



OFFICE

2,486 SF Historic Downtown Office Space
Sale Price: \$1,060,000

Property Features

This beautifully restored and remodeled historical residence offers very high-quality professional office space. It's located close to State, County and City offices as well as restaurants and other professional services.

Property Highlights

- Six covered and three uncovered parking spaces on site, with abundant street parking
- Very efficient layout
- Walking distance to Courts, streetcar, restaurants, shopping and other amenities
- Adjacent to Barazza Aviation Parkway extension

Property Details

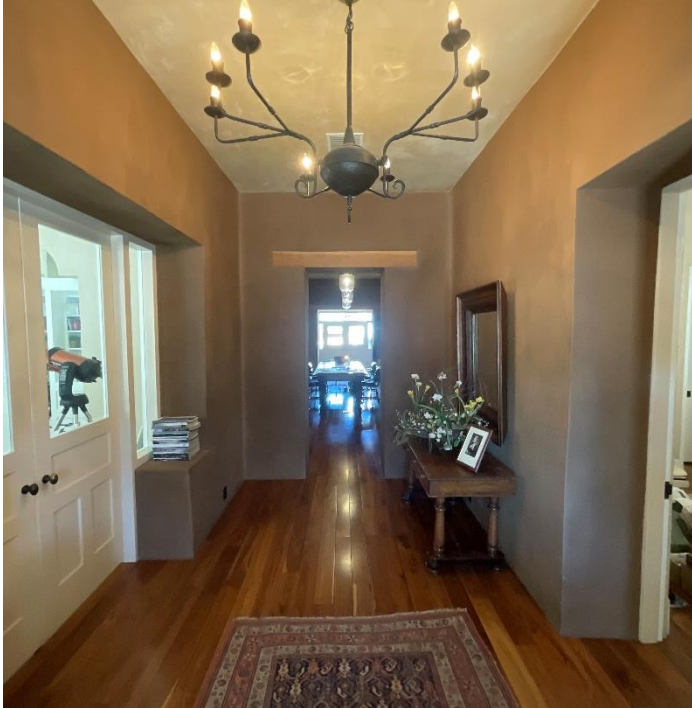
Available	Main office building – 2,486 SF Carriage House Expansion Opportunity – 1,518 SF (Plans ready for submission to City of Tucson)
Property Taxes	\$3.22/SF (Main Bldg) for 2021
Zoning	O-3, Tucson



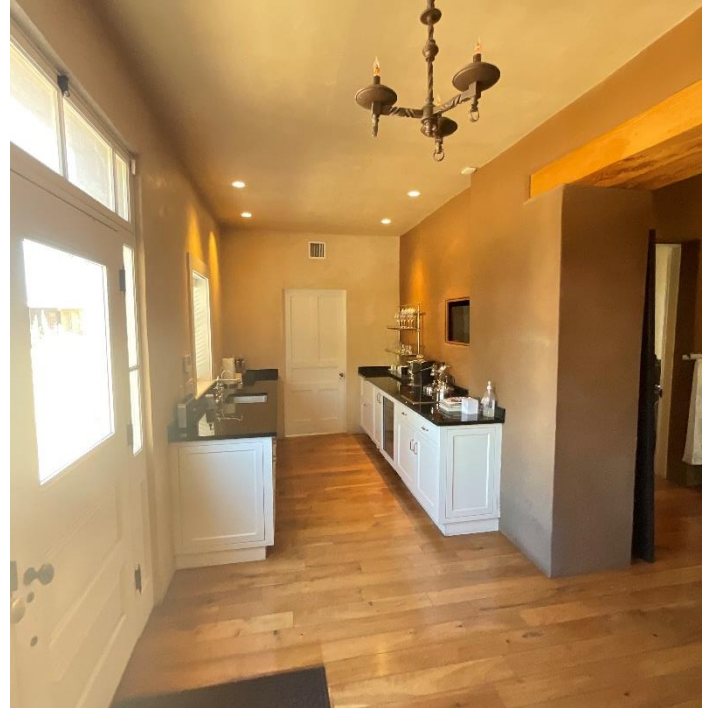
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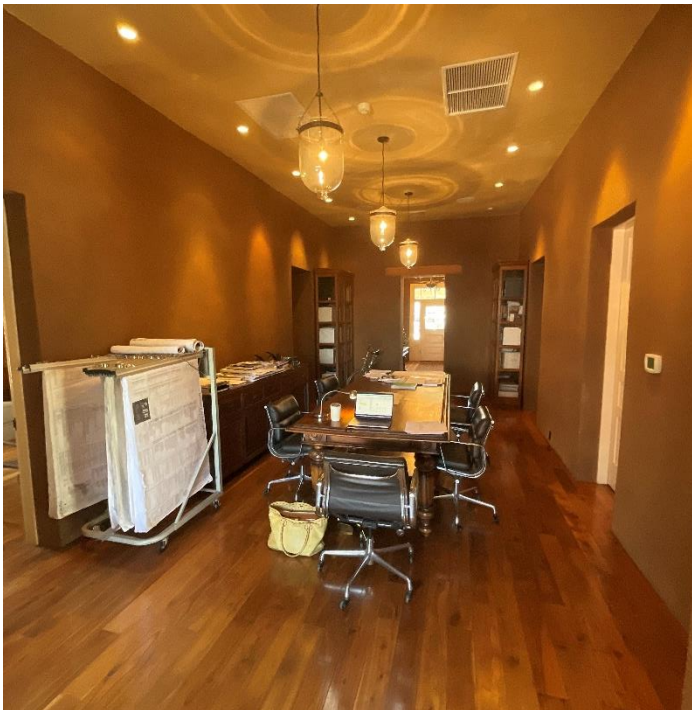
Property Photos



