



FOR LEASE OR SALE

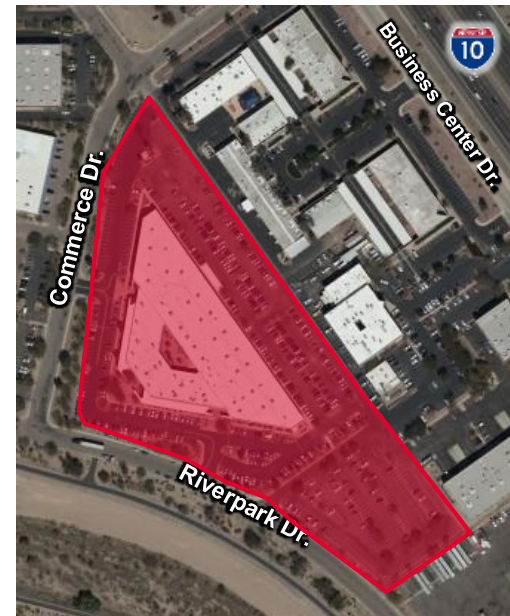
±4,000 - 24,938 SF OFFICE/MEDICAL/FLEX SPACE
LEASE RATE: \$10.80/SF NNN
CAM: APPROX \$5.00/SF (INCLUDING UTILITIES)
SALE PRICE: \$13,000,000

Key Features

- Available now
- 100% air conditioned
- Divisible, please call
- Parking – 419 total spaces available
- Easy access to I-10
- Full height glass walls to interior landscaped courtyard
- UPS and backup generator
- Previously served by Fiber
- Located in Opportunity Zone
- User-investor opportunity

Property Details

Building Size	91,706± SF
Available SF	Office/Flex: 24,938± SF
Site Size	±10.07 Acres (438,852± SF)
Power	277/480-volt, 3 phase (heavy)
HVAC	100% air-conditioned
Year Built	1985
Zoning	I-1
Parking	196 (7.8:1,000) Additional parking available
Possession Date	Immediate
Property Taxes	\$0.31/SF/Mo. (2024)
Assessor Parcel No.	103-09-070C & 103-09-064B

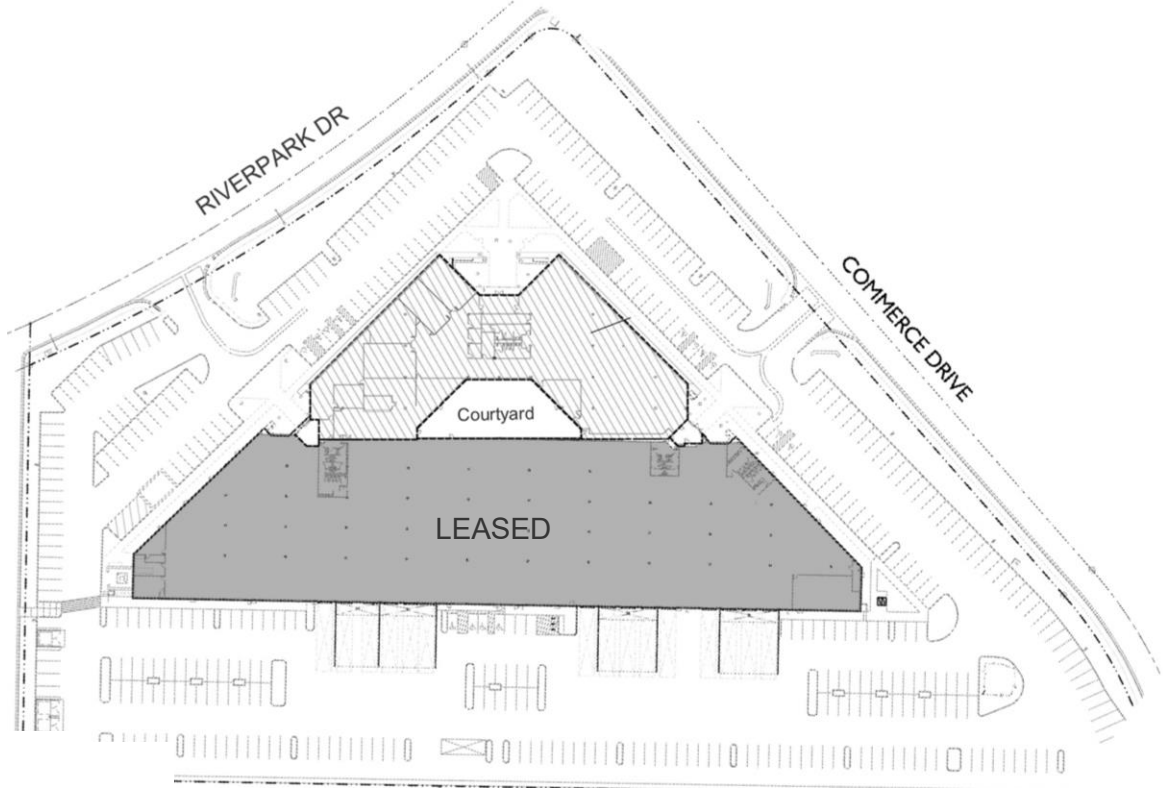


Stephen D. Cohen
Principal, Industrial Properties
 +1 520 546 2750
scohen@picor.com

