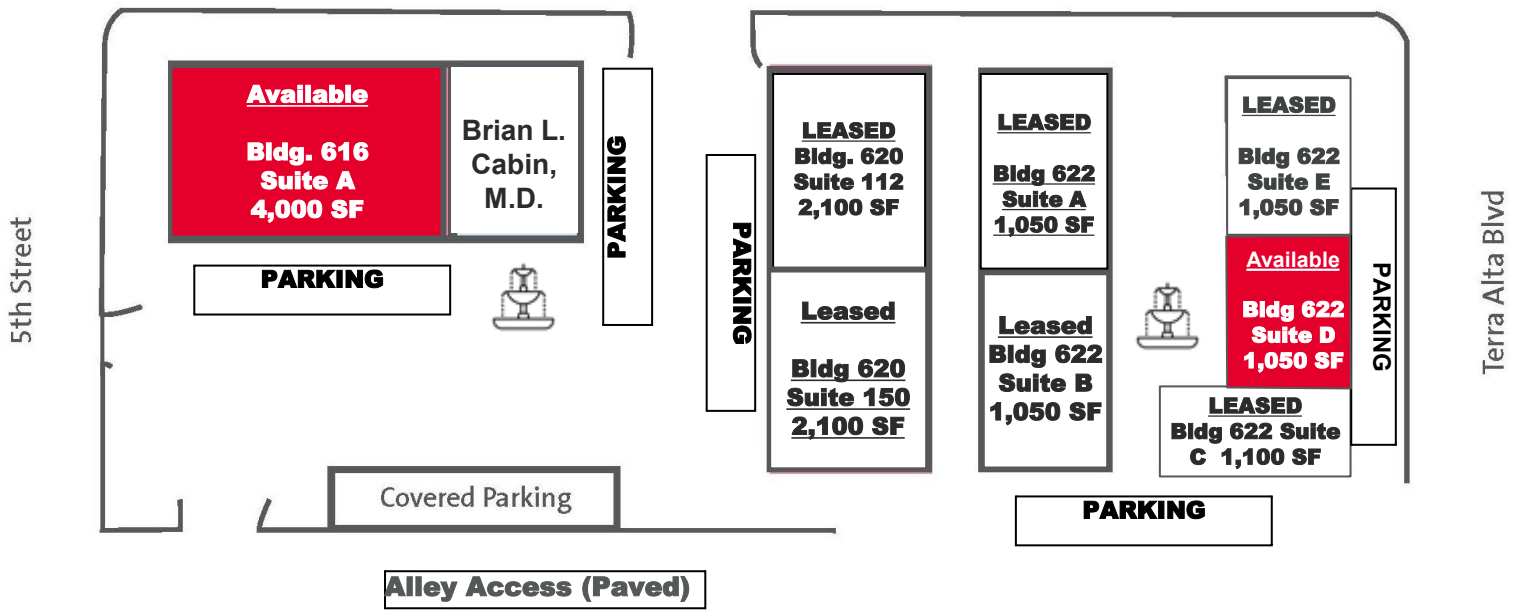
- **New monument sign**
- **Newly renamed** multi-tenant office complex with covered parking available, ornamental fountains, courtyard
- Great central location near the University of Arizona, Downtown Tucson & El Con Shopping Center
- Conveniently located bus-stop on Country Club Road adjacent to property
- Most flexible of the City of Tucson office zonings
- Landlord is willing to work with tenants to make small and large modifications as needed

Available	SF	Lease Rate	Comments
Bldg. 616, Suite A	4,000	<b>\$13/SF MG</b> - 1 <sup>st</sup> yr*	12 private offices, kitchenette, large conference room, concrete overlay on hallway floors, updated bathroom
Bldg. 622, Suite D	1,050	\$17/SF MG	Beautiful common courtyard, fountain & walkways, monument signage

