

SALE OR LEASE

AssuredPartners

10,106 SF Class A Office Space

4544 E Camp Lowell Dr
Tucson, Arizona 85712



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PROPERTY OVERVIEW

4544 E Camp Lowell Dr
Tucson, Arizona 85712

ADDRESS:	4544 E Camp Lowell Dr Tucson, Arizona 85712
BUILDING SIZE	10,106 SF
YEAR BUILT	2004
POSSESSION	August 1, 2024
PROPERTY TAXES	\$33,495.78 (2023)
ZONING	O-2

SALE PRICE	\$2,690,000
PRICE PER SF	\$266.18
BUILDING SIZE	10,106 SF

PROPERTY HIGHLIGHTS

- Located in Camp Lowell Corporate Center, along the highly desirable Swan / Fort Lowell corridor
- Great owner/user opportunity with convenient demising points to create leasable spaces
- Multiple architectural details in this Class A building
 - Exterior balconies off of 2nd story offices
 - Staircase featuring floor to ceiling window facing the Catalinas
 - Circle driveway creating a sense of arrival to the building
 - Elevator shared with neighboring building
- Functional floor plan for general office use
- Numerous amenities located within one-mile radius of building
- Space can be converted to medical use
- 10 covered parking spots that are attached to building
- Space is available for lease or sale

