

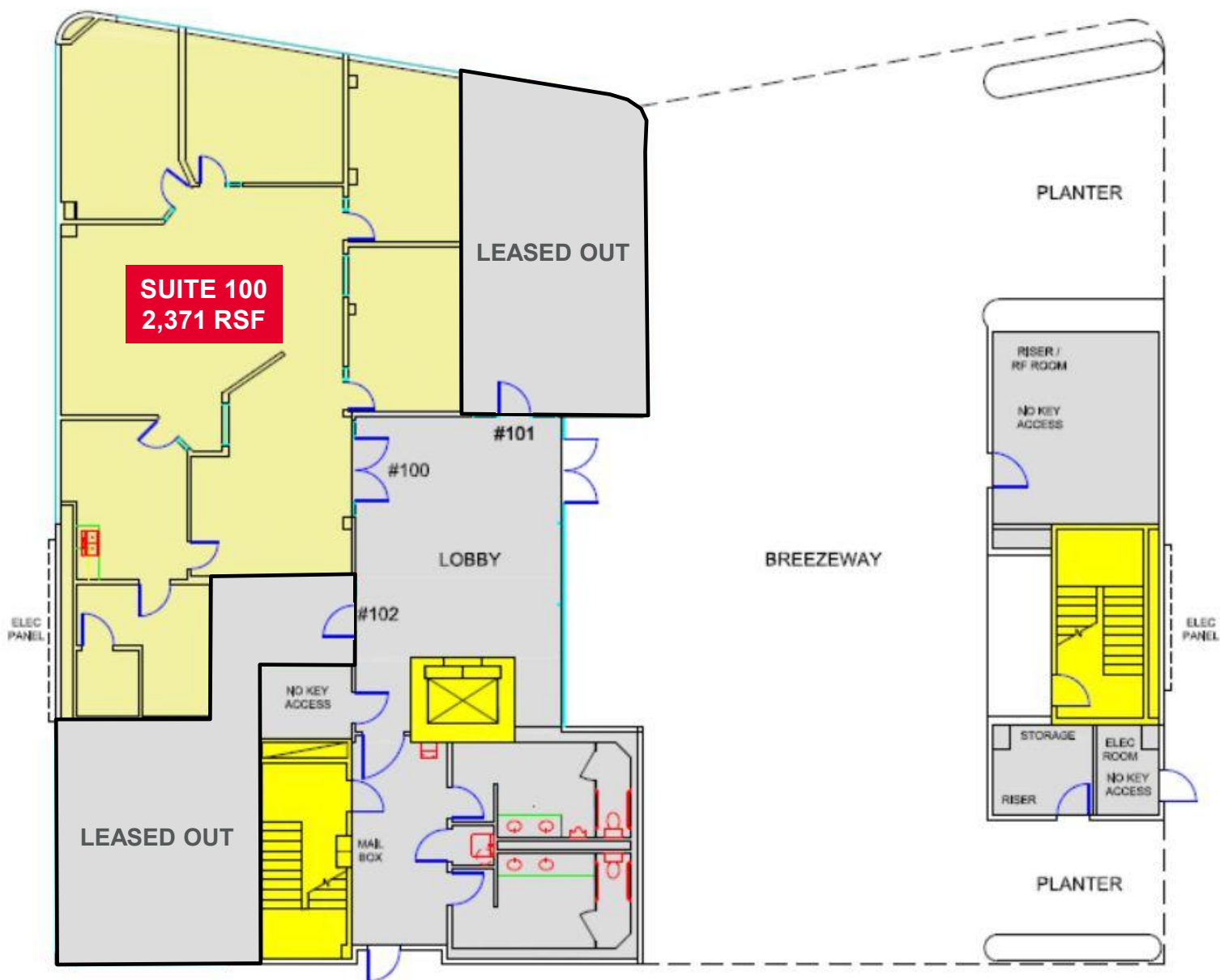
**FOR LEASE****DIRECTLY ACROSS FROM THE TUCSON MALL!****698 RSF – 3,269 RSF****LEASE RATE: \$20.00/RSF****Key Features**

