

**FOR LEASE AND SALE**

## **2,192 SF MEDICAL OFFICE SPACE**

**LEASE RATE: \$18.50/SF MODIFIED GROSS**

**SALE PRICE: \$252,000 (\$115/SF)**

### **Key Features**

- Excellent access
- Situated between Tucson Medical Center and St. Joseph's Hospital
- Functional medical layout, also suitable for professional office uses
- Within walking distance of restaurants, retail, grocery, medical and fitness

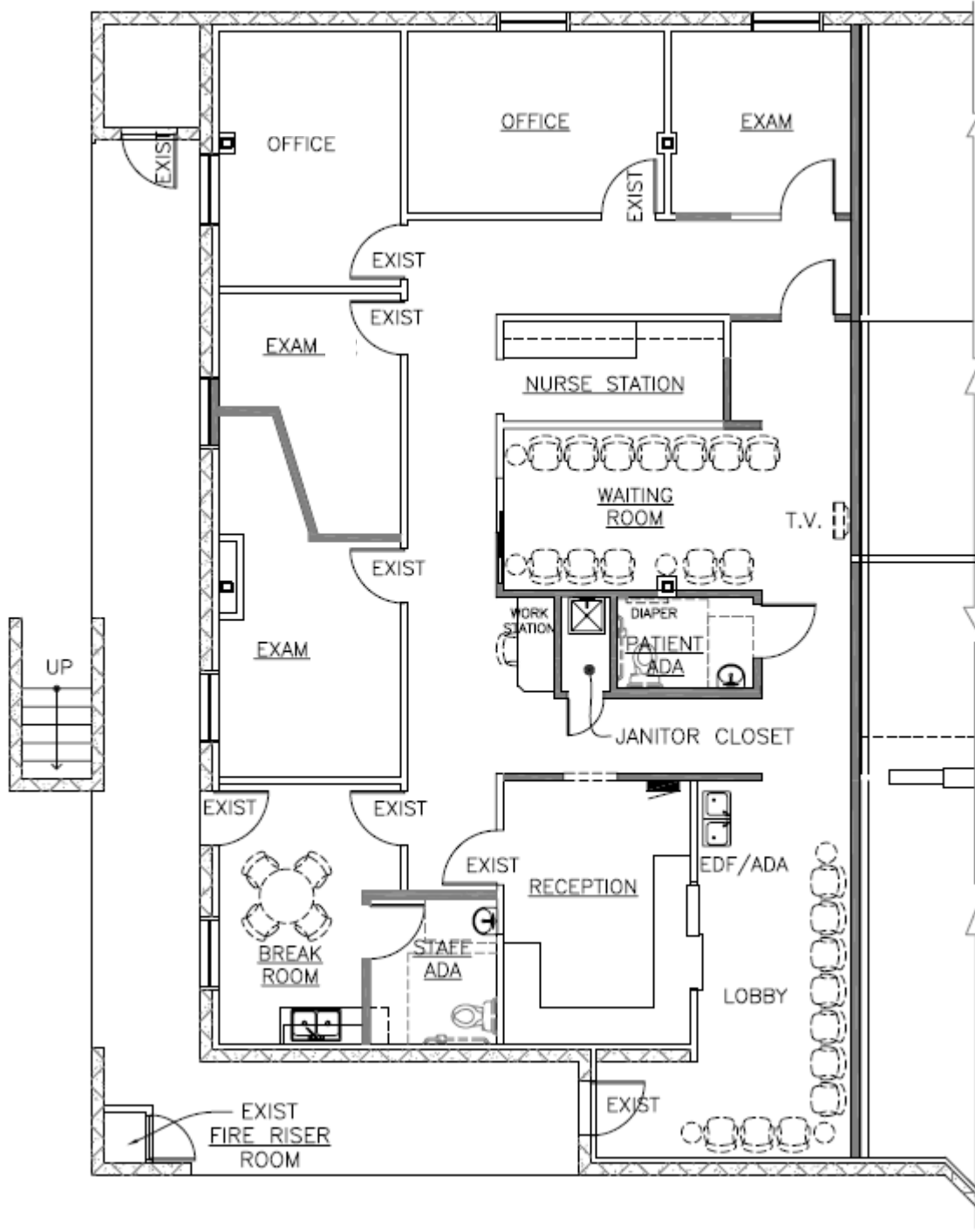
### **Property Details**

Suite 100A	2,192 SF – ground floor end unit