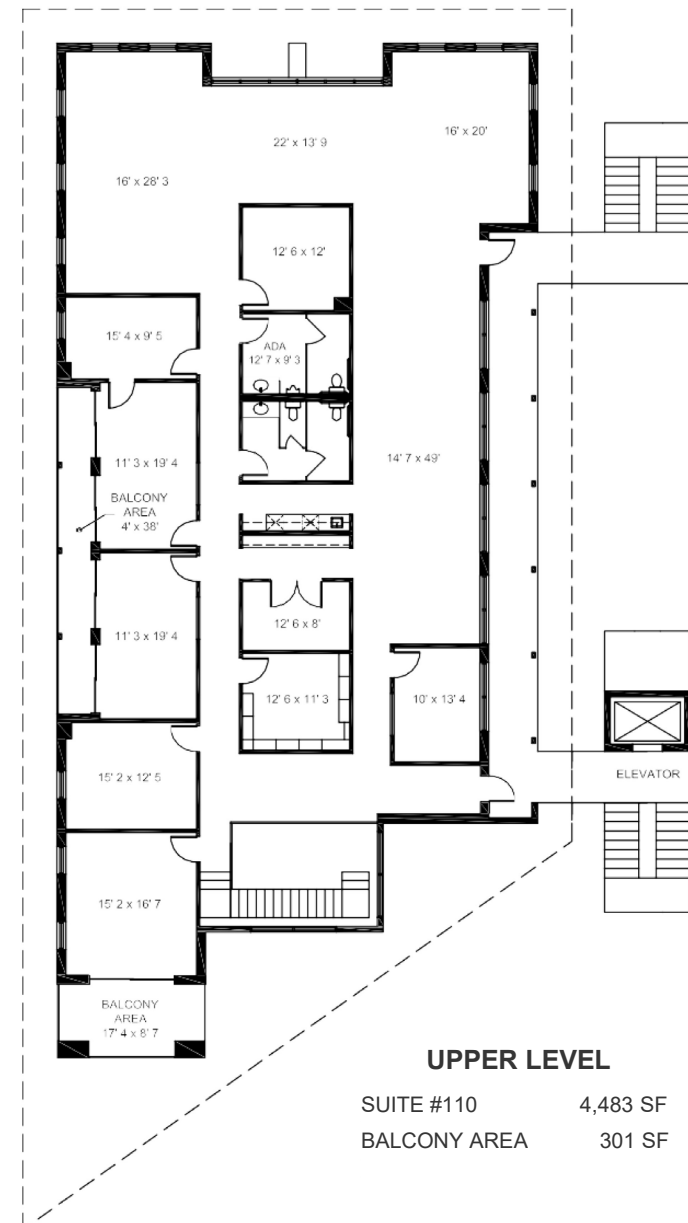
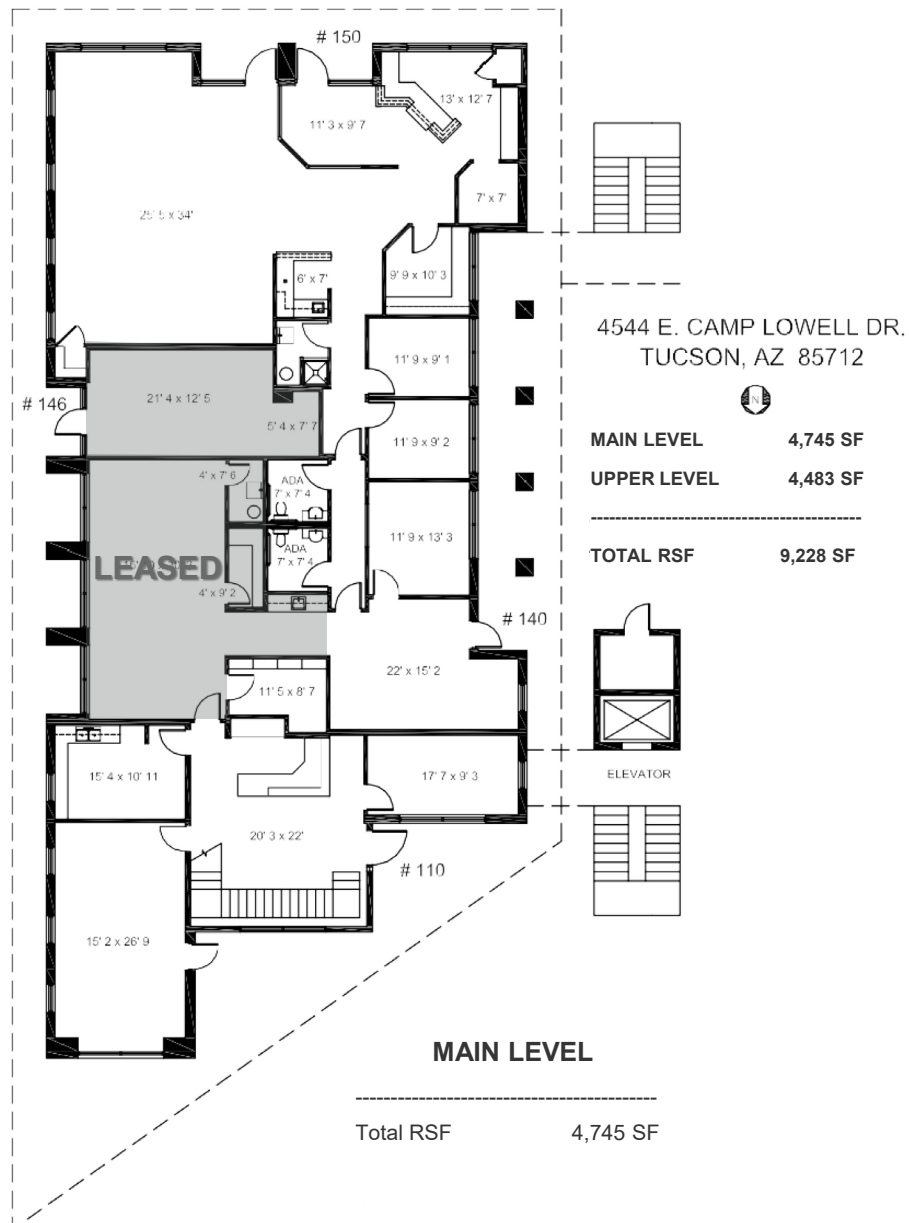
LEASE RATE	\$19.50/SF
ESTIMATED NNN CHARGES	\$6.15/SF (2024)
AVAILABLE	1,340 – 9,256 SF