- Elevator served multi-tenant building
- Fantastic views
- Covered parking available
- Easy access from Wetmore Road
- Public transportation nearby
- Within walking distance to restaurants, retail and close to all other amenities

Property Details

Available	Suite 100: 2,371 RSF
	Suite 200: 2,048 RSF
	Suite 302: 1,390 RSF
	Suite 304: 698 RSF
	Suite 306: 1,164 RSF
	Suite 310: 3,269 RSF
Lease Type	Full Service
Possession	Immediate

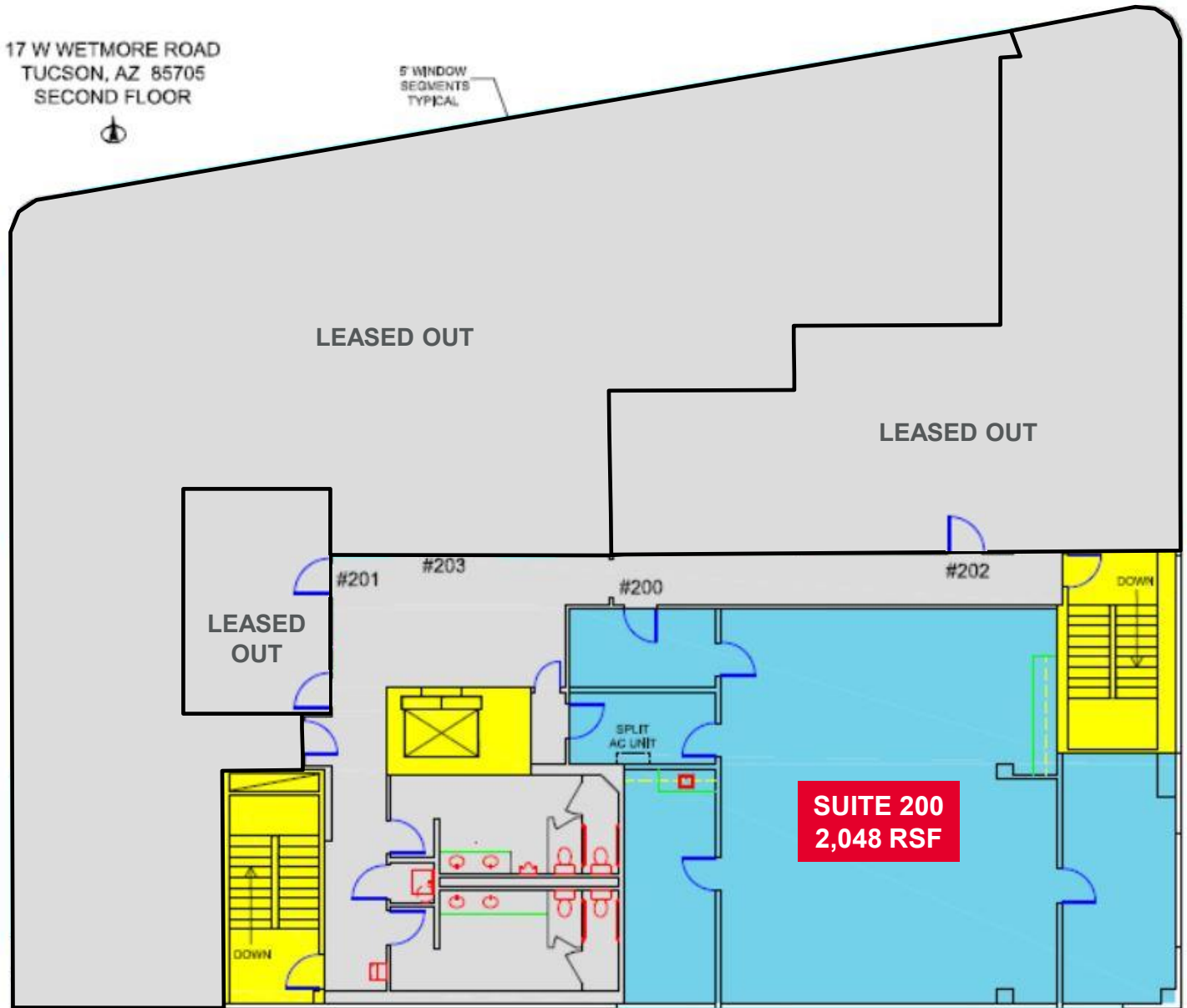
Floor Plan – First Floor



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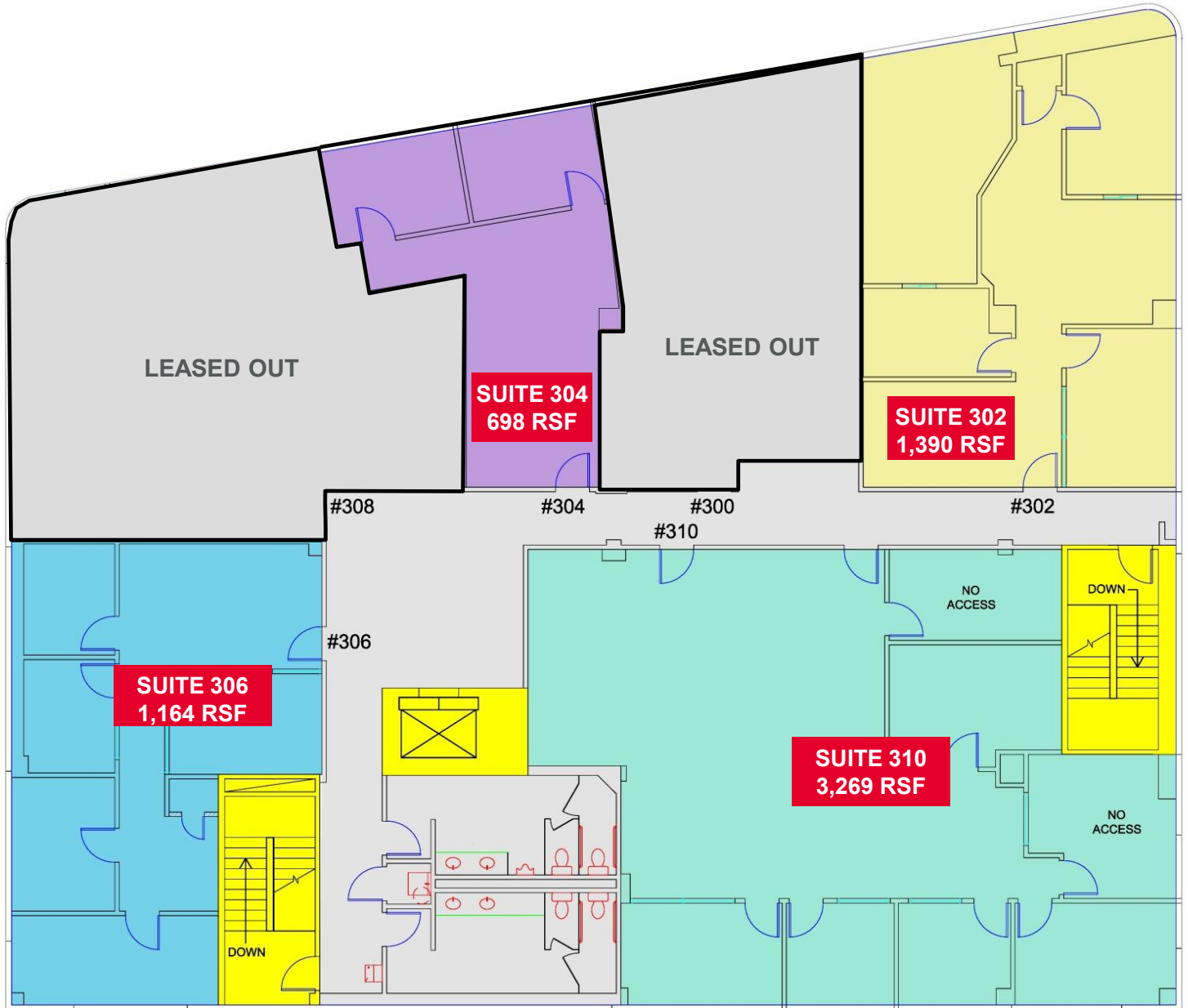
Floor Plan – Second Floor



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Floor Plan – Third Floor



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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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