

NW PROFESSIONAL OFFICES



FOR SUBLEASE

Key Features

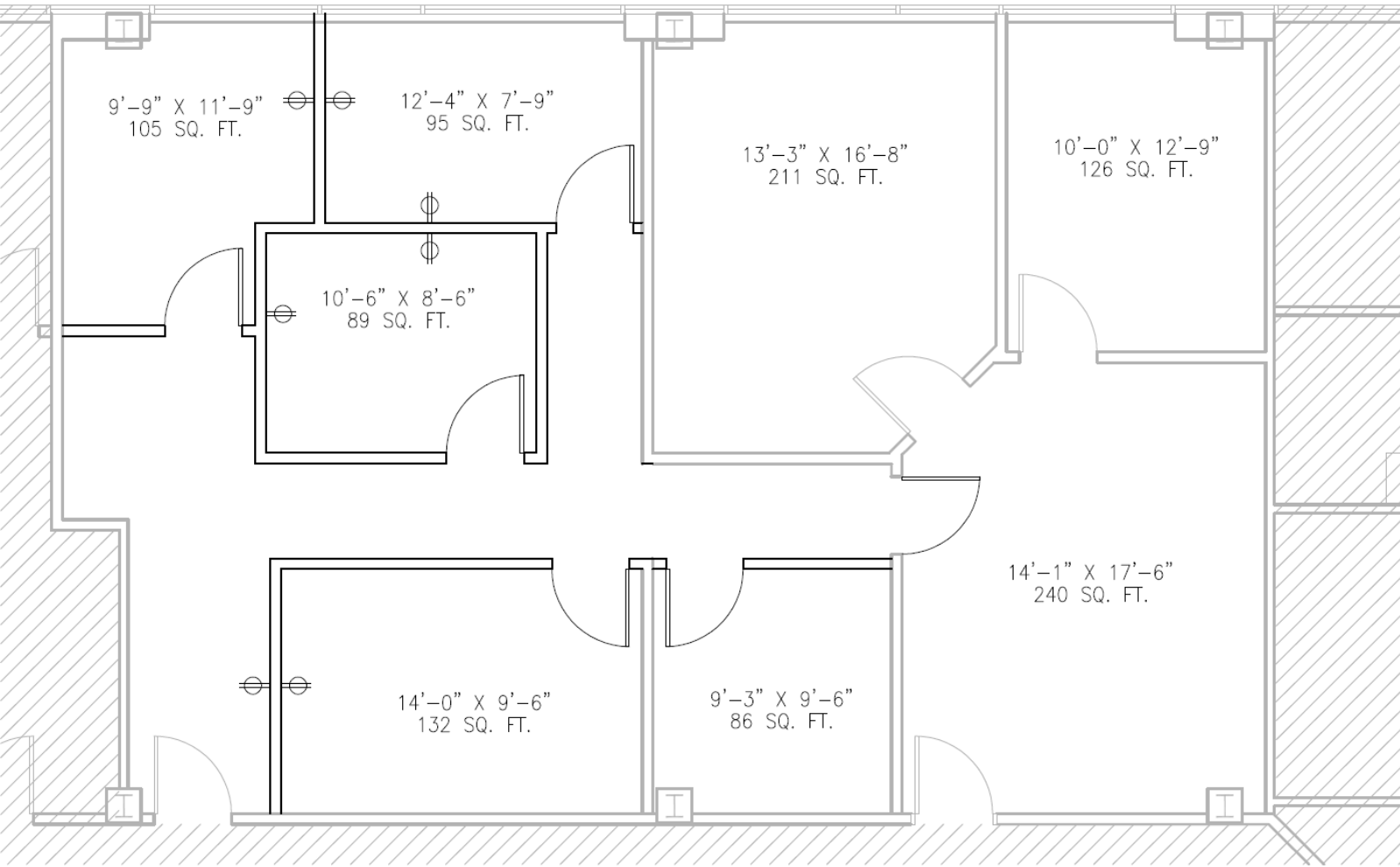
- Space built out as traditional office space
- Located in NW Tucson with high visibility along Ina Road
- Convenient to restaurants, shopping, medical & services
- Safe & easy access at signalized intersection
- Excellent parking –covered spaces available
- Beautiful grounds & southwest landscaping
- Security card-controlled access (24/7)
- Professional on-site management
- Landlord will consider longer term than what remains on the sublease

