

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

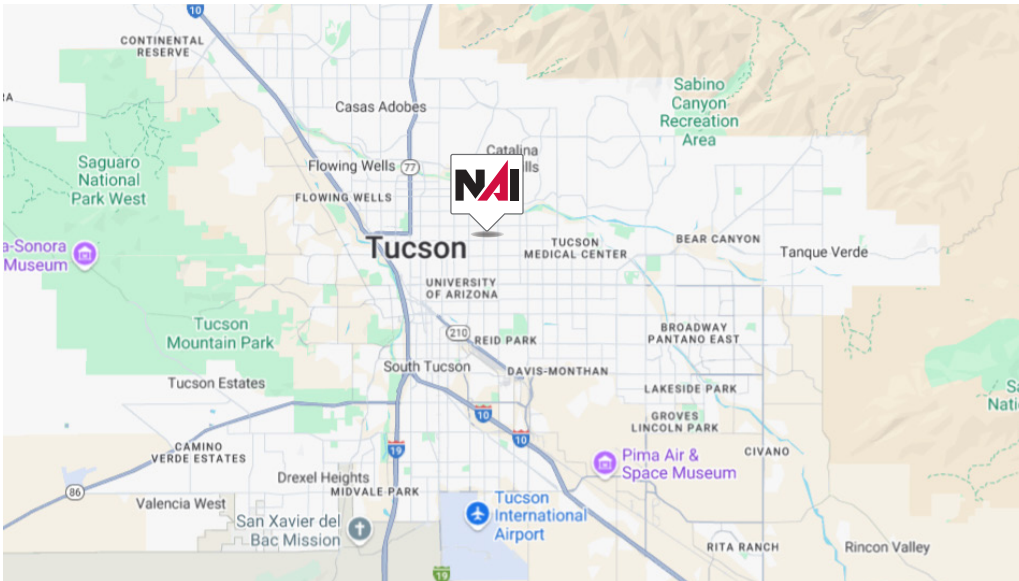
David Blanchette, CCIM | david.blanchette@naihorizon.com | 520 729 1697

2900 N Swan Rd., Suite 200 | Tucson, AZ 85712 | 520 999 3731 | naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdraw without notice. No liability of any kind is to be imposed on the broker herein.

NAIHorizon

Property Information



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

Lease Rate: Contact Agent

REDUCED Sale Price: ~~\$998,000 | \$159 PSF~~ \$950,000 | \$151.06 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
- Ample parking

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

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

David Blanchette, CCIM | david.blanchette@naihormon.com | 520 729 1697

2900 N Swan Rd., Suite 200 | Tucson, AZ 85712 | 520 999 3731 | naihormon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdraw without notice. No liability of any kind is to be imposed on the broker herein.



Property Photos



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

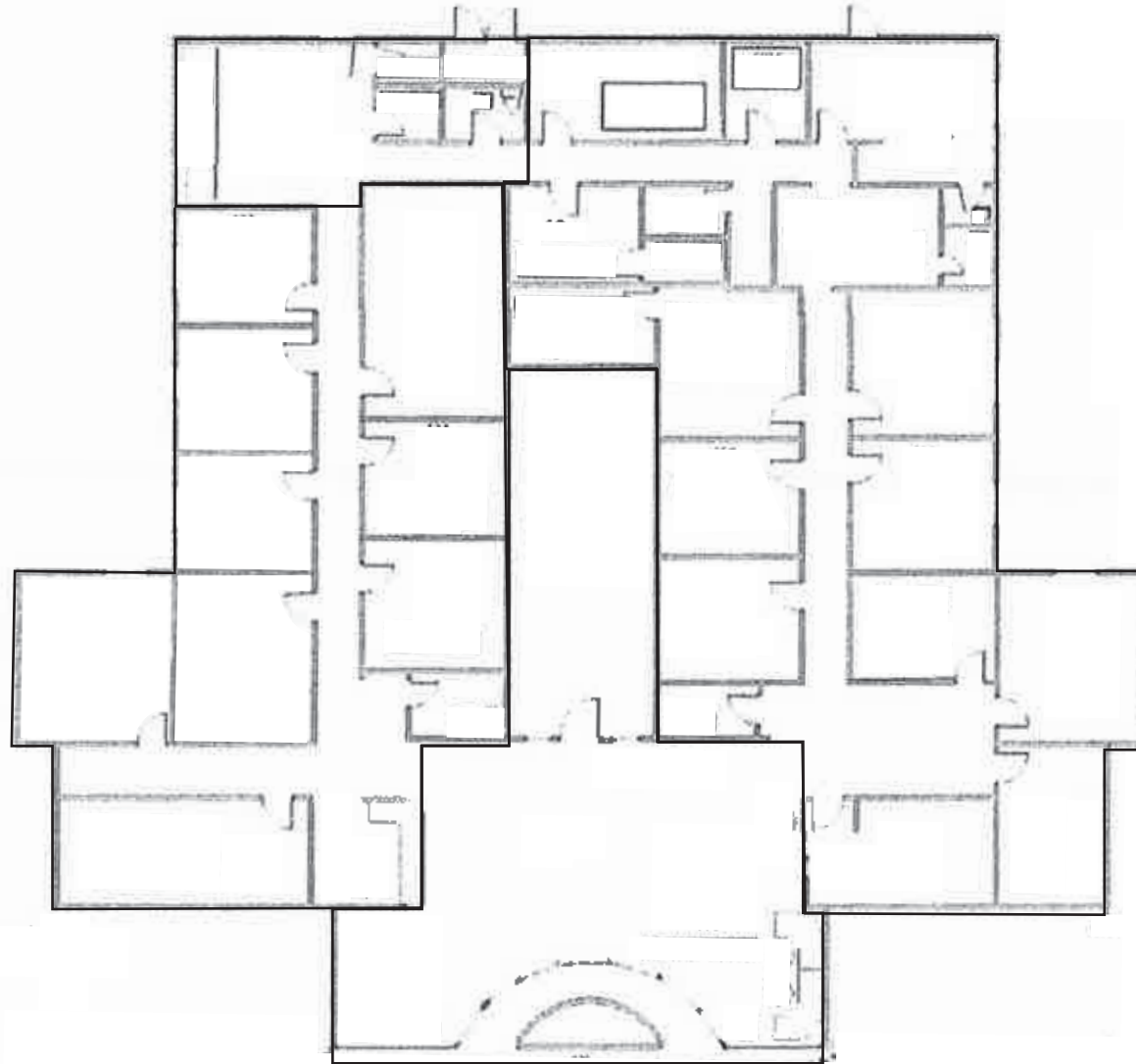
David Blanchette, CCIM | david.blanchette@naihorizon.com | 520 729 1697