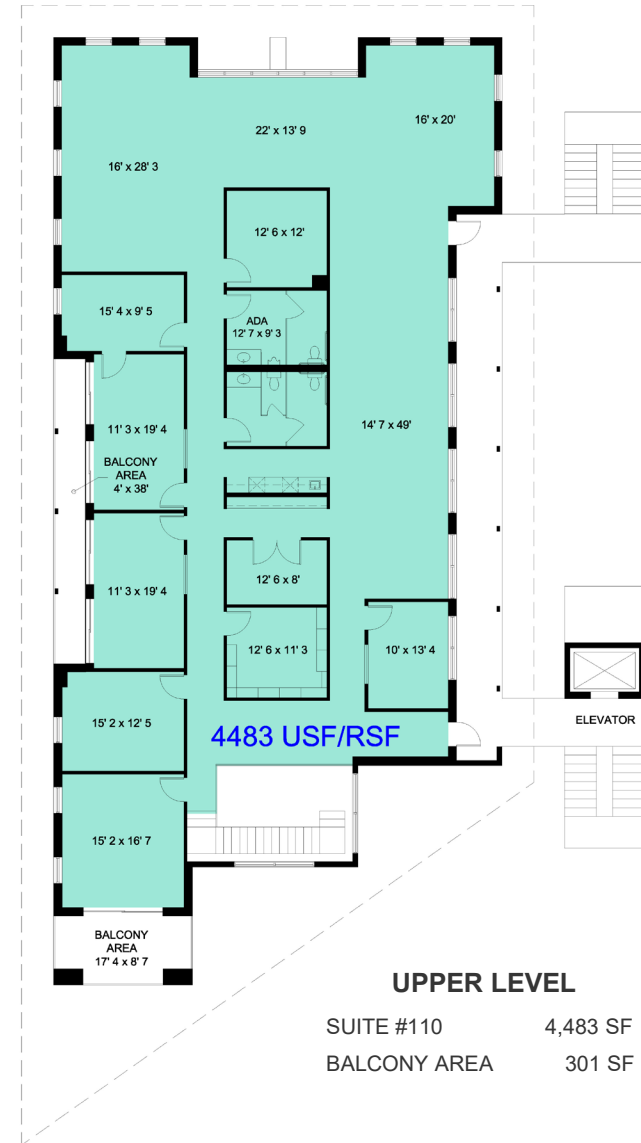
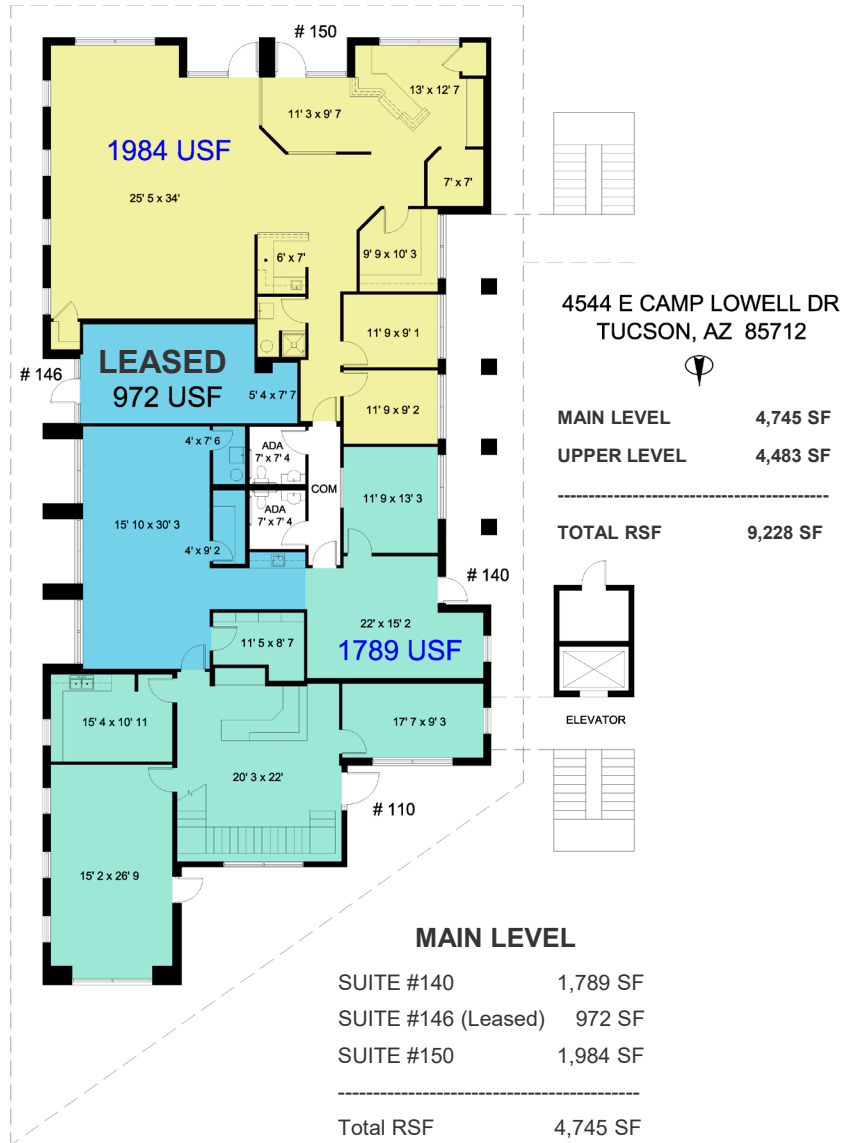
FLOOR PLAN