Property Details

Available	Suite 117: 1,657 SF Suite 155: 2,186 SF
Lease Rate	Suite 117: \$2,968.79/Month Suite 155: \$3,801.44/Month
Term	Suite 117: Expires 8/31/2027 Suite 155: Expires 4/30/2027
Lease Type	Full Service
Availability	30 Days

Molly Mary Gilbert, CCIM
 Office Properties
 +1 520 546 2766
mgilbert@picor.com

Floor Plan – Suite 117



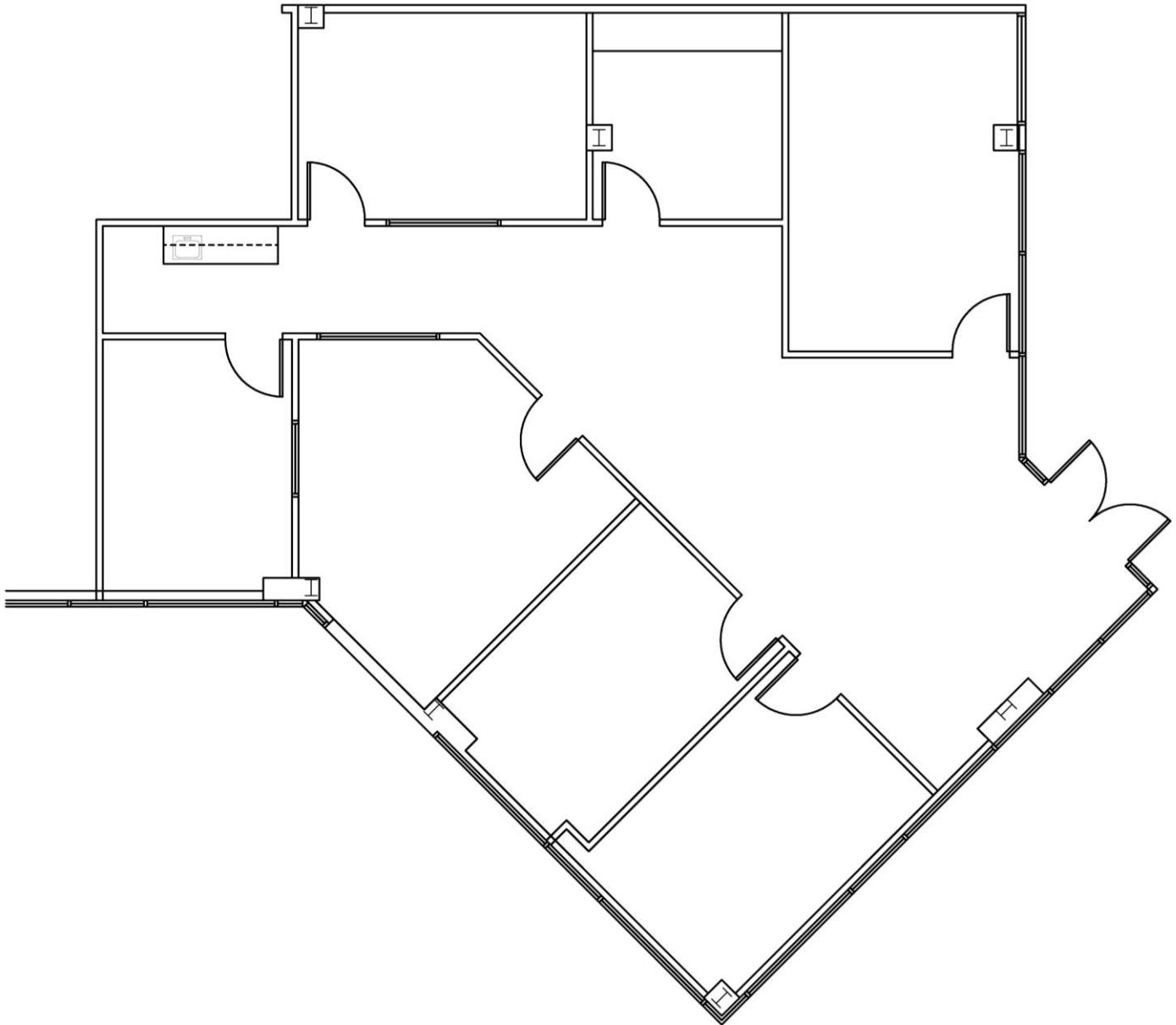
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Property Photos – Suite 117