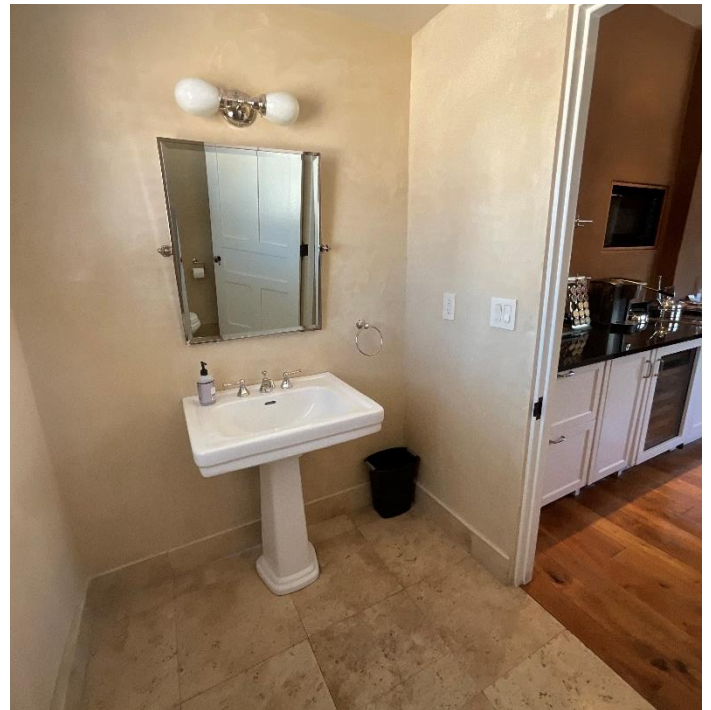
Main Entrance



Kitchen

