

FREESTANDING OFFICE BUILDING FOR SALE

15,806 SQ. FT. | Recently Renovated | C-1 Zoning
Central Tucson Location - 600 S. Country Club

Exclusively represented by

DAVE VOLK

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VOLK COMPANY | 2102 North Country Club Rd #7, Tucson, Arizona 85716 | 520.326.3200 | volkco.com

FREESTANDING OFFICE/EDUCATION/RETAIL FOR SALE

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FEATURES

BUILDING SIZE	±15,806 SF (per plans)
LAND SIZE	±35,342 SF (per Assessor)
SALE PRICE	\$3,120,000 (\$197.39/SF)
YEARS RENOVATED	2006 2023
CONSTRUCTION	Masonry
APN	129-05-002B & 129-05-002C
ZONING	C-1 Tucson, (Light retail and Office)

HIGHLIGHTS

- Newer Roof, Exterior Paint, Parking Lot Coating
- 10 Covered Parking spaces and Multiple Access Points
- Combination of private offices and large open meeting rooms
- Ideal Education or Medical Campus
- Card-Key access system
- Easily divisible with multiple access points
- Highly Visible Building Signage
- 9-foot Ceiling Height
- Close to Interstate 10 and Downtown Tucson



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DEMOGRAPHICS

(2025 Estimates)

	1-MILE	3-MILES	5-MILES
Population	8,818	115,428	304,670
Avg Household Income	\$93,733	\$73,163	\$71,415
Total Employees	5,036	81,490	163,273

SOURCE: Applied Geographic Solutions/TIGER Geography, 5/2025

TRAFFIC COUNTS

COUNTRY CLUB	14,110 AADT
BROADWAY BLVD	34,428 AADT
22ND STREET	39,557 AADT

SOURCE: REGIS SITES USA 2025



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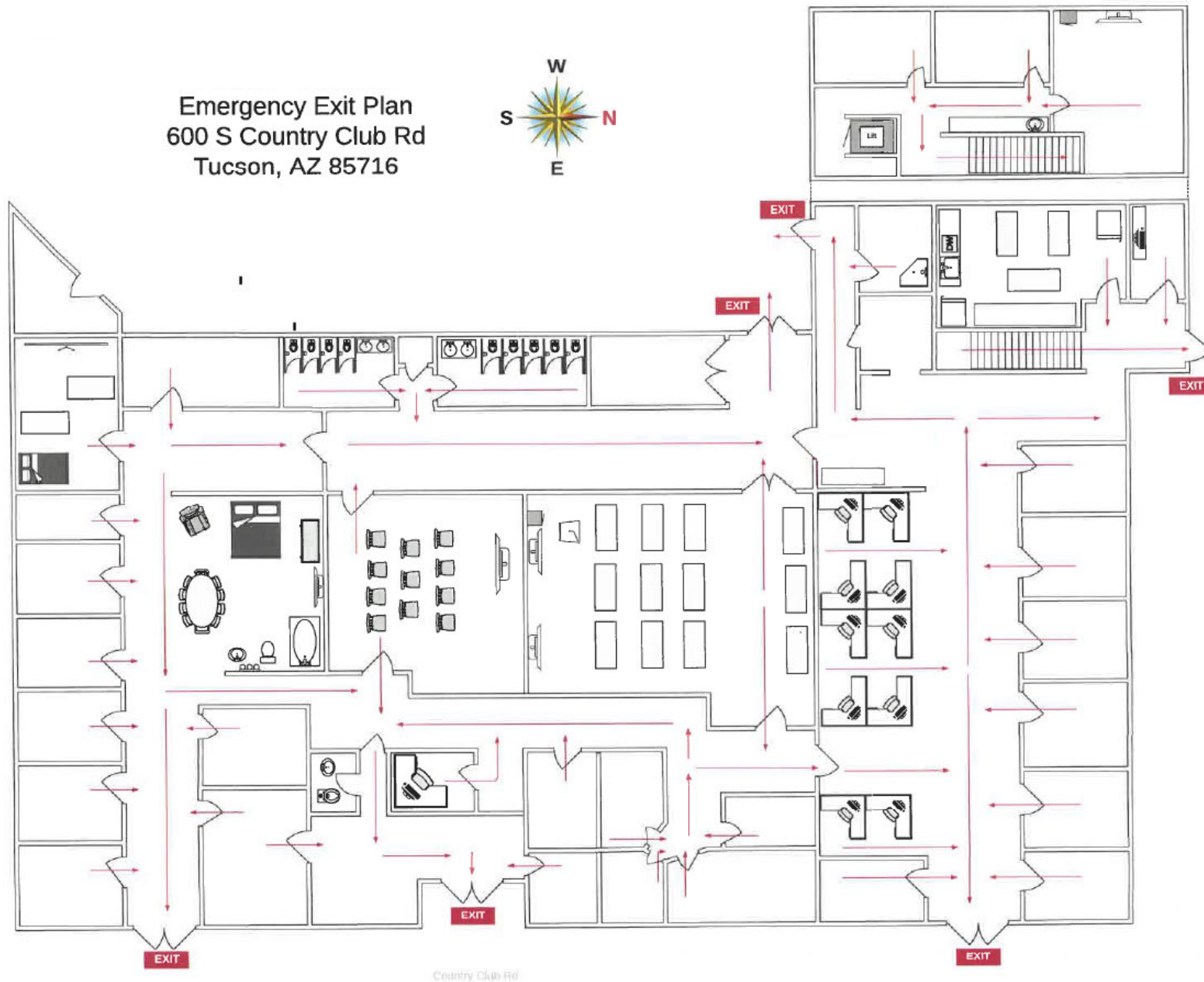
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FLOORPLAN



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