

3333 N. Campbell Avenue, Tucson, AZ

Full Service 560 SF Office Space Available

Prime Centrally Located Office Space

DO NOT DISTURB TENANT



Property Information

Available Space: Suite #8 - 560 SF

Lease Rate: \$1,050 per month

Lease Type: Full Service
(ex. interior janitorial)

Population

<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
15,559	128,745	264,142

Average Annual Income

\$66,835	\$65,884	\$78,607
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Traffic Counts

N. Campbell Avenue: 41,384 VPD

*CoStar 2025

Property Highlights

- Excellent Central location on busy Campbell Corridor
- Surrounded by retail, restaurants, medical and professional offices
- Close proximity to downtown and University of Arizona
- Monument Signage available
- Over 41,000 VPD* on Campbell Avenue
- Front door parking
- 24/7 Access - No after hours charges
- Individual suite zoned HVAC

*CoStar 2025

Exclusively Represented by:

Robert Nolan

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Oxford
REALTY ADVISORS

6262 N. Swan Road, Suite 175

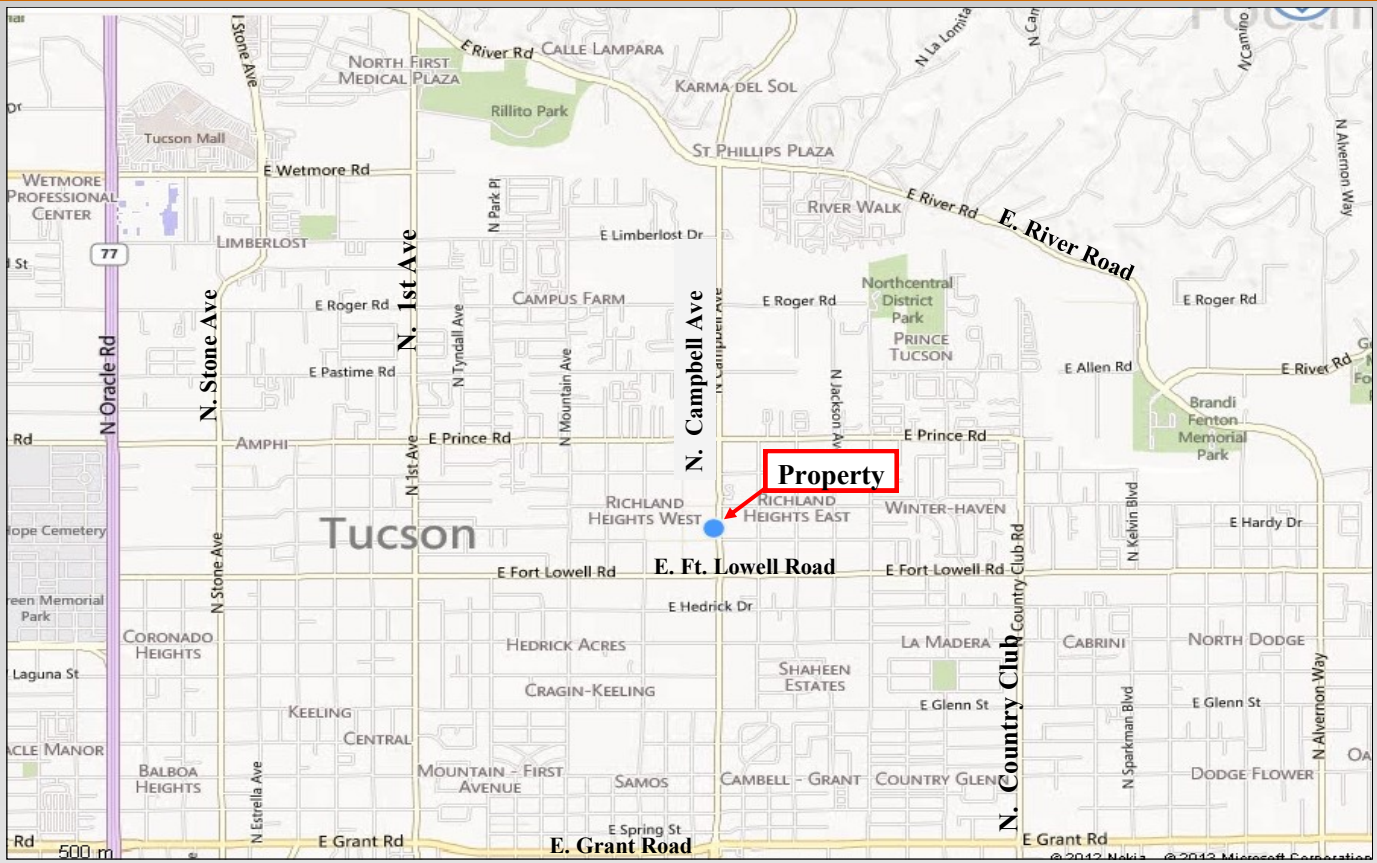
Tucson, AZ 85718

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Location Map & Aerial



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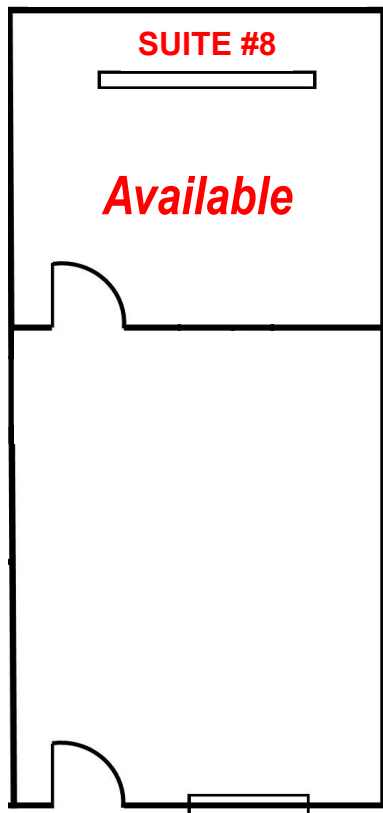
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The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Available Suite #8

FLOOR PLAN

#8 560 RSF



- ◆ AC/Heat, Trash and Electric included in rent.
- ◆ HVAC is individually zoned in each suite.
- ◆ Centrally located charming single story office building.
- ◆ Parking directly in front of the suite, as well as an abundance of parking around the building.
- ◆ Newly remodeled spacious restrooms and common area breakroom.
- ◆ Existing tenants include home health, therapists, realtors and attorney etc.

Remodeled Common Restrooms & Breakroom



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