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North Country Club Road



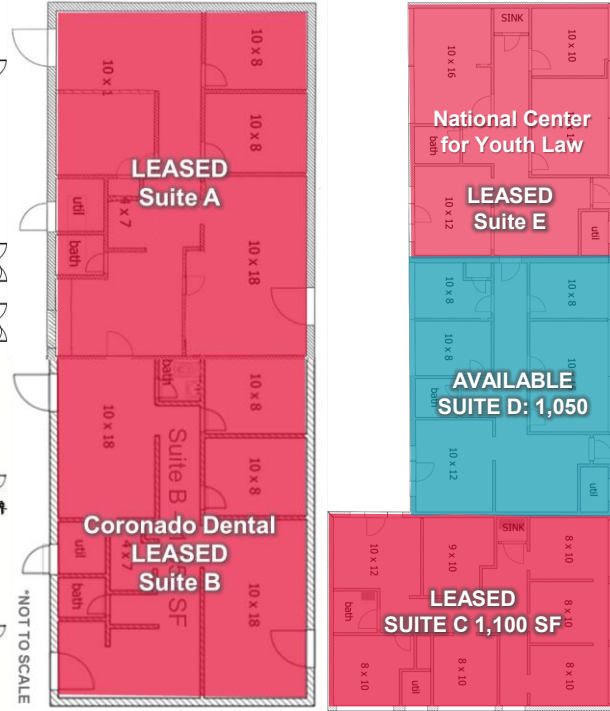
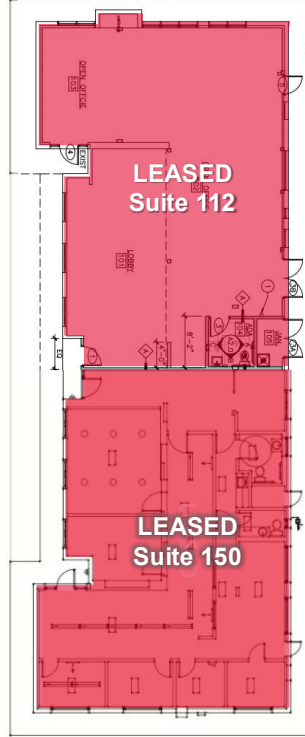
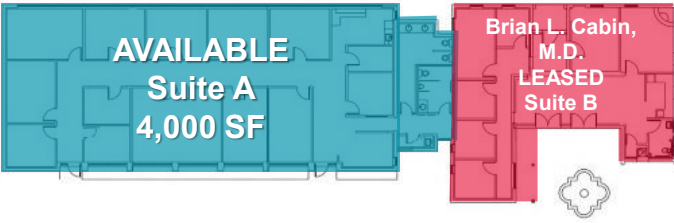
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**Building 616**

**Building 620**

**Building 622**



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**Building 616 Suite A – 4,000 SF AVAILABLE**

**Building 616 Suite B – 2,000 SF (LEASED)**

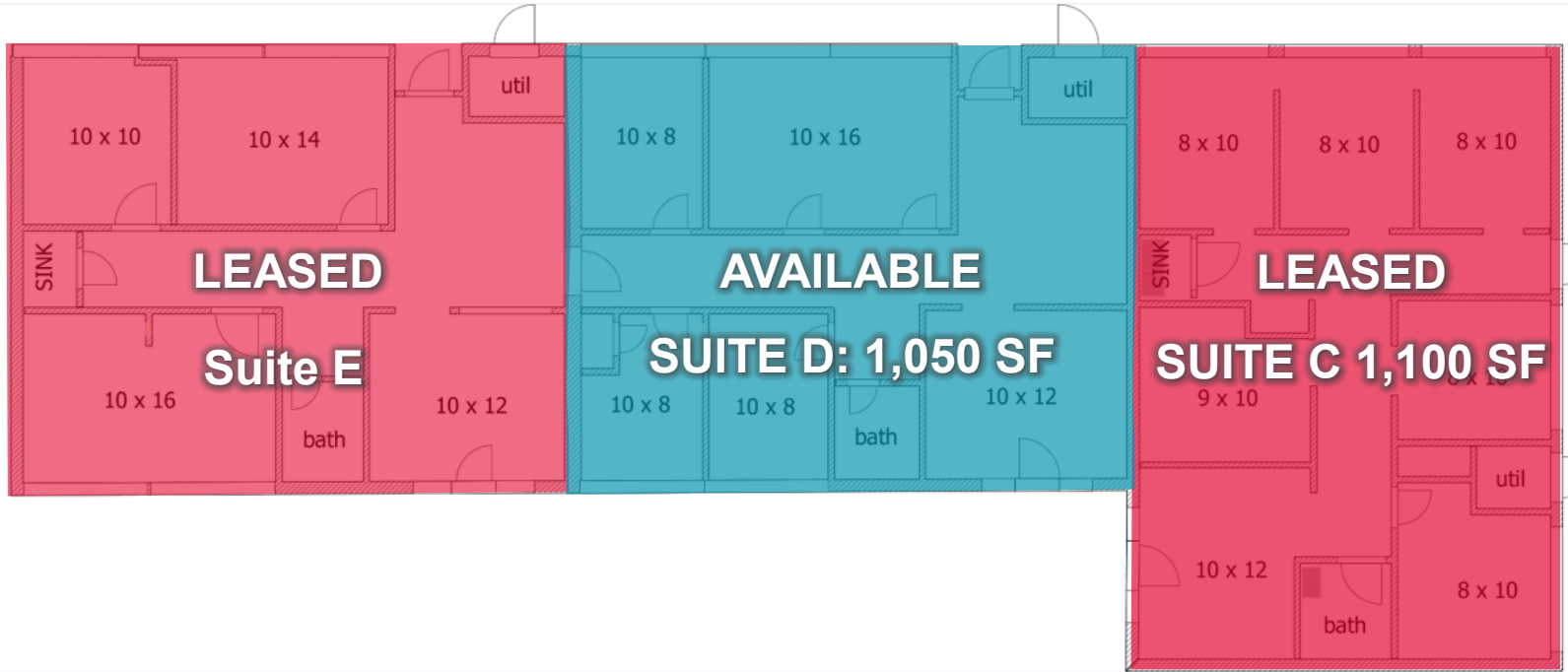


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**Building 622 Suite C – 1,100 SF AVAILABLE**

**Building 622 Suite D – 1,050 SF AVAILABLE**

**Building 622 Suite E – 1,050 SF (LEASED)**



**\*NOT TO SCALE**

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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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