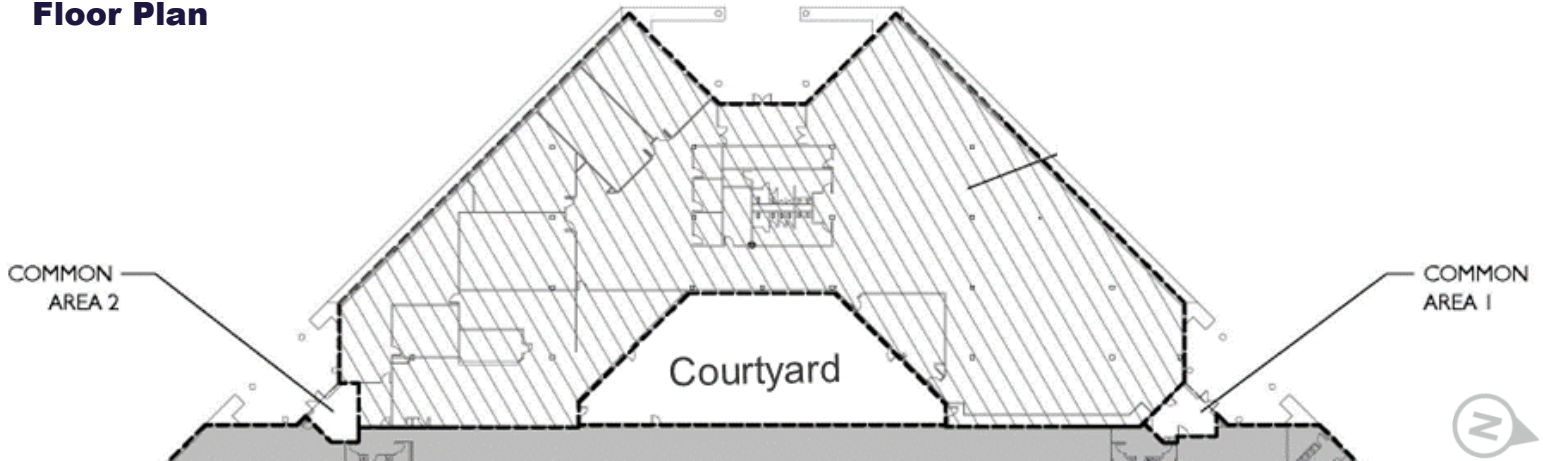
Molly Mary Gilbert, CCIM
Office Properties
 +1 520 546 2766
mgilbert@picor.com