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Entire Building – 10,106 SF



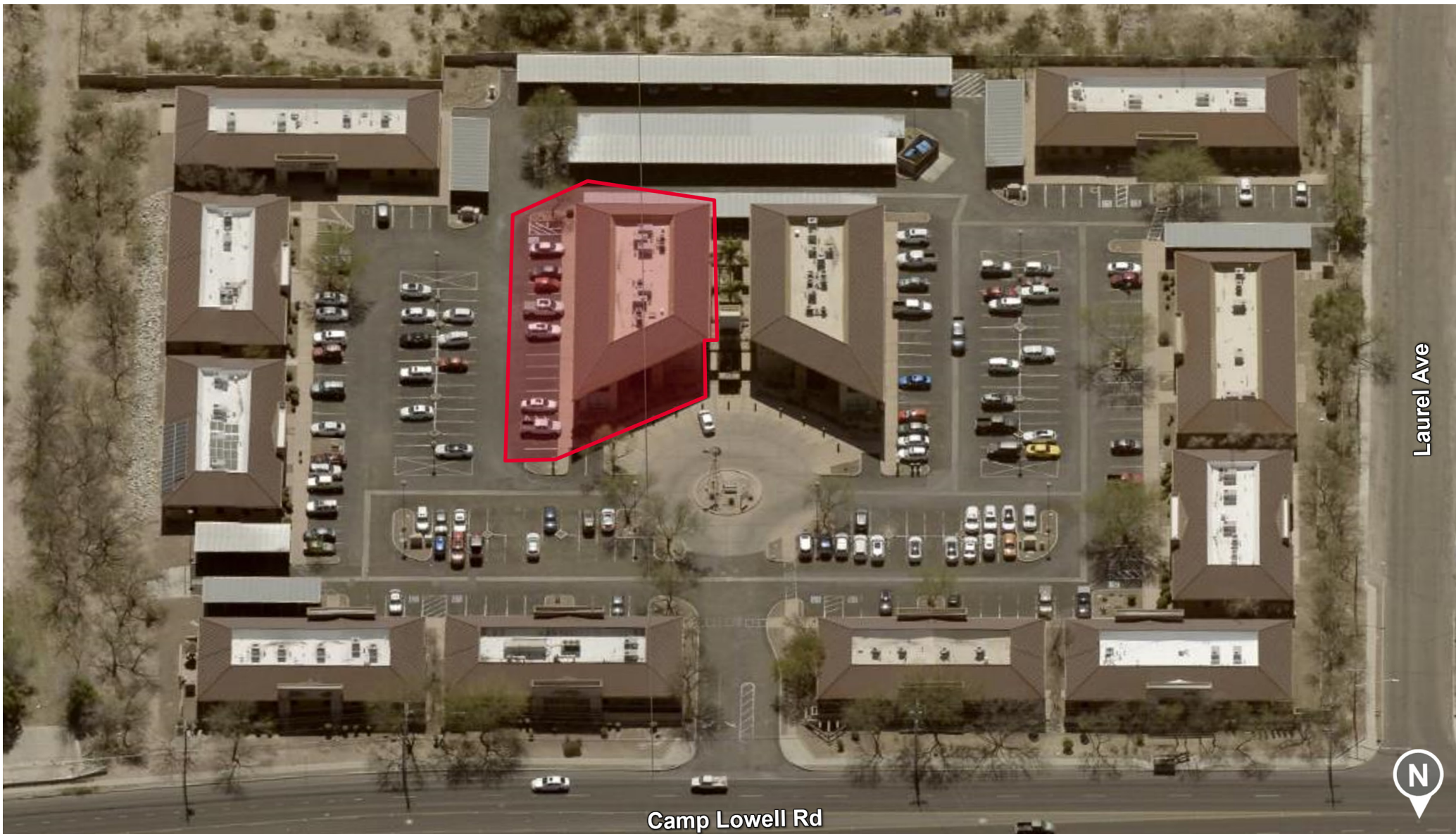
Floor Plan - Possible Demised Space



TRADE MAP

4544 E Camp Lowell Dr
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Camp Lowell Rd

Laurel Ave



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1 MILE DEMOGRAPHICS

4544 E Camp Lowell Dr
Tucson, Arizona 85712



People

12,337
Population

Median Age 42.8

Children
(under 15 yrs.) 13.9%

Seniors
(age 65+) 23.1%



Education

44.9%
College Educated

24% Bachelor Degree

20% Grad / Professional
Degree

18% Some College /
No Degree



Business

764
Businesses

White Collar 72%

Blue Collar 13%

Services 15%

Unemployment Rate 3.7%



Income

\$82,362
Average Household

Per Capita Income \$45,204

Estimated Average
Household Net Worth \$794,706



Housing Stats

\$314,697
Average Home Value

% of Homeowners 43.9%

Average Household
Size 1.91

Sources:  