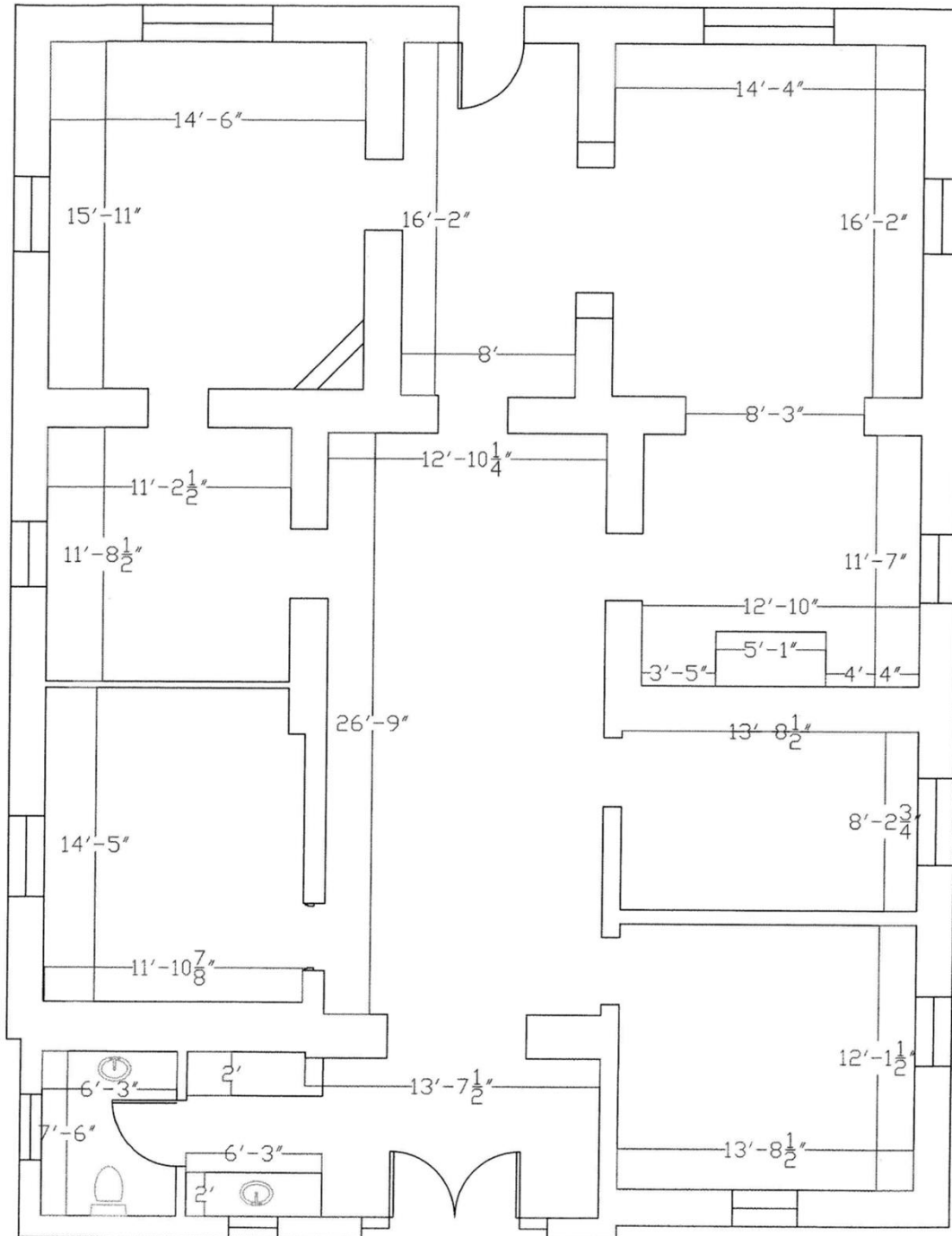


Central / Conference Work Area



Restroom

