

SALE



CUSHMAN & WAKEFIELD | PICOR

3,733 SF Premium Office Building

4545 E 5th Street

Tucson, Arizona 85711



**CUSHMAN &
WAKEFIELD**



PICOR

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PROPERTY OVERVIEW

4545 E 5th Street
Tucson, Arizona 85711

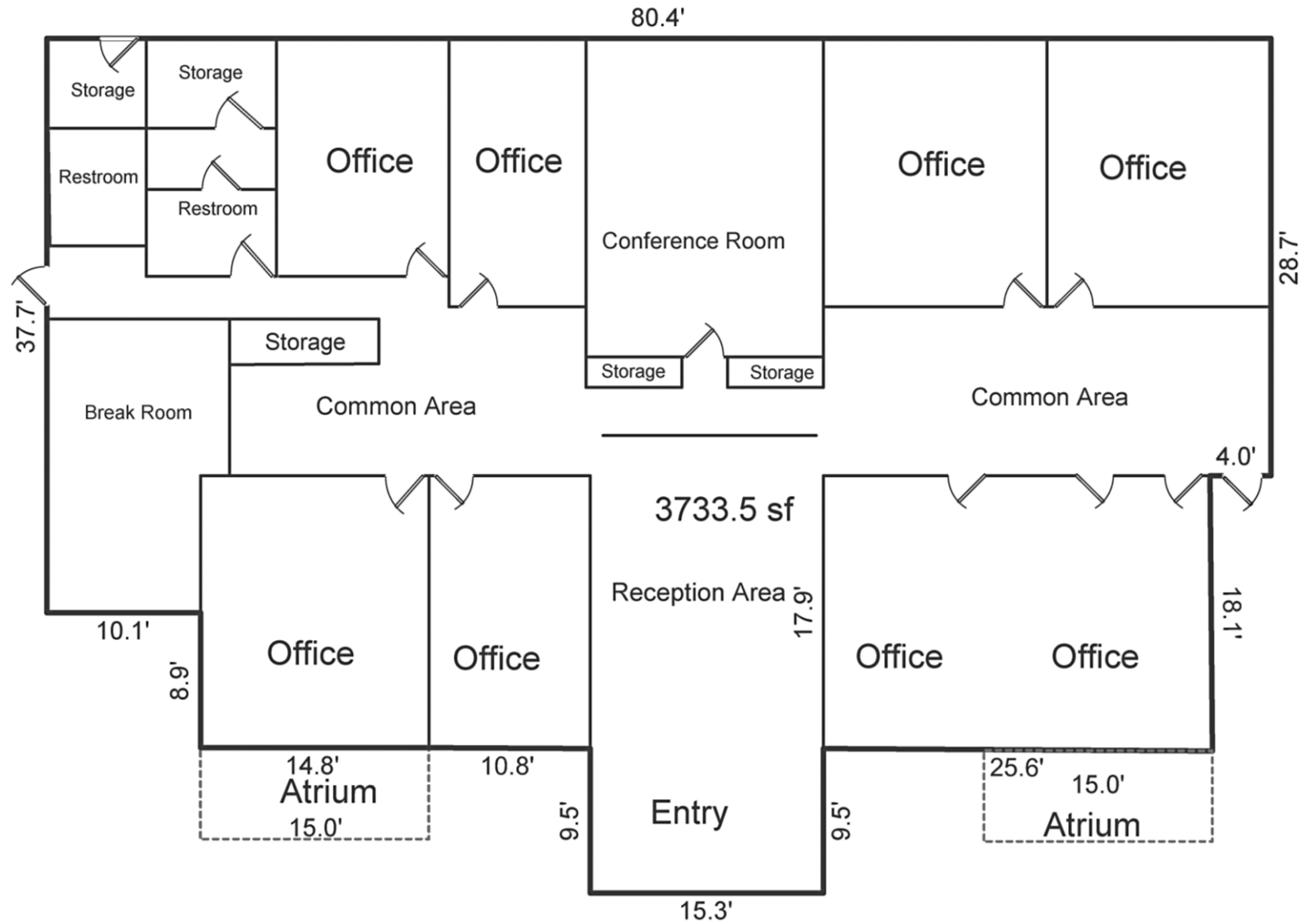
ADDRESS:	4545 E 5th Street Tucson, Arizona 85711
BUILDING SIZE	3,733 SF
YEAR BUILT	1970
PROPERTY TAXES	\$6,950.59 (2023)
ZONING	O-3, City of Tucson

SALE PRICE	\$895,920
PRICE PER SF	\$240/PSF
BUILDING SIZE	3,733 SF

PROPERTY HIGHLIGHTS

- Very well-maintained property
- Recently improved roof
- Building interior & exterior recently repainted
- Numerous large windows allow lots of light into the premises and exposed brick throughout building provides upscale, professional ambiance
- Ample parking on property
- Furniture, phone system & fixtures available
- Abundant amenities located within one-mile radius of the property
- Two signage banners available on building for your business name – approx. 4' x 12'
- Security spotlight and motion detection lights around the building
- Tax Parcel No: 126-03-102B





