



**CUSHMAN & WAKEFIELD**

**PICOR**

**8,054 SF**  
**Sale Price: \$1,895,000 (\$235/SF)**  
**Reduced Sale Price: \$1,812,000 (\$225/SF)**  
**LEASE: \$25.00 SF MG**

For more information,  
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## 8,054 SF CLASS A PROFESSIONAL OFFICE BUILDING

1980 E Fort Lowell Rd  
Tucson, Arizona 85719

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1980 E Ft. Lowell



# PROPERTY HIGHLIGHTS

8,054 SF Office Building

Sale Price: ~~\$1,895,000 (\$235/SF)~~

**Reduced Sale Price: \$1,812,000 (\$225/SF)**

Lease Rate: \$25.00 SF MG

Lease from 4,000 SF - 8,000 SF

## HIGHLIGHTS

- Class A Professional Office Building designed by leading Law Firm
- Exceptional Opportunity for Owner-User or Investor
- 1st Floor ±4,027 SF
  - Vacant, available for immediate occupancy
  - Can be readily divided for two tenants by incorporating storage area
- 2nd Floor ±4,027 SF
  - Available for occupancy in 45 days
  - Flexible floorplan features a conference room, library & private offices; elevator and stair access
  - High-end amenities throughout; numerous large windows allow lots of light into the premises
- Secured Parking lot with 32 parking spaces (including 14 covered reserved) for abundant at-door parking
- Significant building signage and outstanding visibility
- Nearby High Traffic 'Campbell Corridor' with outstanding access to Downtown, Univ. of AZ & Foothills
- Tax Parcel 112-05-047B, City of Tucson O-2 Zoning, 2024 RE Tax \$23,720, Built 2003