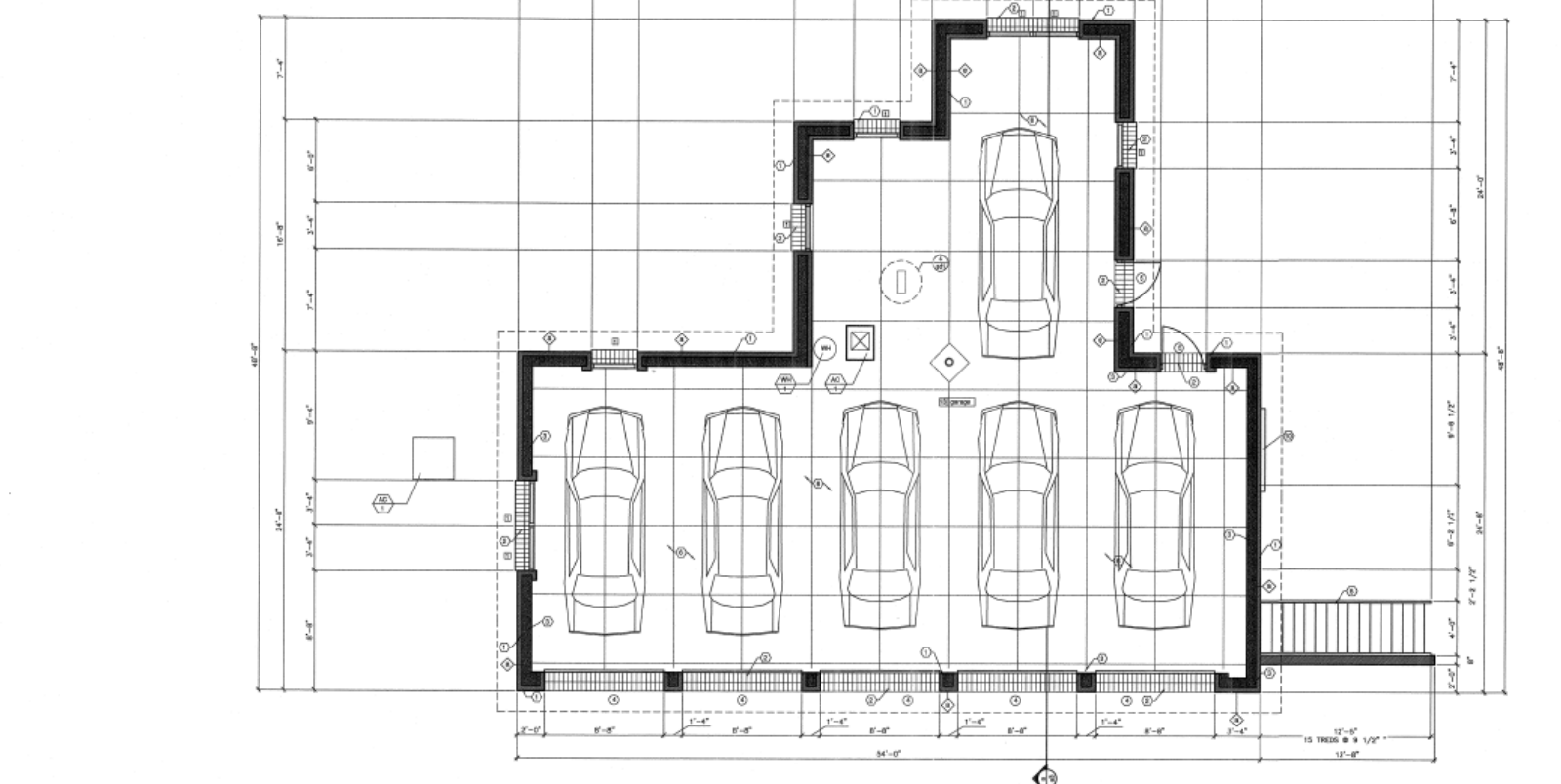
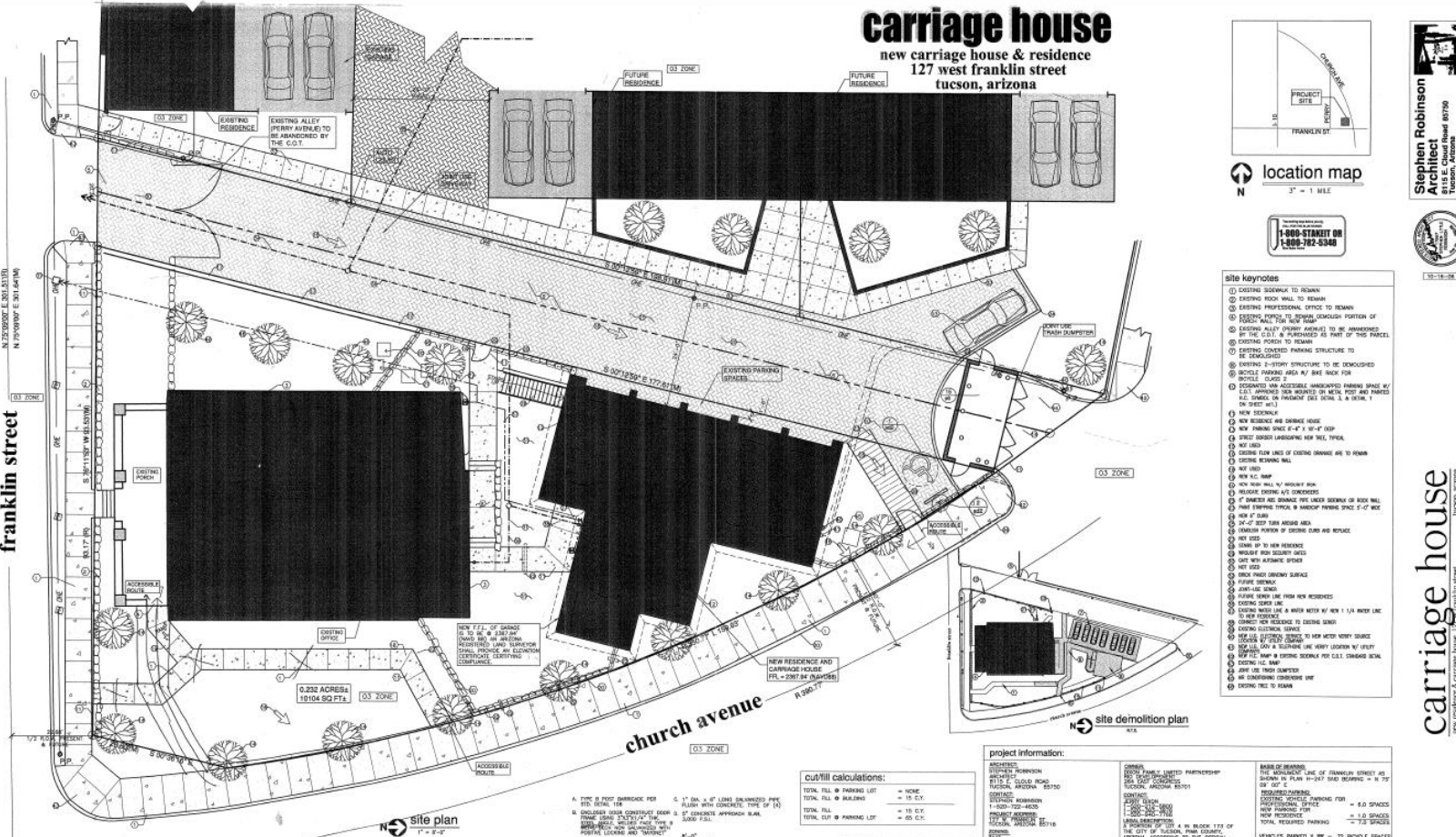
FLOOR PLAN



