

For Sale or Lease

**4526 East Camp Lowell Drive
Tucson, Arizona 85712-1282
Camp Lowell Corporate Center**



Description: Approximately 1,608 square feet of Class A Professional Office space. An end unit on the west side of the development. Built in cabinets and desks. Reception/Lobby, conference room, work station area, work room, break area, two large offices and two smaller offices.

Square footage: 1,608 square feet (as per construction plans)

Square Footage Land: 3,580 square feet per Assessor Records.

Price: \$418,500.00 (\$260.26 per square foot)

Lease Rate: \$22.75/foot triple net. Estimated triple nets: (Estimated at \$8.07/foot \$1,082.49/month includes taxes and association dues)

Zoning: C-1, City of Tucson Professional Offices/Medical Offices

Year Built: 2003

Floodplain Status: Flood Zone X

Tax Parcel Numbers: \$5,376.78 (2025) (\$3.34/foot)

Association Dues: \$291.01 as per 2026 budget. (\$2.17/foot) Paid bi-annually.

Special Notes: Property is for sale or lease. Well planned efficient office space. Three reserved covered spaces are included.

Reserved Covered Spaces: Number's 89,90, and 91.

Contact: Chase C. Cotlow (520) 241-1082 Chase@Cotlow.com
Dean P. Cotlow (520) 241-0180 Cotlow@cotlow.com

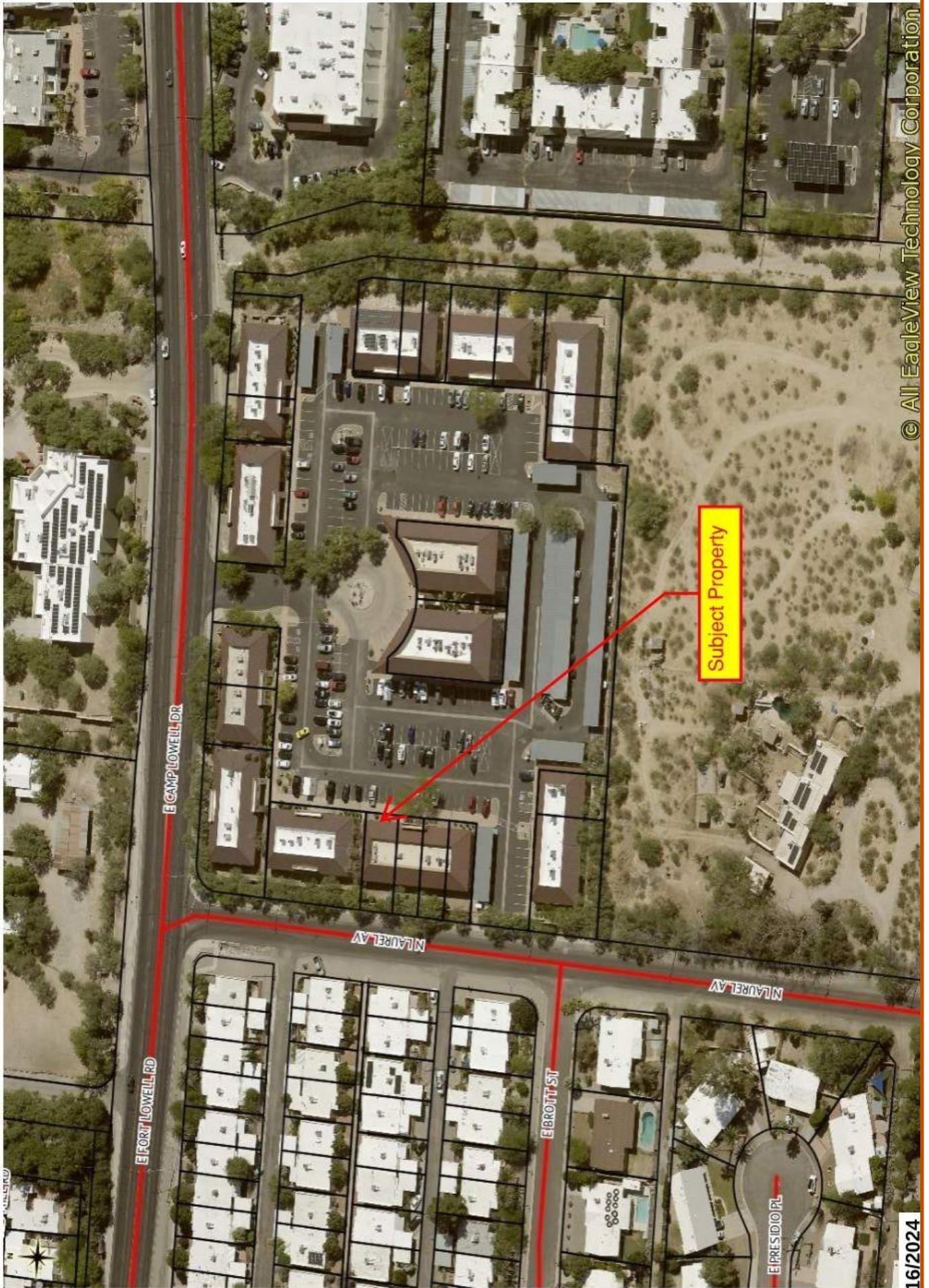


It's simple. We get it done.