TRADE MAP

4545 E 5th Street
Tucson, Arizona 85711



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PROPERTY PHOTOS

4545 E 5th Street
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People

122,658
Population

Median Age 40.5

Millennials 27.5%

Baby Boomers 22.5%



Education

23.6%
Some College

21.5% Bachelor Degree

20.4% High School Graduate

16.4% Graduate Degree



Business

7,821
Businesses

White Collar 64.3%

Blue Collar 35.7%

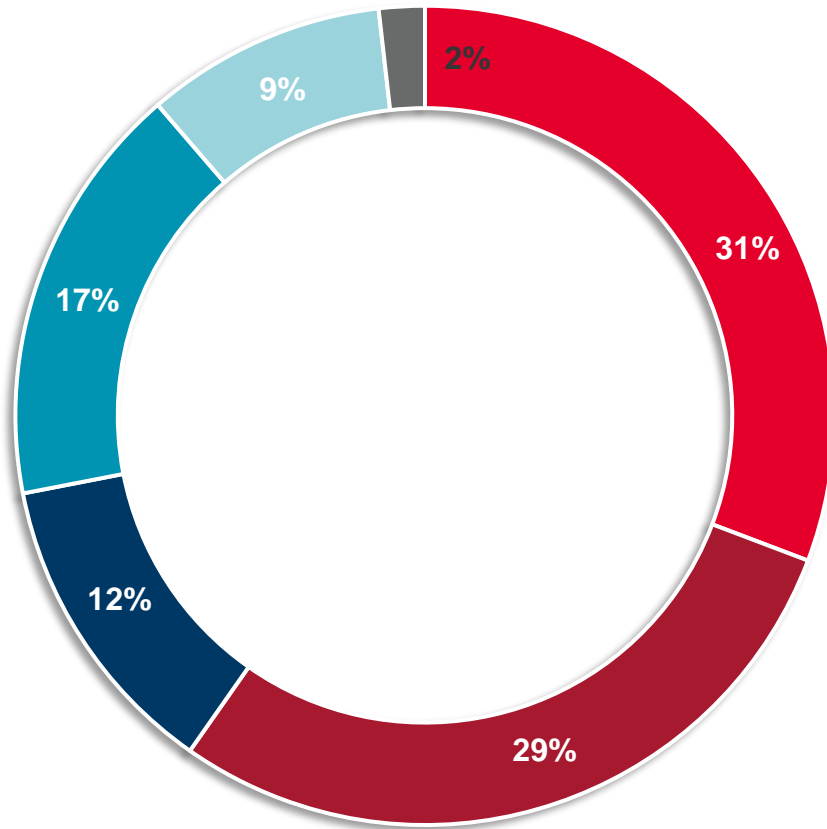
Professional Related 27.1%

Service 18.6%

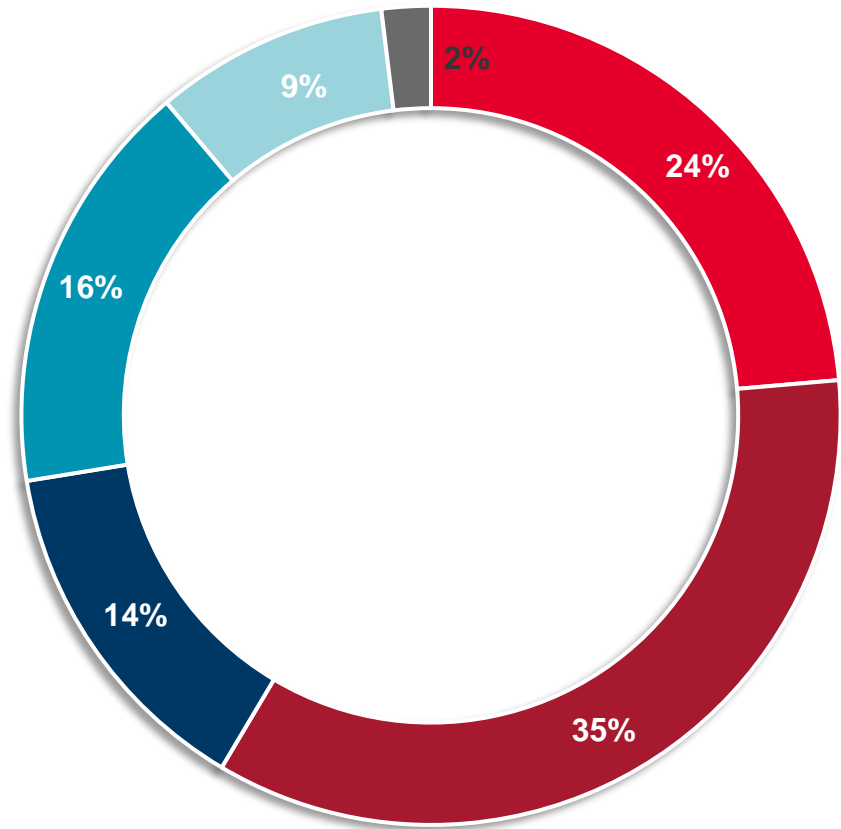
NEARBY AMENITIES

4545 E 5th Street
Tucson, Arizona 85711

1 Mile



5 Miles



Lifestyle



Entertainment



Learning



Community



Access



Recreation