1980 E Ft. Lowell

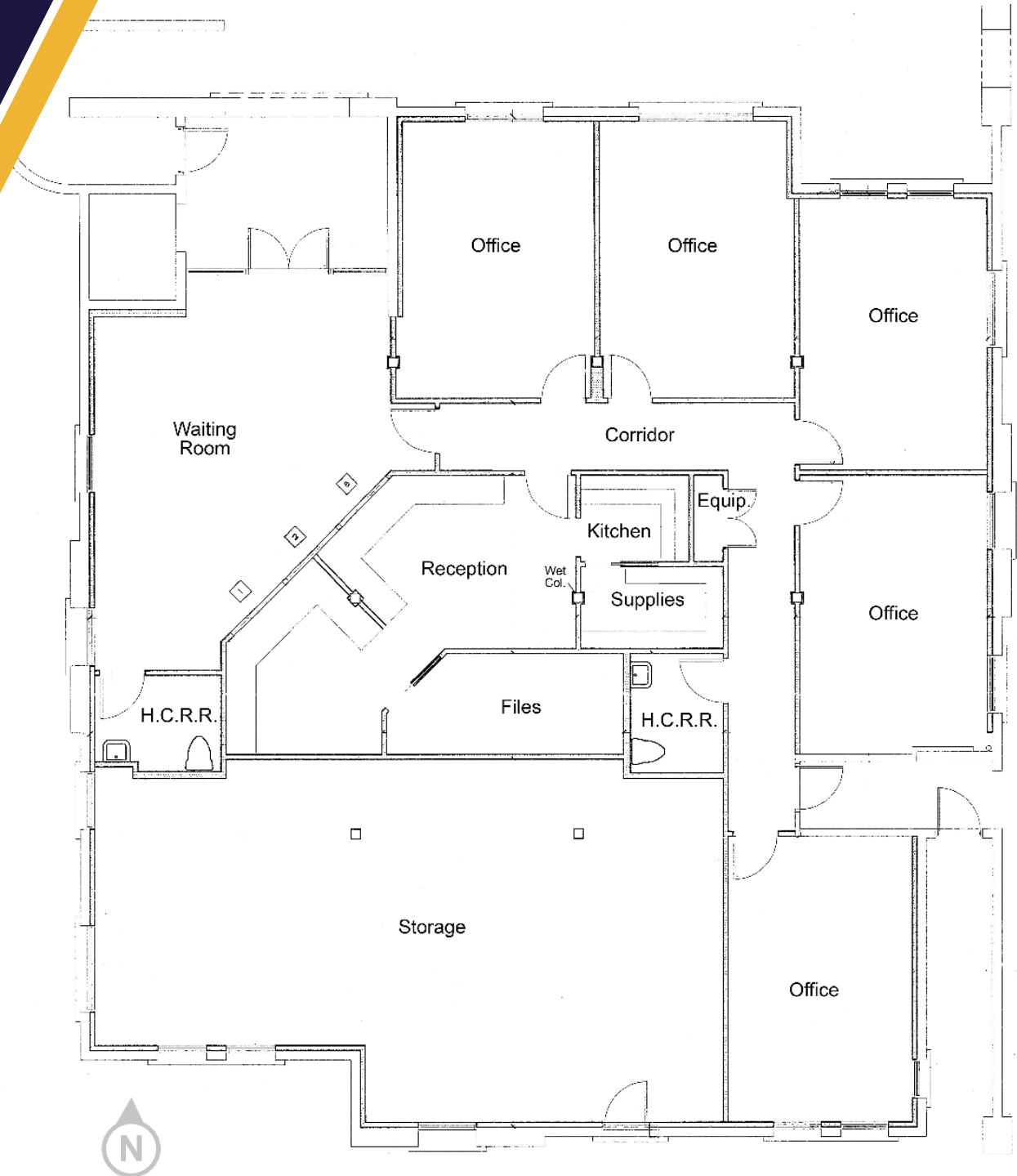


THE UNIVERSITY OF ARIZONA

# FLOOR PLAN

## 1st Floor Suite – 4,027 SF

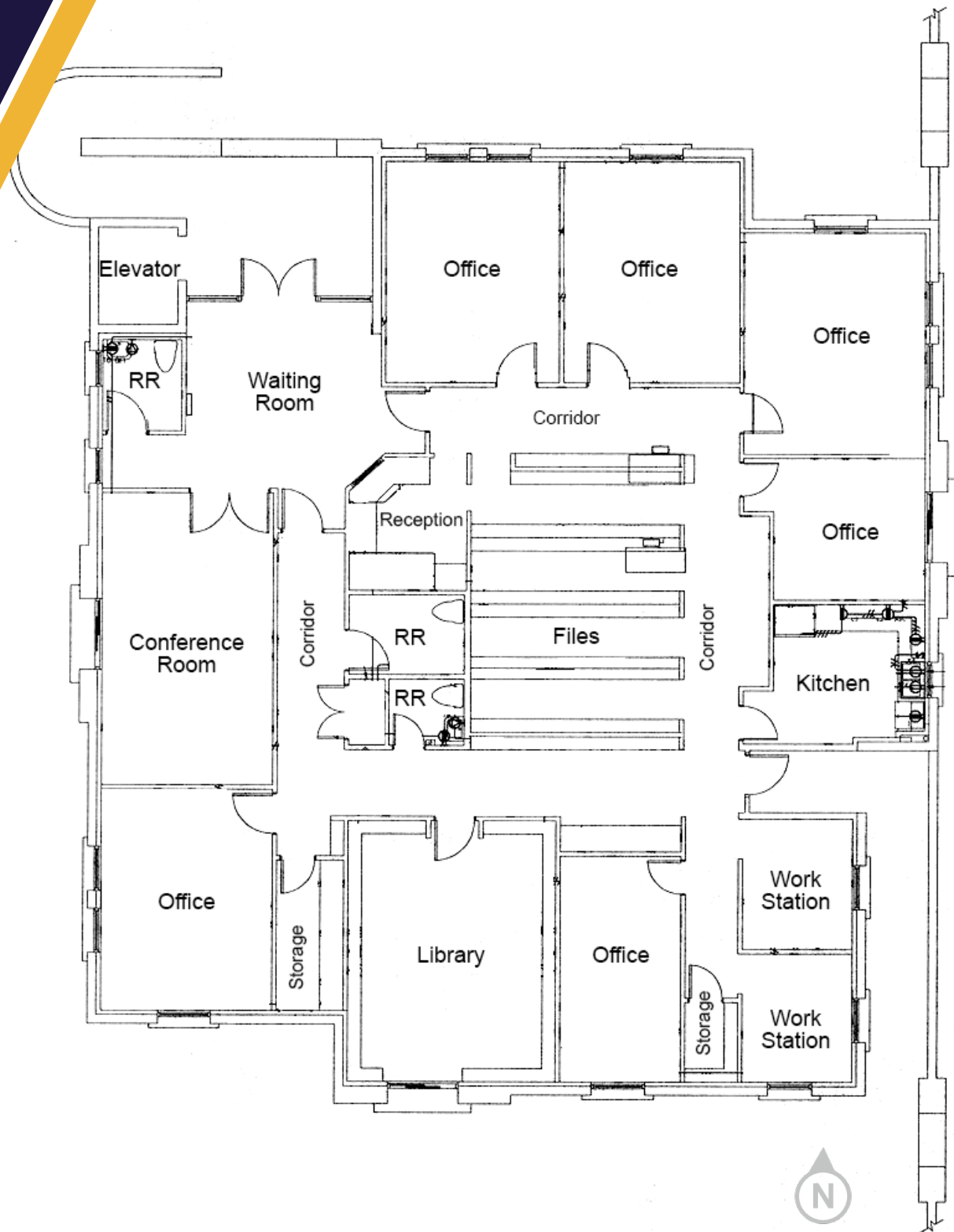
- Vacant, available for immediate occupancy
- Can be divided into two tenants by incorporating storage area
- See 1st Floor interior photos on Page 9



