



2,435 SF Office Space

Property Highlights

- Excellent Exposure along Speedway
- O-3 Zoning
- Near I-10, Downtown, and the University of Arizona
- Newly remodeled with Class A+ finishes, including:
 - Mahogany flooring and crystal chandeliers

Suite	SF	Lease Rate	Notes
120	2,435	\$24/PSF MG	Rate includes property tax, but not the city/county tax

Property Details

Possession	Immediate
Assessor Parcel No.	125-04-033A; 125-04-034A; 125-04-035A
Zoning	0-3, City of Tucson
Year Built	1922
Parking	55 stalls



For more information, please contact:

Ryan McGregor
 Office Properties
 +1 520 546 2748
rmcgregor@picor.com

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

Floor Plan

OFFICE



Ryan McGregor
Office Properties
+1 520 546 2748
rmcgregor@picor.com

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Property Photos



Main Interior



Office 1

Property Photos



Exterior



Kitchenette

Ryan McGregor
Office Properties
+1 520 546 2748
rmcgregor@picor.com

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

12/7/2023

Property Photos*

**The images below are AI-generated and are intended solely for interior design inspiration*