2900 N Swan Rd., Suite 200 | Tucson, AZ 85712 | 520 999 3731 | naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdraw without notice. No liability of any kind is to be imposed on the broker herein.

NAIHorizon

Floor Plan



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

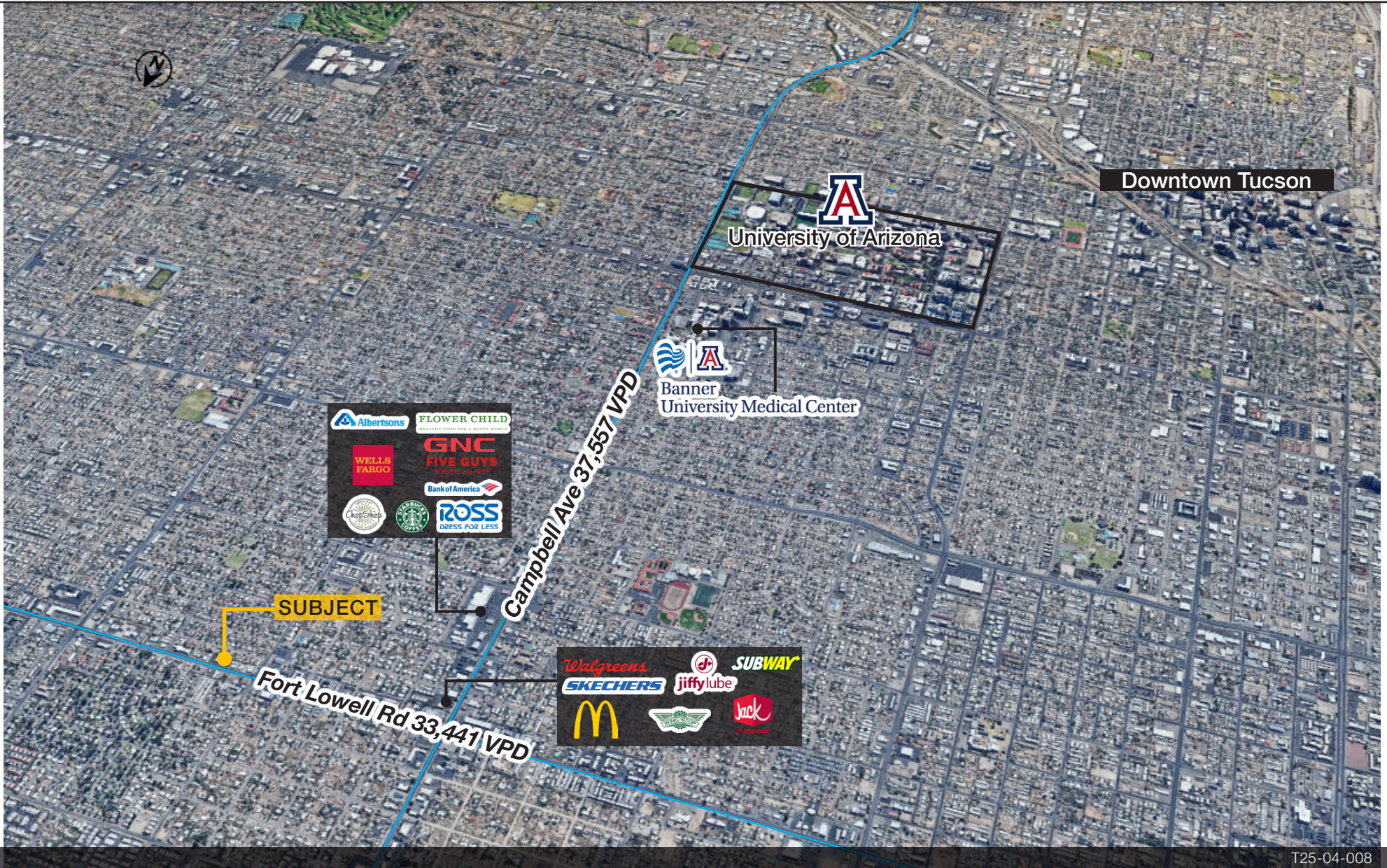
David Blanchette, CCIM | david.blanchette@naihorizon.com | 520 729 1697

2900 N Swan Rd., Suite 200 | Tucson, AZ 85712 | 520 999 3731 | naihorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdraw without notice. No liability of any kind is to be imposed on the broker herein.



Area Map



T25-04-008

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

David Blanchette, CCIM | david.blanchette@naihonorizon.com | 520 729 1697

2900 N Swan Rd., Suite 200 | Tucson, AZ 85712 | 520 999 3731 | naihonorizon.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdraw without notice. No liability of any kind is to be imposed on the broker herein.

NAIHorizon