# FLOOR PLAN

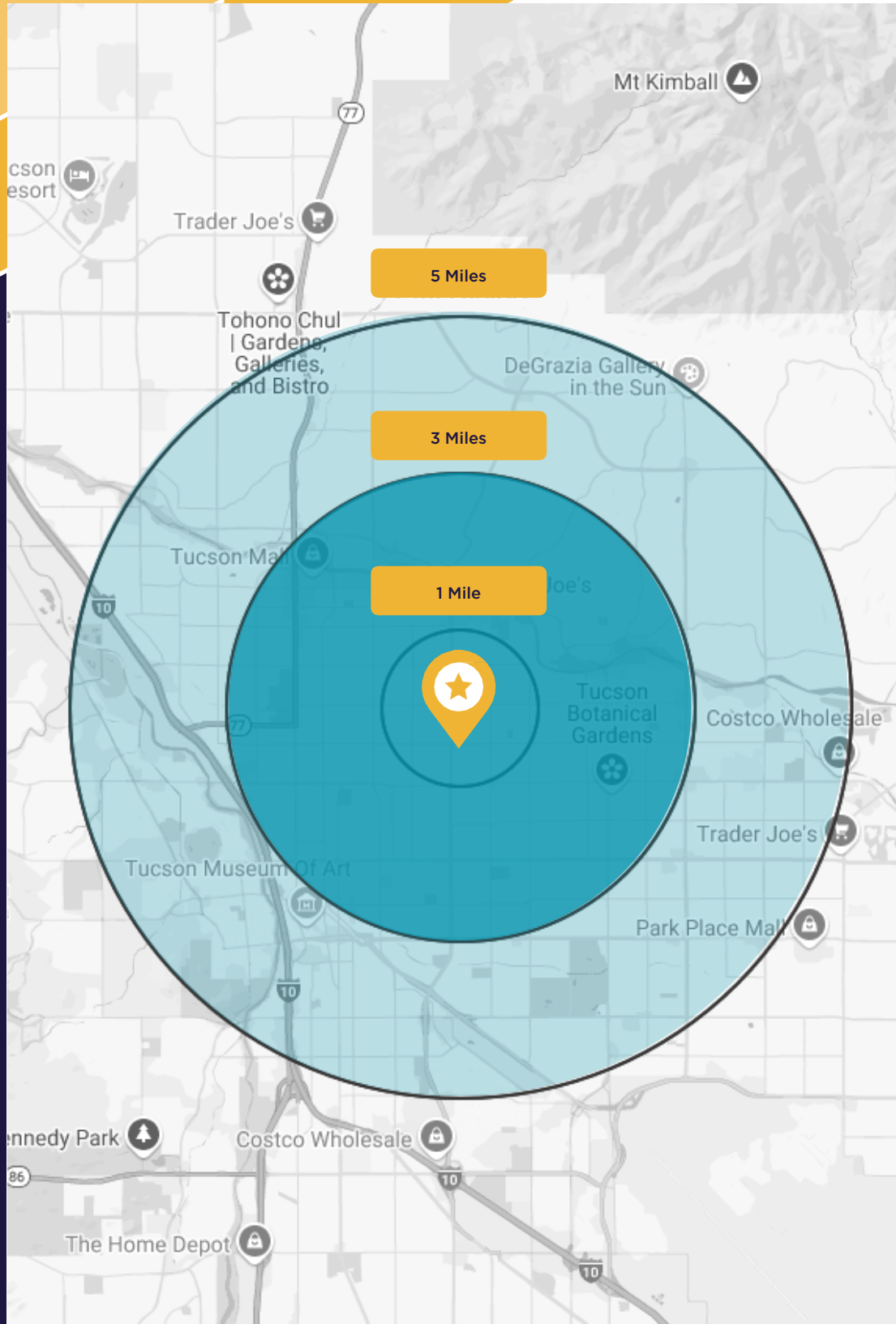
## 2nd Floor Suite - 4,027 SF

- Available for occupancy in 45 days
- Flexible floorplan features a conference room, library & private offices; elevator and stair access
- High-end amenities throughout; numerous large windows allow lots of light into the premises
- See 2nd Floor interior photos on Page 10





# LOCATION MAP

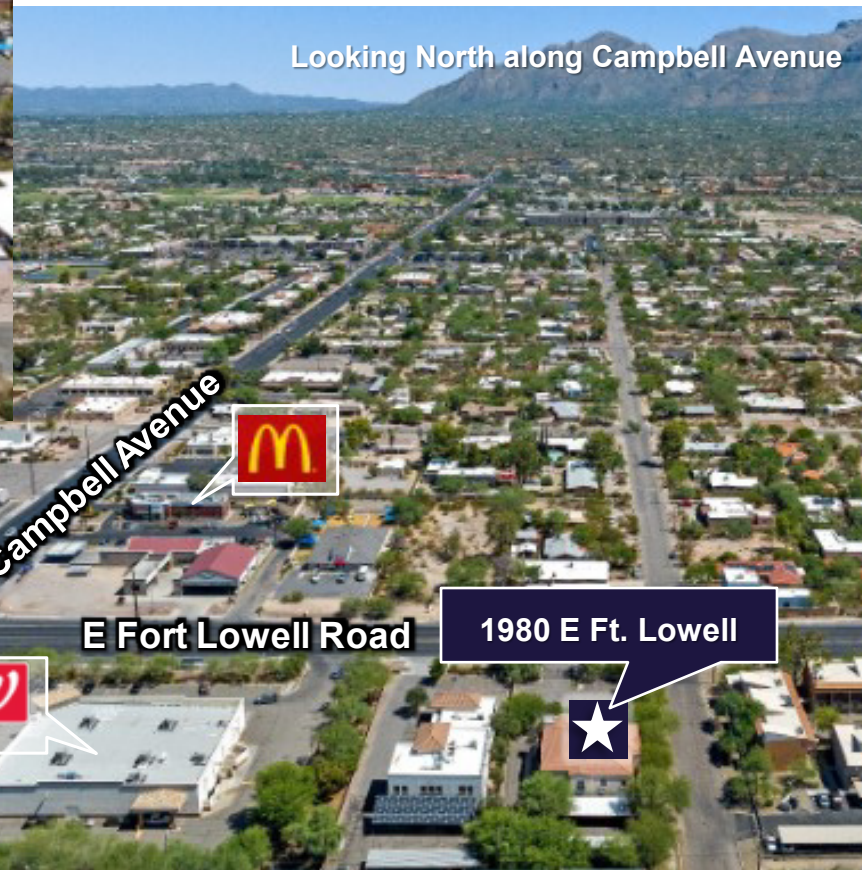


## DEMOGRAPHICS

1 MILE	5 MILES
<b>16,812</b>	<b>271,330</b>
POPULATION	POPULATION
<b>\$73,855</b>	<b>\$85,516</b>
AVERAGE HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
<b>9,857</b>	<b>154,733</b>
DAYTIME POPULATION	DAYTIME POPULATION



# AERIAL MAPS



The 'Campbell Corridor' is located immediately west of the property, which links the University of Arizona to the high-end residential Foothills.



# AERIAL TRADE AREA





# PROPERTY PHOTOS

Significant building signage and outstanding visibility. Secured parking lot with abundant at-door parking and covered reserved parking.





# PROPERTY PHOTOS

1st Floor - **4,027 sf, vacant and available immediately.** Waiting and reception areas, five spacious offices, kitchen, two restrooms. Storage area can be incorporated, to demise plan for two suites.



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# PROPERTY PHOTOS

2nd Floor - **4,027 sf.** Waiting and reception areas, six spacious offices, library, conference room, two workstations, kitchen, file storage, three restrooms, with elevator and stairwell access.







For more information,  
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