

2550 E FORT LOWELL RD

Tucson, AZ 85716 | AVAILABLE FOR LEASE OR SALE



Built-out Office Building with Great Exposure

Kyle Kilgore | kyle.kilgore@naihorizon.com | 520 999 3736

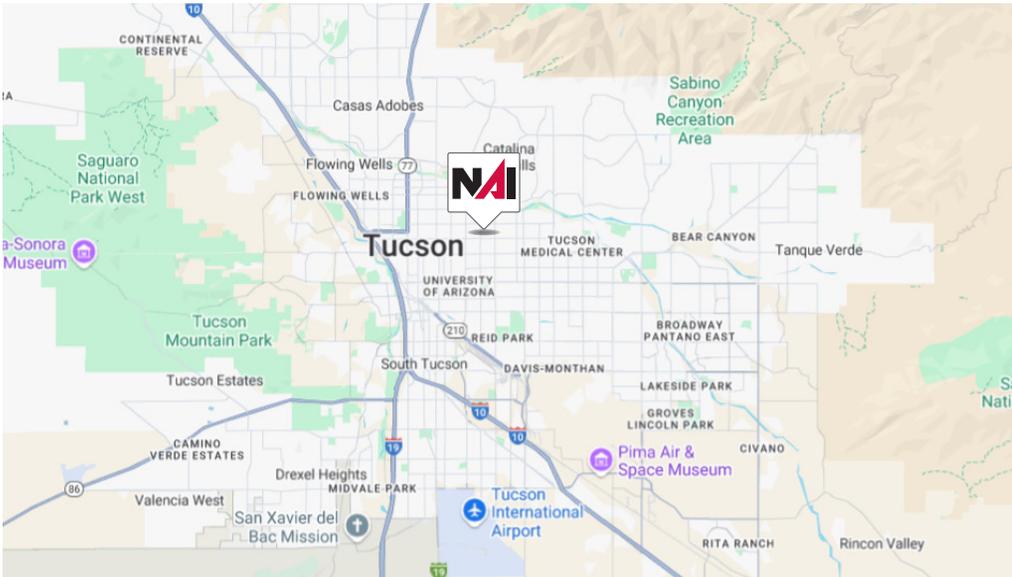
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Property Information



Location: 2550 E Fort Lowell Rd | Tucson, AZ 85716

Lease Rate: Contact Agent

REDUCED Sale Price: ~~\$1,100,575~~ | ~~\$175 PSF~~ \$998,000 | \$159 PSF

Total Parking: 27 Spaces

Available: 6,289 SF

Year Built: 1962

Zoning: C-1

APN #: 112-04-205B

Primary Use: Office

Site Features

- 3 new HVAC Units replaced 2025
- Large conference room
- Centrally located office building
- Built-out office space with 18 individual offices
- Efficient floor plan
- Great exposure along Fort Lowell Road

Demographics	1 Mile	3 Miles	5 Miles
Population	16,126	126,215	266,993
Median Income	\$50,486	\$43,623	\$51,318
Average HH Income	\$85,723	\$85,359	\$96,953
Employed Population	8,987	63,859	132,792

Traffic Counts	VPD
N Campbell Ave	37,557
E Fort Lowell Rd	33,441

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Property Photos



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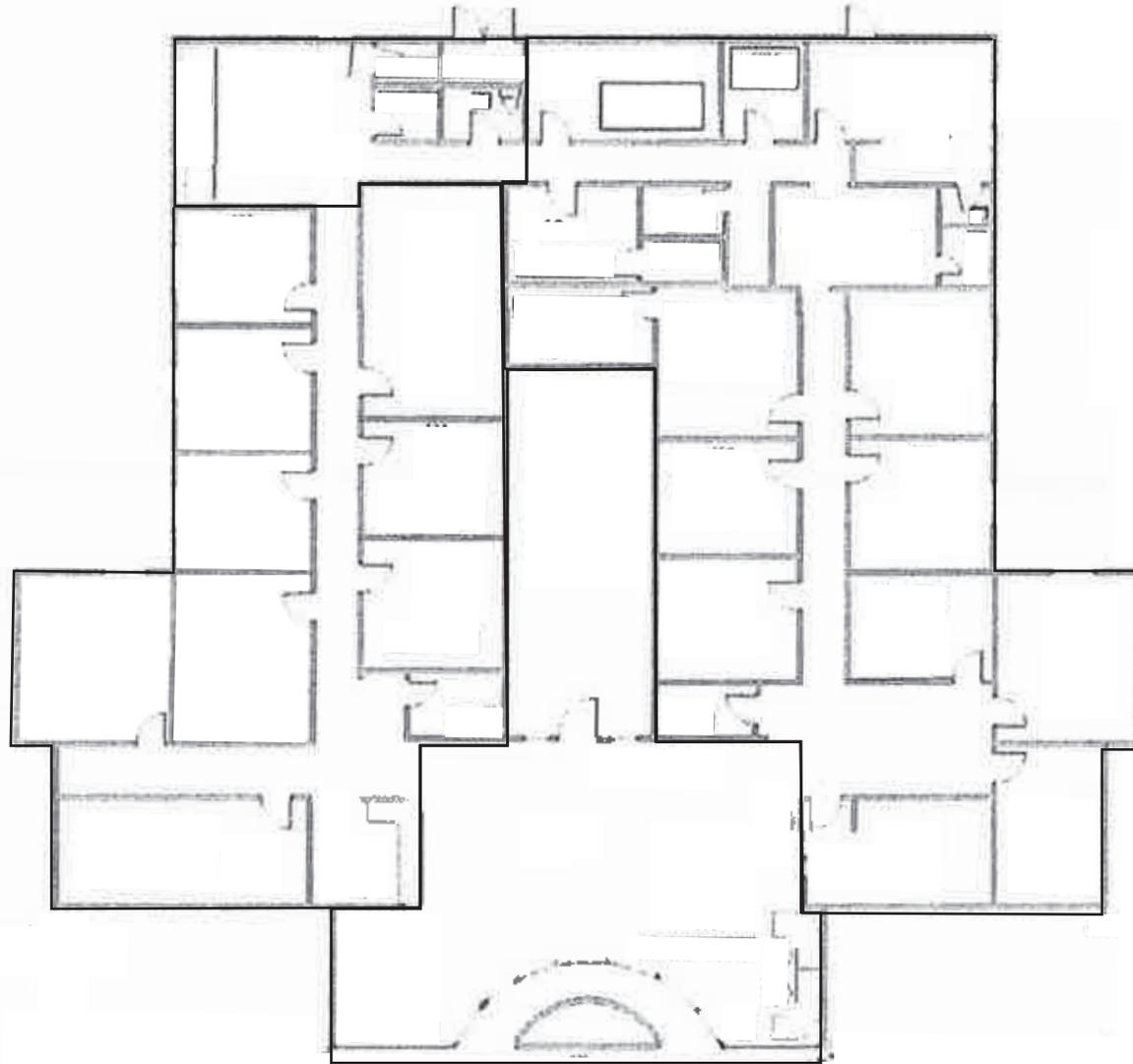
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Floor Plan