Parking	2 Covered / Reserved



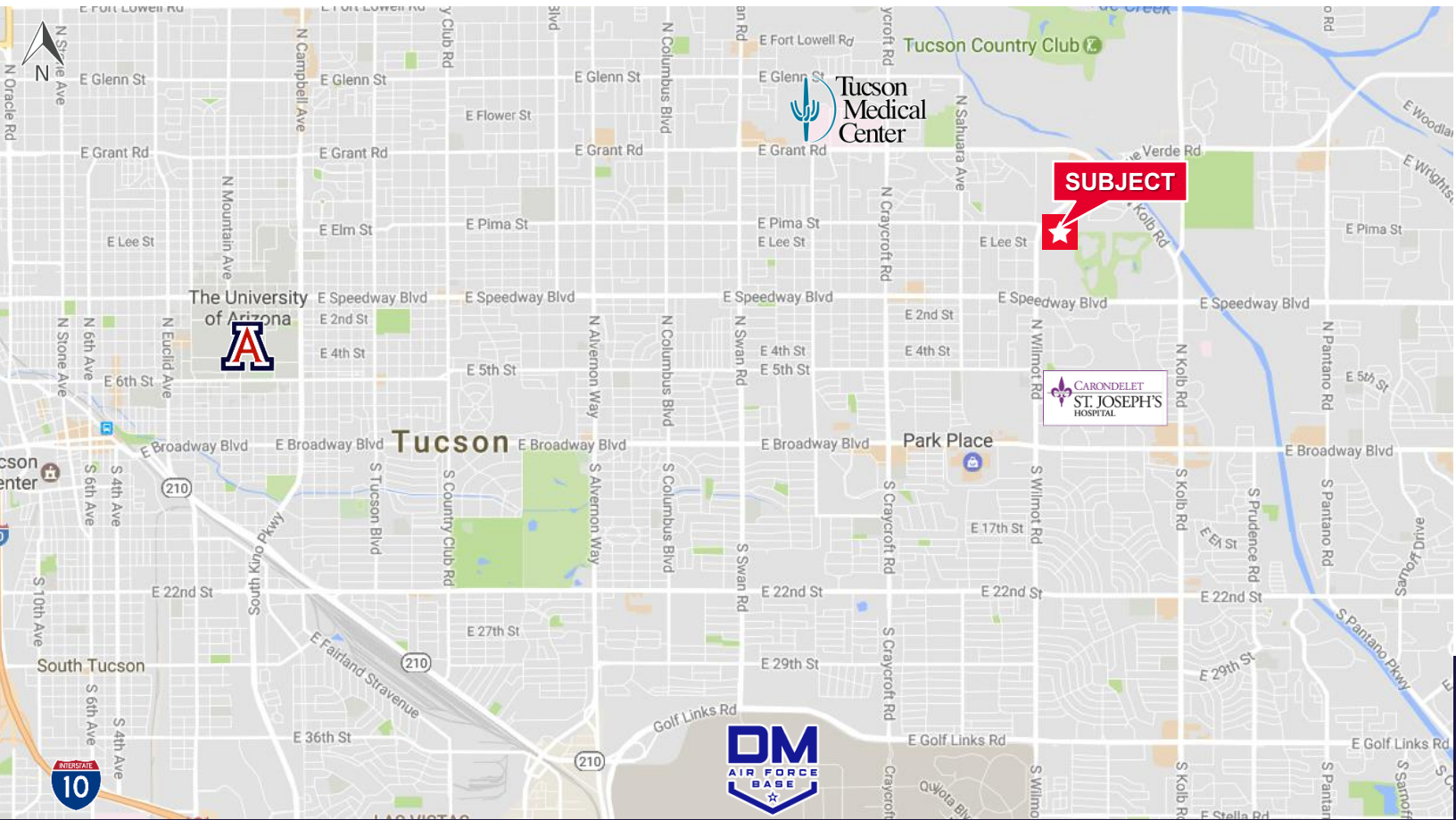
**Thomas J. Nieman**  
Principal, Office Properties  
+1 520 546 2728  
[tnieman@picor.com](mailto:tnieman@picor.com)

### Floor Plan



Thomas J. Nieman  
Principal, Office Properties  
+1 520 546 2728  
[tnieman@picor.com](mailto:tnieman@picor.com)

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

Thomas J. Nieman  
Principal, Office Properties  
+1 520 546 2728  
[tنيeman@picor.com](mailto:tنيeman@picor.com)

picor.com