



FOR SUBLEASE

1,850 SQUARE FEET

LEASE RATE: \$22 / SF FULL SERVICE*

***JANITORIAL NOT INCLUDED**

Key Features

- Southwest corner of River & Campbell
- Access to The Loop - Tucson's 131-mile-long bicycle and pedestrian trail
- Nearby amenities include Trader Joe's, Union Public House, Sullivan's Steakhouse, and other conveniences.
- On-site fitness center
- Availability of existing furniture is negotiable

Property Details

Lease Type	Full Service
Possession	Available with a 30-day notice
Assessor Parcel No.	108-21-328B

Floor Plan – Suite 200 – 1,850 SF



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

picor.com

Trade Map



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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
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