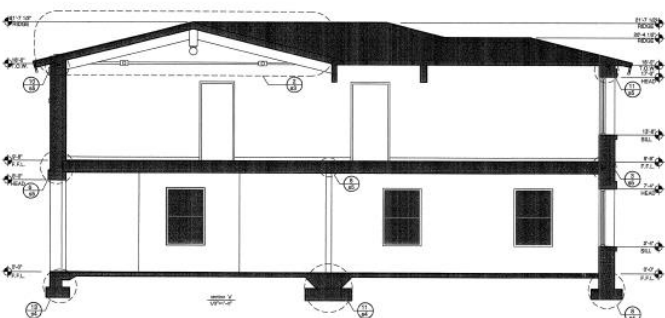
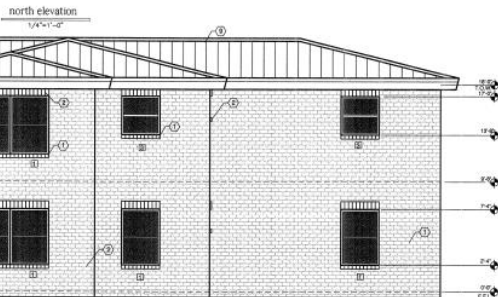
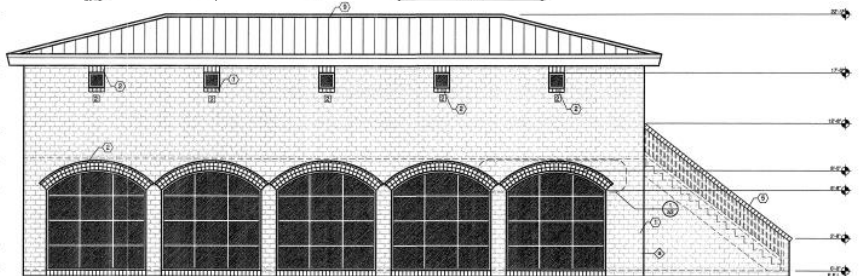
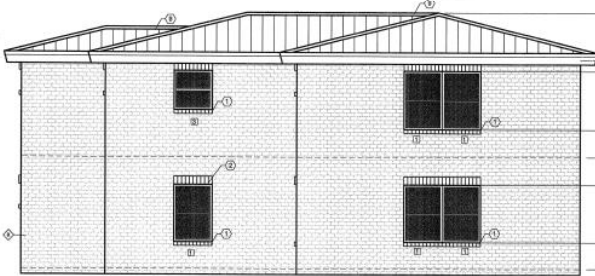
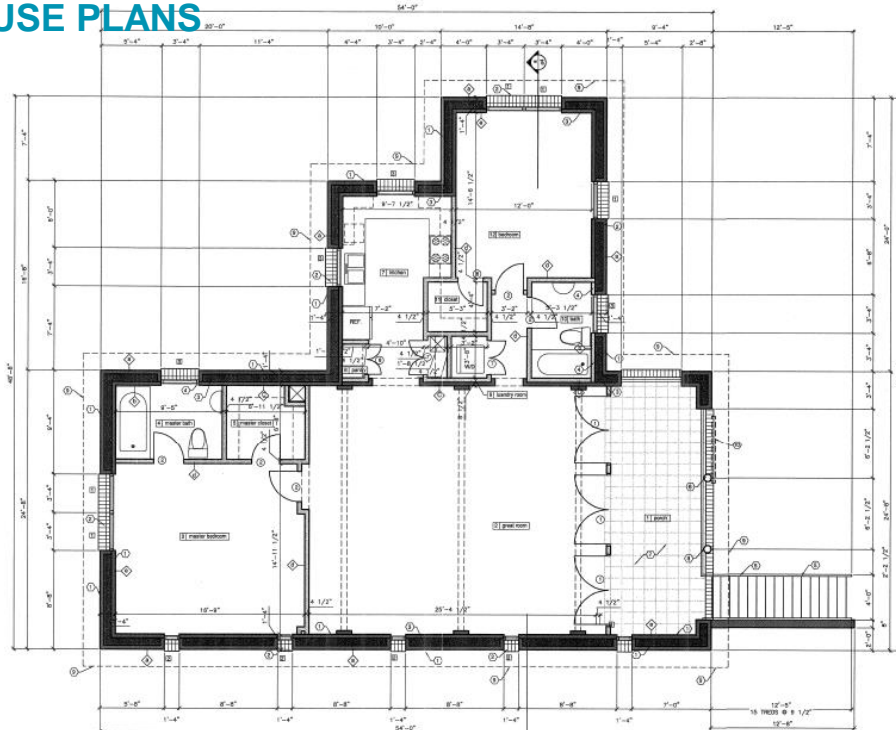
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CARRIAGE HOUSE PLANS



