

**MEDICAL SUBLEASE**



**8,023 SF MEDICAL OFFICE  
SUBLEASE RATE: \$25.26/SF NNN + 3% YEAR  
SUBLEASE EXPIRES: 8/31/2027**

**Key Features**

- Fully improved Medical office in Southwest Tucson
- Located on Carondelet St. Mary's Hospital Campus
- Professional atmosphere in a well- designed, three-story building
- On-site maintenance and management
- Great views
- Ample on-site parking, including shaded physician and staff parking ramp  
*\*Subject to use restrictions*



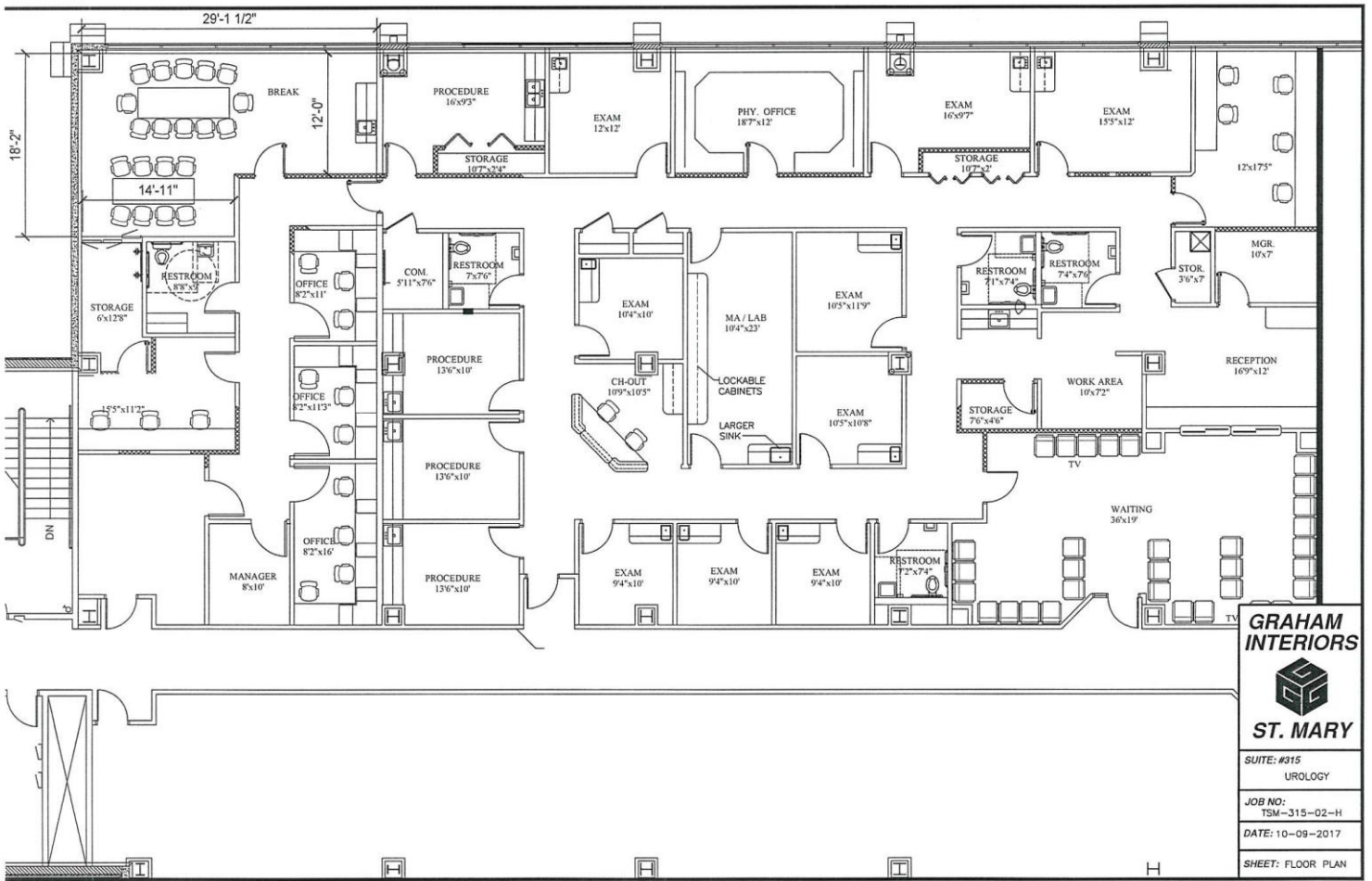
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**8,023 SF Medical Office Floor Plan**

8 exam rooms, 4 procedure rooms, administrative area, large reception and waiting area, breakroom and 4 interior restrooms.



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**GRAHAM INTERIORS**  
  
**ST. MARY**  
SUITE: #315  
UROLOGY  
JOB NO:  
TSM-315-02-H  
DATE: 10-09-2017  
SHEET: FLOOR PLAN

## St. Mary's Medical Plaza II Aerial



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Trade Map



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# Tucson Market Overview



**1.08M**  
TUCSON MSA  
POPULATION



**456,600**  
TOTAL  
HOUSEHOLDS



**35%**  
COLLEGE  
EDUCATION



**0.6%**  
POPULATION  
GROWTH RATE  
(YOY)



**\$74,000**  
MEDIAN HOUSEHOLD  
INCOME



**4.2%**  
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 11/13/2025

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