Floor Plan – Suite 155



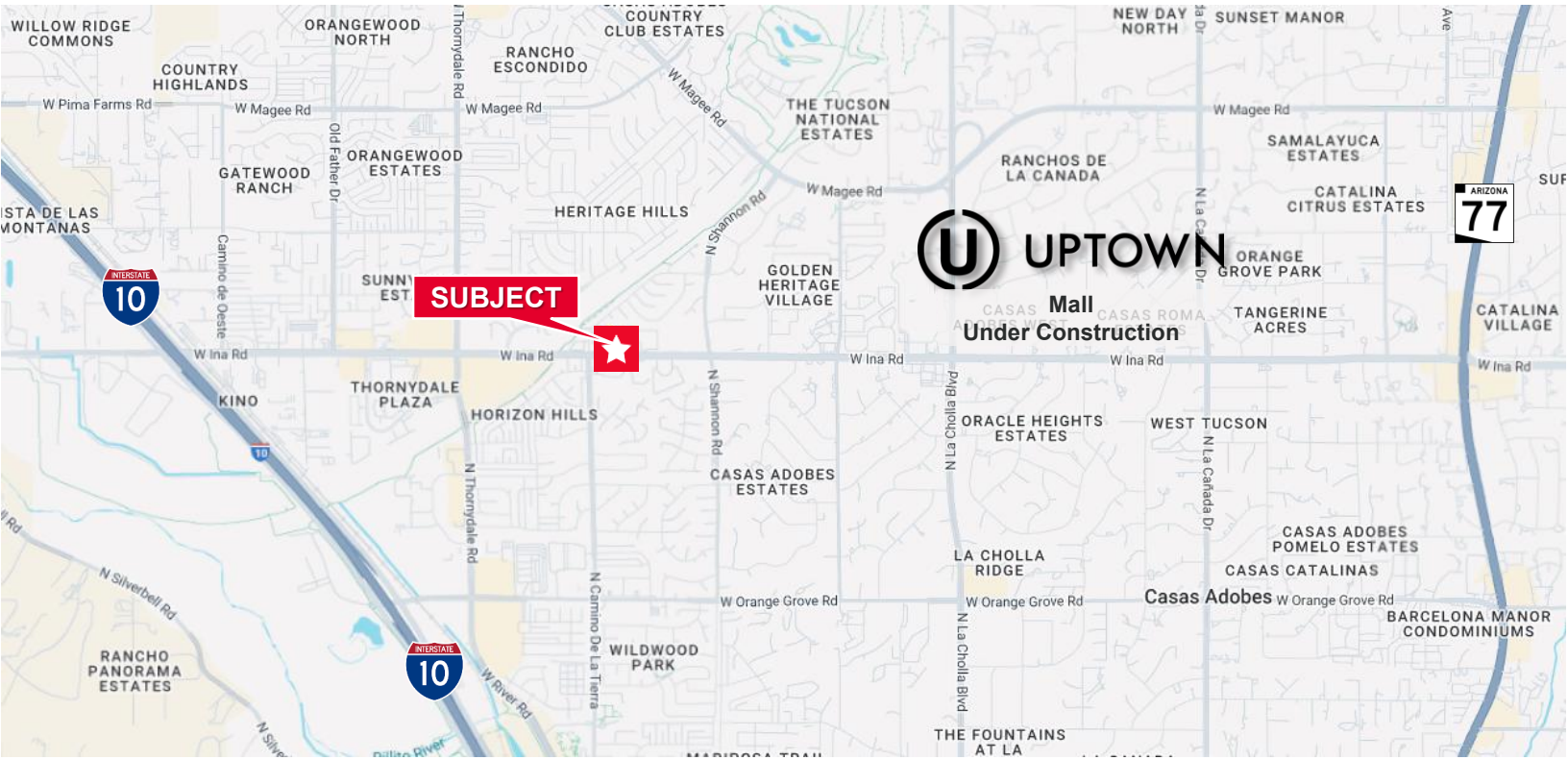
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Property Photos – Suite 155



Map & Aerial View



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



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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picor.com