CARRIAGE HOUSE PLANS

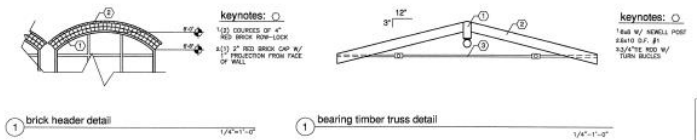


sym.	wall construction system	footing detail	wall detail	remarks
1	8" CMU WALL W/ 4" RED BRICK VENEER			#2
2	2x4 STUD @ 24" O.C. FIRRED OUT WALL			#1
3	2x4 STUD @ 16" O.C. BEARING WALL			#1
4	2x4 STUD @ 24" O.C. NON-BEARING WALL			#1
5	4" RED BRICK VENEER			#1
6	2x6 STUD @ 16" O.C. NON-BEARING WALL			#1

NO.	WIDTH	HEIGHT	TYPE
1	6'-0"	6'-8"	GLASS DOOR W/ 7'-0" X 7'-0" WINDOW
2	2'-8"	6'-8"	HARDWOOD DOOR
3	2'-8"	6'-8"	HARDWOOD PRT DOOR
4	8'-8"	8'-8"	SARAGE DOOR
5	3'-0"	7'-0"	GLASS DOOR
6	2'-8"	3'-0"	H.C./P.C.
7	3'-0"	6'-8"	DBL. DOOR
8	2'-8"	6'-8"	DBL. DOOR

NO.	SIZE	REMARKS
1	2'-8" x 7'-8"	DOUBLE HUNG
2	4'-0" x 7'-8"	FIXED GLASS
3	4'-0" x 7'-8"	DOUBLE HUNG
4	2'-0" x 9'-0"	FIXED GLASS

- keynotes:**
- 1 RED BRICK VENEER
 - 2 RED BRICK WINDOW OR DOOR SILL
 - 3 CMU WALL TYPICAL
 - 4 2 X 4 FIRRED-OUT WALL W/ DRY WALL
 - 5 METAL STAIRS
 - 6 INTERNAL COLOR CONCRETE FLOOR W/ SAW SCOUR AGENTS @ 2'-0" O.C.
 - 7 TILE DECK FLOOR SYSTEM
 - 8 METAL DECKING & STRUCTURAL COLUMN
 - 9 STANDING SEAM METAL ROOF
 - 10 ROCK VENEER SHALL BE ATTACHED TO CMU WALL WITH A 1" AIR SPACE BETWEEN CMU & ROCK VENEER SHALL BE ATTACHED TO CMU WALL W/ 2X4, 7"X8" CORROSION-RESISTANT METAL TIES SPACED 24" O.C. HORIZONTALLY AND SHALL SUPPORT NOT MORE THAN 3-1/4" SF. OF WALL AREA
 - 11 NON-STRUCTURAL METAL COLUMN
 - 12 FUTURE WALL FOUNDATION BY OWNER



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carriage house
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a3
architects

BUILDING HIGHLIGHTS

Kitchen

- Custom Millwork with Integrated Appliances
- Blum Blumotion Drawer Hardware
- 3 CM Black Absolute Granite Counters
- Waterworks Fixtures
- Stainless Steel Under Mount Sink
- Garbage Disposal
- Sub-Zero Refrigerator Drawers
- Sub-Zero Ice Maker
- Miele Dishwasher
- Wolf 2 Burner Range
- Wolf Convection Microwave
- Water Filtration System

Bathroom

- Waterworks Fixtures
- Toto Sink
- Toto Toilet
- 24" Honed & Filled Roman Travertine Tile Floor

Throughout

- James Loudspeaker Multi Channel In Ceiling Sound System
- Structured Pre-Wiring & Terminations (Home Run to Communication Room)
- Élan Integrated Control System
- Lighting

AV

- Video Conferencing
- HDTV Projector & Screen Pre-Wire
- CAT 5e
- S-Video
- HDMI
- Lutron Control & Dimmer System
- T1
- Avaya Telephone System & PRI

Mechanical

- 2 Zone Trane Attic Mount Air Handlers with Touch Screen Thermostats
- Dedicated Dehumidifier System with Touch Screen Thermostats
- Custom Ceiling Fixtures
- Imperial Plaster Walls & Ceilings
- Baldwin Door Hardware & Lock Sets
- ASSA High Security Locks
- Alarm System with Touch Screen Panels (Hard Wired & Wireless)
- Glass Break
- 3/4" American Black Walnut Hardwood Floors