3 MILE DEMOGRAPHICS

4544 E Camp Lowell Dr
Tucson, Arizona 85712



People

169,125
Population

Median Age 36.7

Children
(under 15 yrs.) 13.3%

Seniors
(age 65+) 19.5%



Education

46.4%
College Educated

24% Bachelor Degree

23% Grad / Professional

20% Some College / No degree



Business

6,307
Businesses

White Collar 70%

Blue Collar 14%

Services 16%

Unemployment Rate 5.3%



Income

\$87,596
Average Household

Per Capita Income \$45,204

Estimated Average
Household Net Worth \$794,706



Housing Stats

\$370,210
Average Home Value

% of Homeowners 49.3%

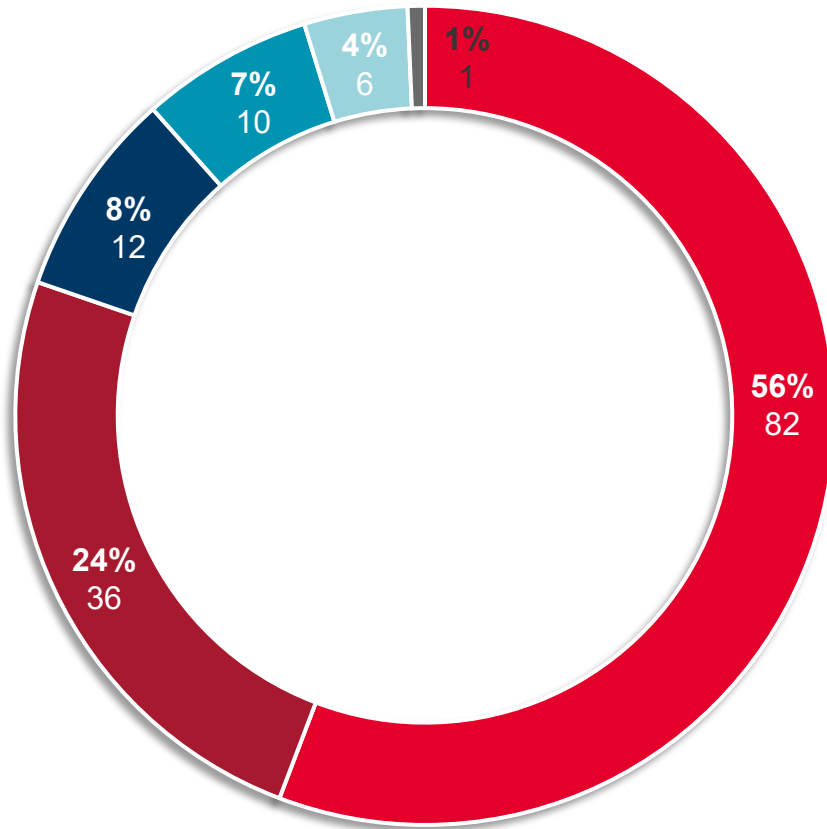
Average Household
Size 2.07

Sources:  **esri** THE SCIENCE OF WHERE

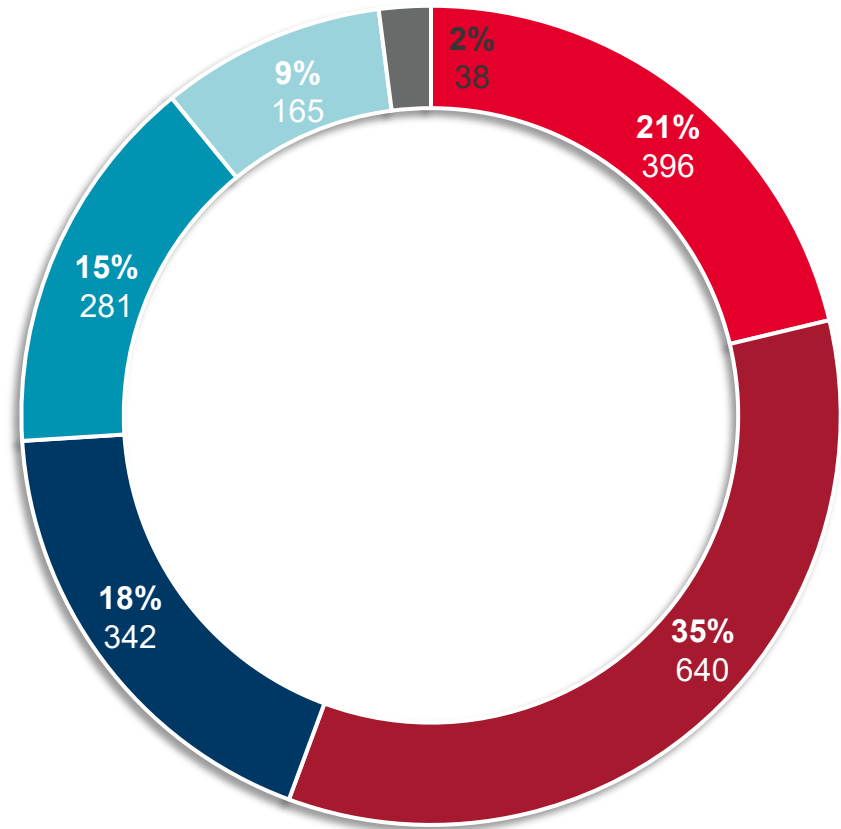

NEARBY AMENITIES

4544 E Camp Lowell Dr
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0-1 Mile



3-5 Miles



Lifestyle



Entertainment



Learning



Community



Access



Recreation