



FOR SALE & LEASE - MEDICAL AND PROFESSIONAL OFFICE

Pima Medical Campus

2121 N. Craycroft Road
Tucson, AZ 85712

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

Richard M. Kleiner, MBA
Principal, Office Properties
+1 520 546 2745
rkleiner@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Ste 115
Tucson, AZ 85711
phone: +1 520 748 7100
picor.com

TUCSON'S PREMIER MEDICAL CAMPUS



PIMA MEDICAL CAMPUS

Medical & Professional Office Campus

BUILDING SHELL PRICING
STARTING AT \$207.50/SF

2021 DELIVERY

Property Highlights:

- Campus style development adjacent to TMC
- Flexible Building Sizes from +/- 5,300 to 9,360 SF (can be combined to 15,000 SF)
- Building/Space can be Designed Specifically for Requirement
- Outstanding Campus Exposure and Signage from Craycroft Road
- High Quality Design and Construction
- 1,097 parking spaces - abundant At-Door Parking
- OCR-1 Zoning - Former Townsend Middle School Site
- Experienced Development Team
- Inquiries welcome regarding Townsend Medical Collaborative, the 60,000 to 100,000 SF multi-tenant Class A medical office building to be built on the Pima Medical Campus

Proposed Building Development:

Building 6 - 9,360 SF

Building 7 - 5,300 SF (Shell Permitted)

Can be combined to 15,000 SF

Medical Offices Sold:

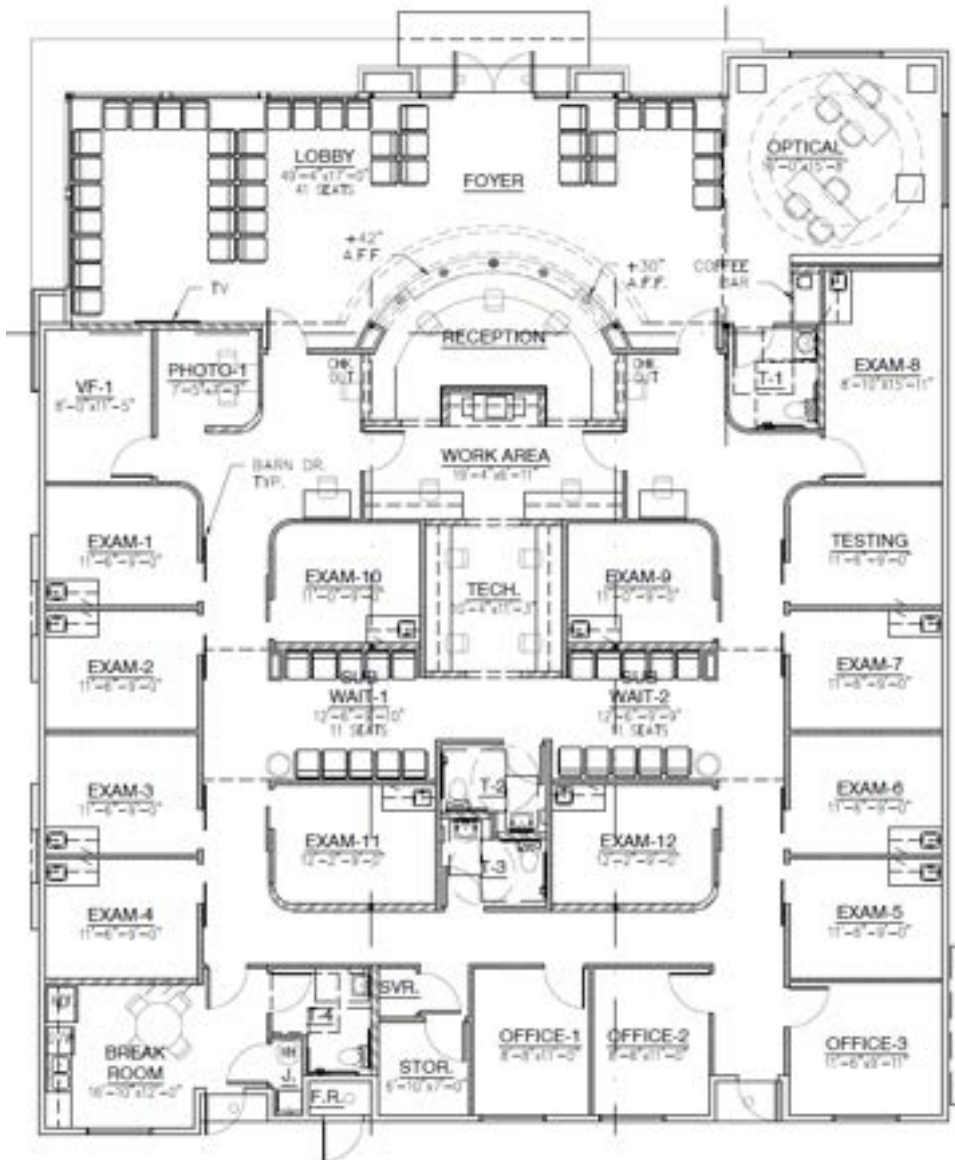
Building 8 - Tucson Ear, Nose & Throat

Building 5 - Tucson Surgery Center



SHELL BUILDING

Building 7 - This 5,300 SF Shell is Planned, Permitted & Ready to Build



Medical Concept Plan



Building Design

AERIAL & MAP



Demographics

	1 Mile	3 Mile	5 Mile
Population	14,462	101,596	267,404
AVG. HH Income	\$51,205	\$58,069	\$60,477
Households	7,119	49,873	123,073

Traffic Counts

Craycroft Road:	25,981 VPD
Grant Road:	39,571 VPD