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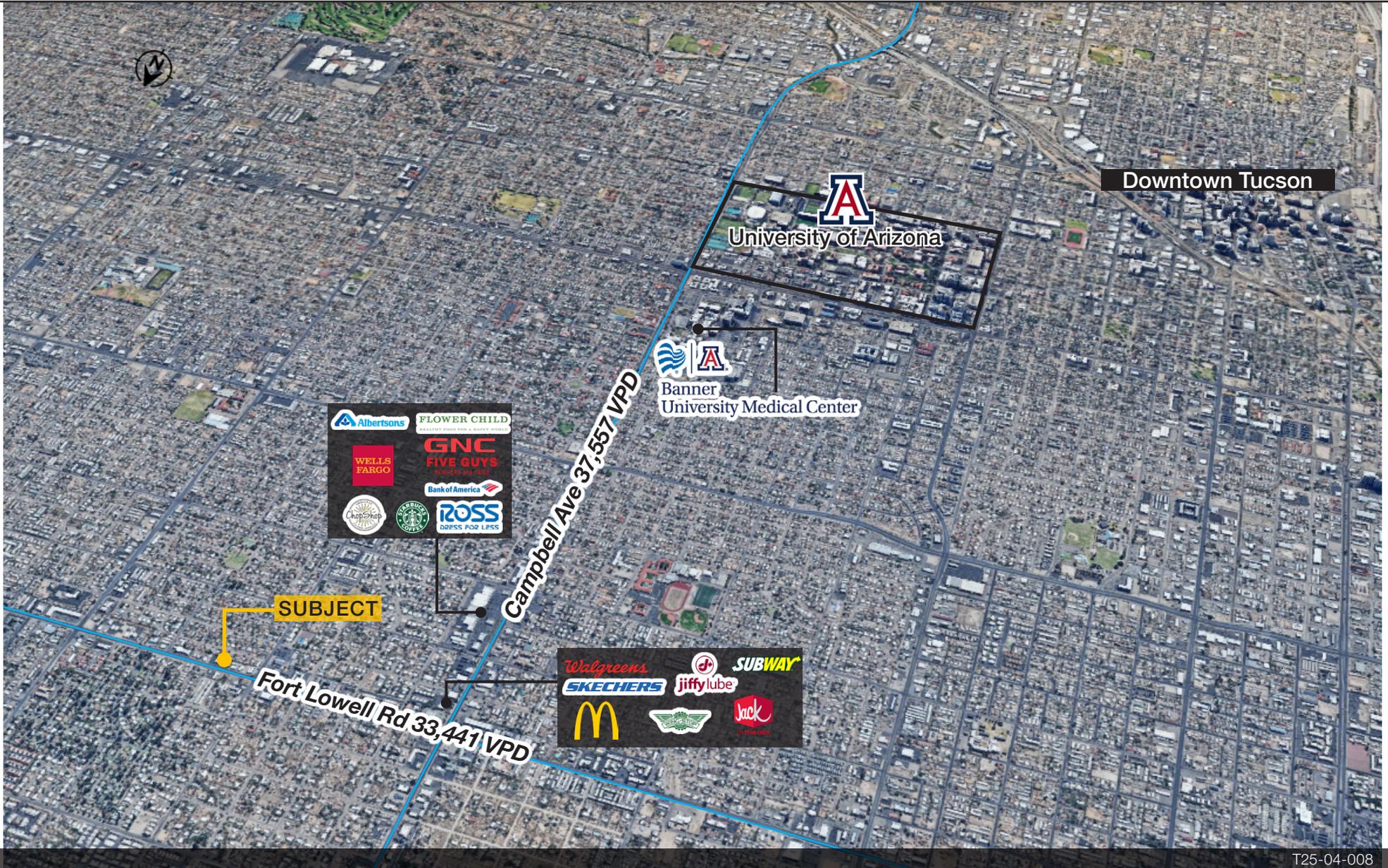
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Area Map



T25-04-008

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