

FOR LEASE
11-STORY, 128,000 RSF
CLASS A PROFESSIONAL OFFICE BUILDING
Key Features

- Located in the heart of Tucson's vibrant Downtown
- Ground floor restaurant
- Renovated lobby
- Walking distance to governmental offices, courts, restaurants, streetcar and many other amenities
- Fiber optics connectivity
- Amazing views of Downtown and the City
- Onsite parking in private garage, with covered spaces available
- Showcases one of the tallest mural in Arizona, created by local artist Joe Pagac

Suite #	RSF
400	12,036 RSF
600	1,200 RSF
700	1,977 RSF
711	1,711 RSF
807	389 RSF
919	785 RSF

Property Details

Available	389 - 12,036 RSF
Lease Rate	Rates starting at \$24.00/RSF, Full Service
Possession	Immediate, or upon completion of improvements
Management	Professional onsite management

Property Photos



Exterior, Featuring Joe Pagac's Mural



Restaurant



Newly Renovated Lobby



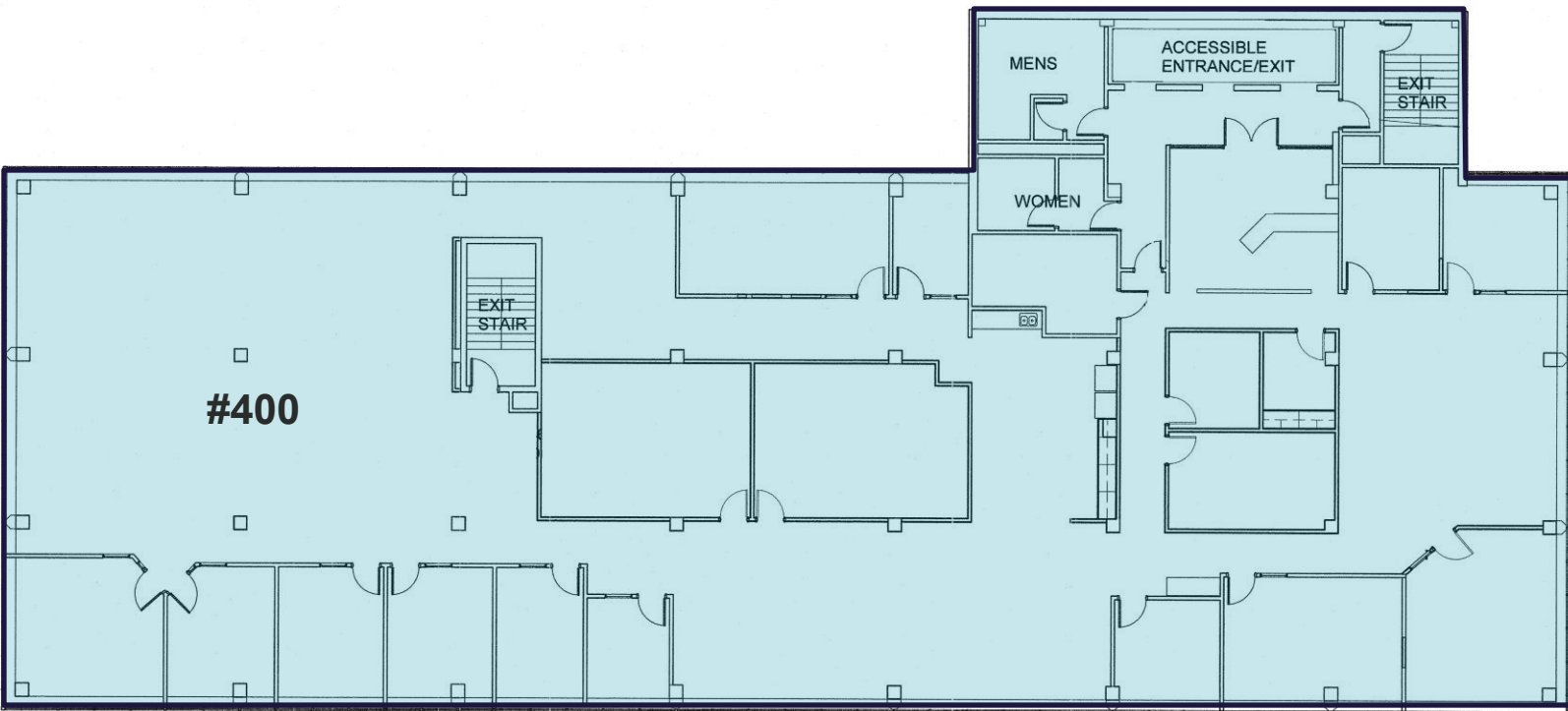
Suite 301 Break Room

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tنيان@picor.com

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

picor.com

SUITE 400 – 12,036 RSF



Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tنيان@picor.com

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

picor.com

SUITE 600 – 1,200 RSF

SUITE 601A – Raised Floor IT Room (can be combined, contact agent)



Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tنيان@picor.com

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

picor.com

SUITE 700 – 1,977 RSF

SUITE 711 – 1,711 RSF

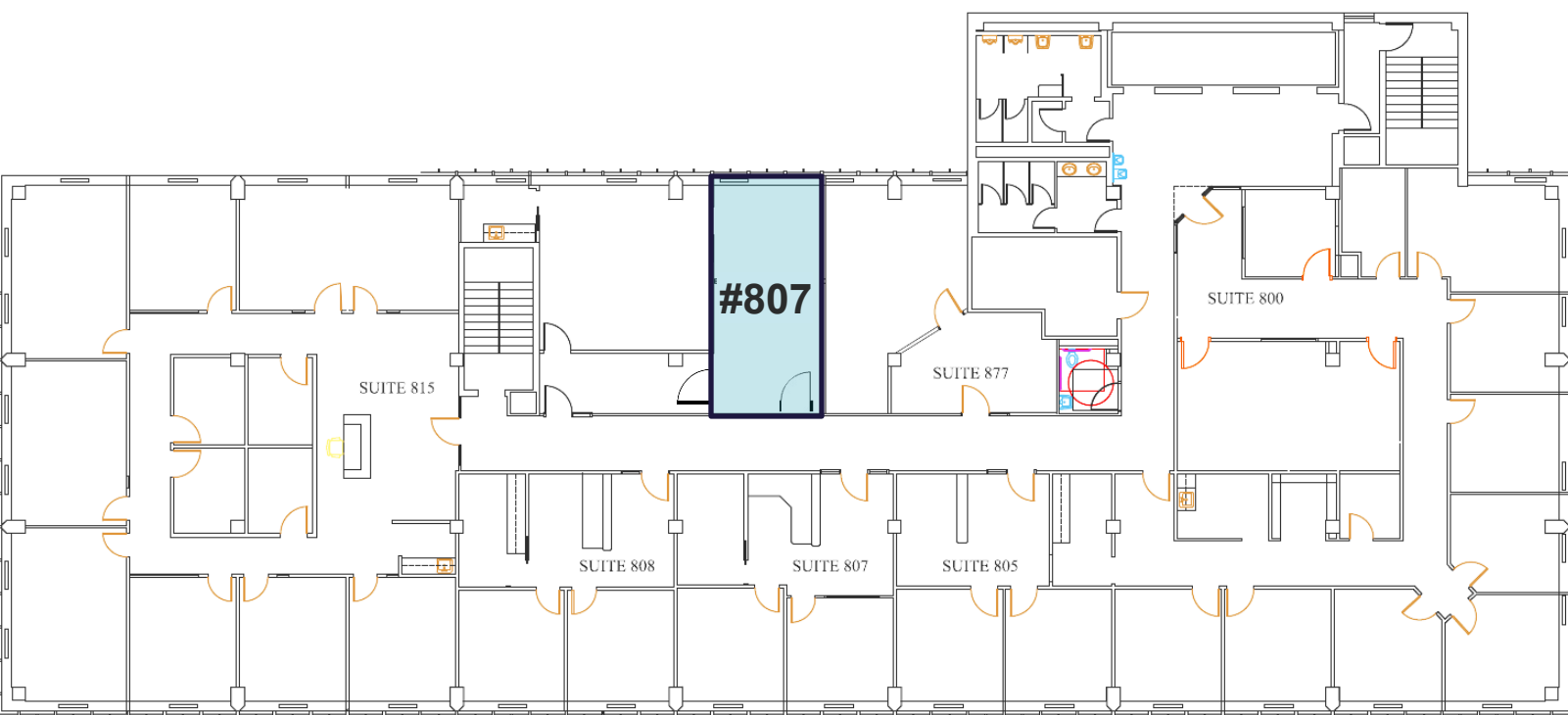


Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

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

picor.com

SUITE 807: 389 RSF

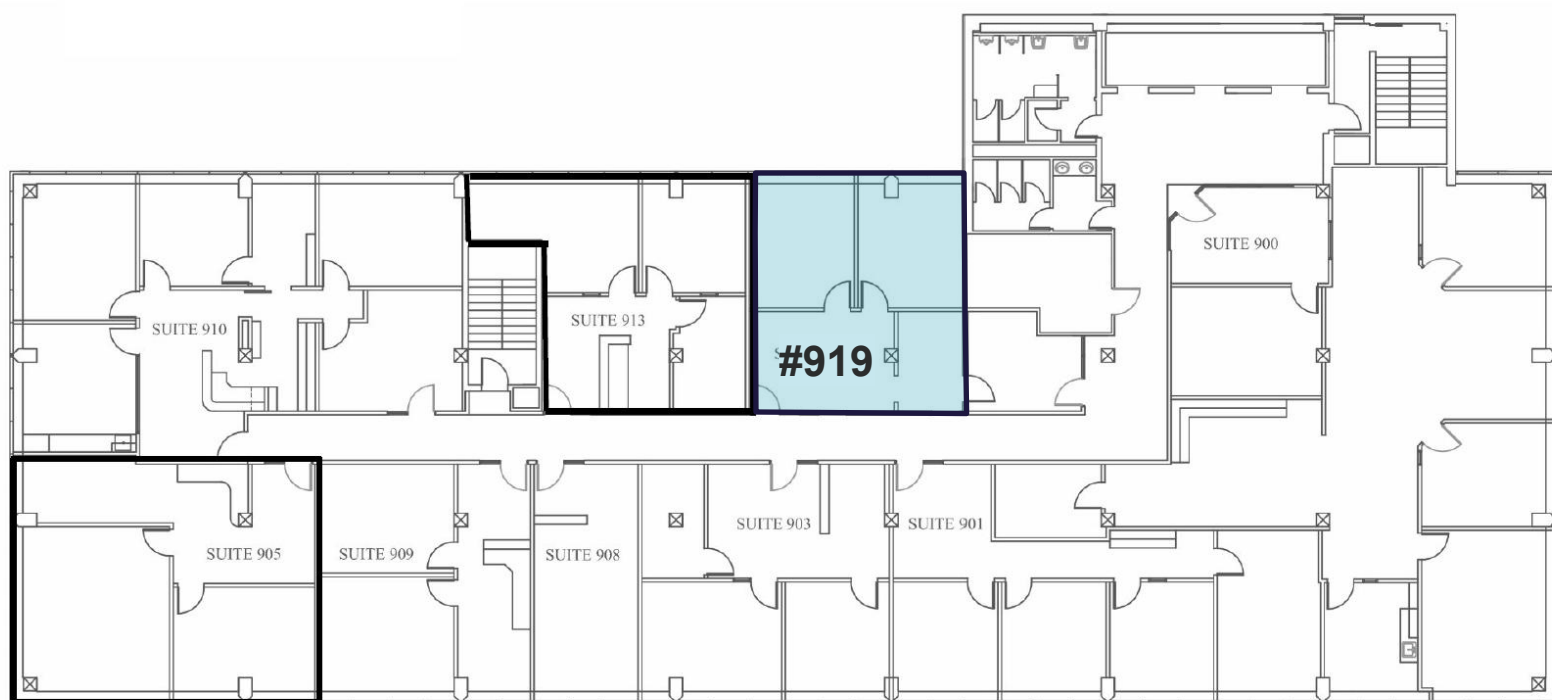


Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tنيان@picor.com

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

picor.com

SUITE 919 – 785 RSF



Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tنيان@picor.com

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

picor.com

Aerial

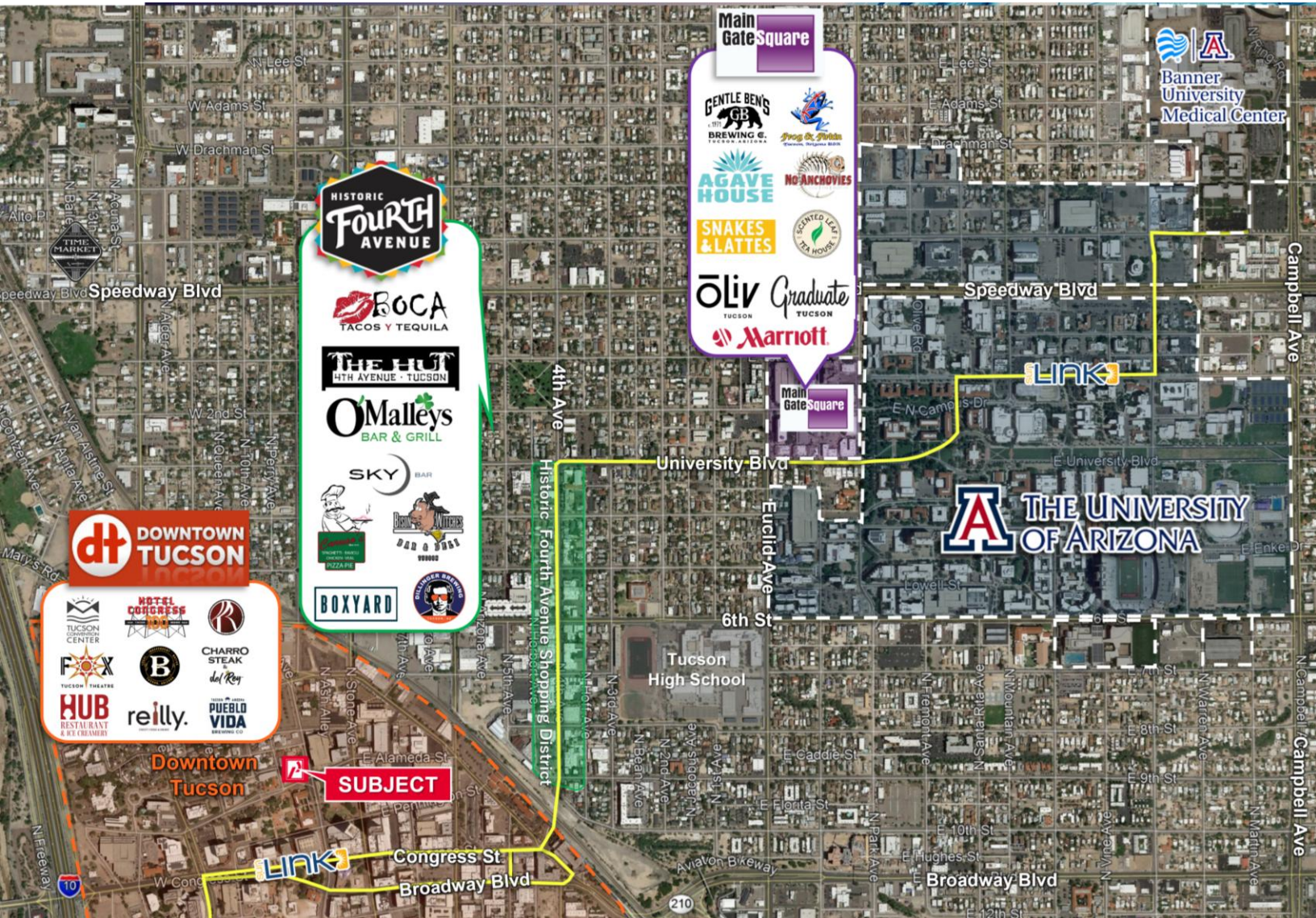


Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

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

picor.com

Trade Map



Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tنيان@picor.com

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

picor.com

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



THE UNIVERSITY
OF ARIZONA

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

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tjnieman@picor.com

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

picor.com