Site Plan

OFFICE / MEDICAL / FLEX



Floor Plan



*Not to Scale

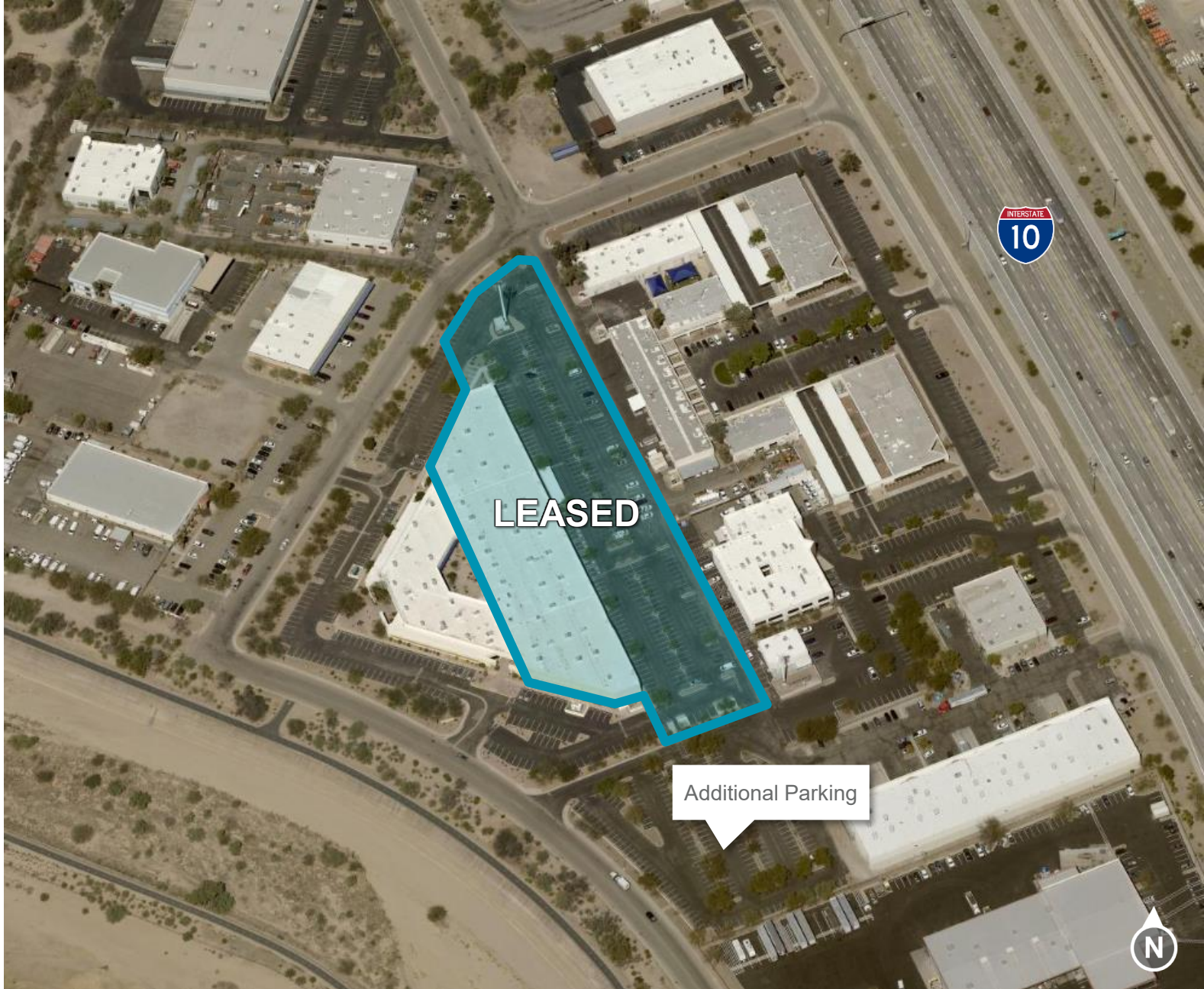
Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

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

picor.com

Aerial

OFFICE / MEDICAL / FLEX



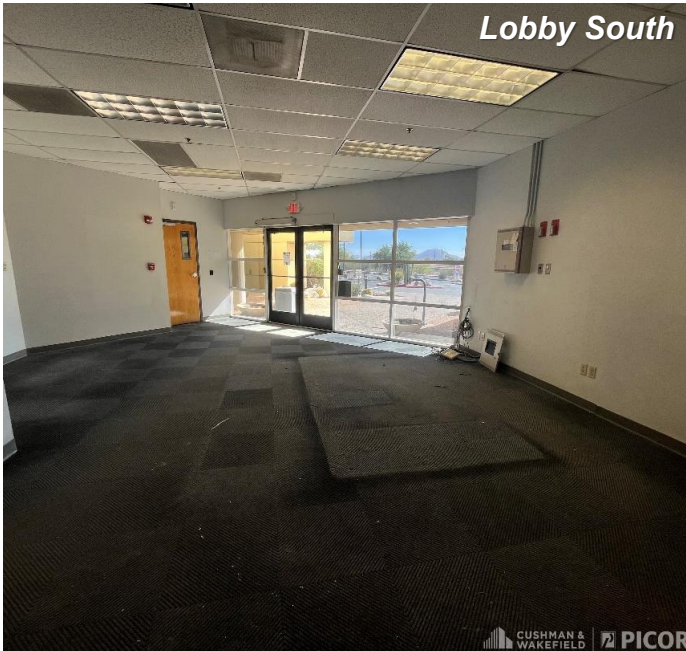
Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

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

picor.com

Property Photos

OFFICE / MEDICAL / FLEX



Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

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

picor.com



Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

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

picor.com

Nearby Employment Map

OFFICE / MEDICAL / FLEX



Stephen D. Cohen
 Principal, Industrial Properties
 +1 520 546 2750
 scohen@picor.com

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

Retail Trade Map

OFFICE / MEDICAL / FLEX



Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

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

Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



456,600
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



1.1%
POPULATION
GROWTH RATE



\$74,400
MEDIAN HOUSEHOLD
INCOME



4.1%
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 08/13/2025

Stephen D. Cohen
Principal, Industrial Properties
+1 520 546 2750
scohen@picor.com

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

picor.com