3832 East Kleindale Tucson, Arizona 85716-1400 (US)
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4526 East Fort Lowell Drive Tucson, AZ 85712



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05/16/2024



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ASSESSOR'S RECORD MAP

CAMP LOWELL CORPORATE CENTER

LOTS 001-033 & COMMON AREA A

110-05

UNSUBDIVIDED

FND. BCSM AT NE.
COR. SEC. 34

NE 1/4
SEC. 34
N89-12-09E 1319-02'

N89-11-47E 407.20'
N89-13-25'E

N89-12-36E 162.00'

CAMP LOWELL DRIVE

UNSUBDIVIDED

VINICE WASH

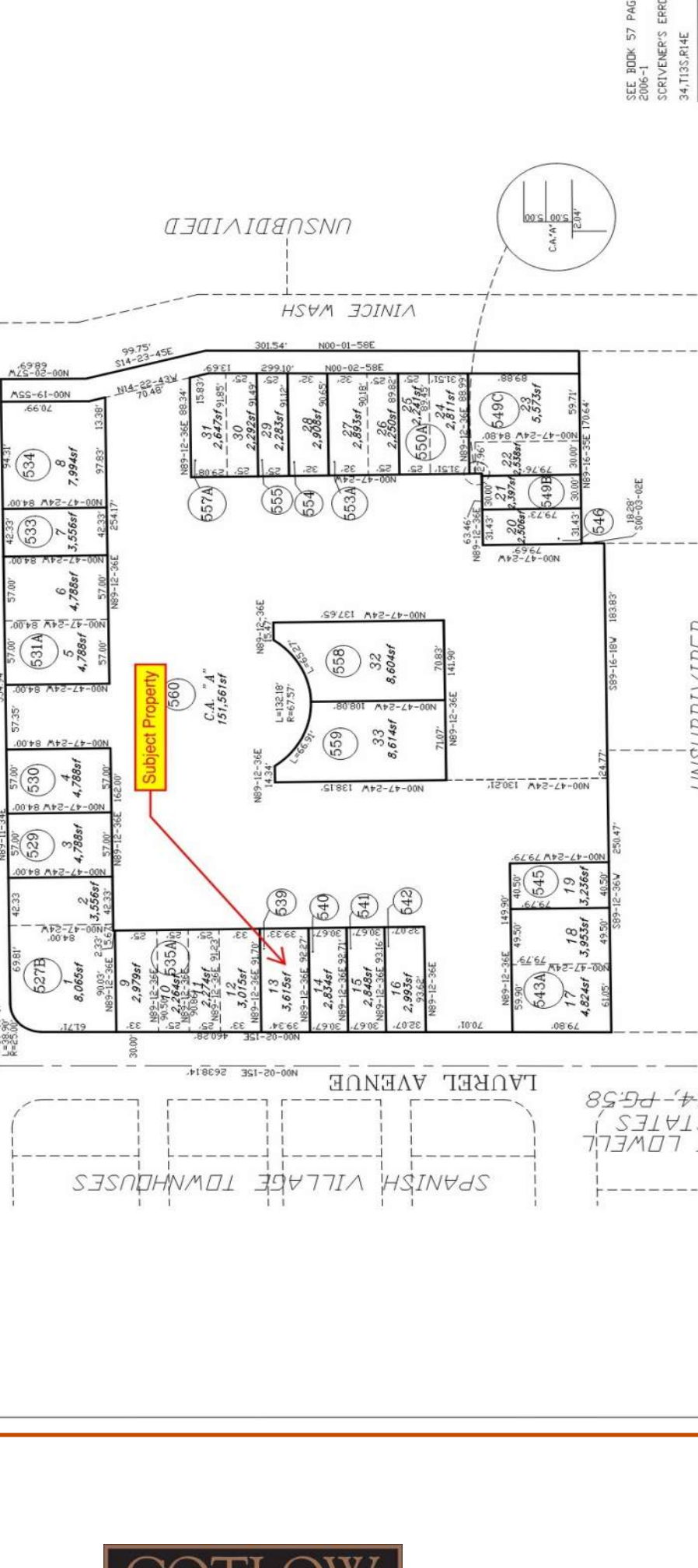
UNSUBDIVIDED

LAUREL AVENUE

SPANISH VILLAGE TOWNHOUSES

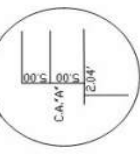
FORT LOWELL
ESTATES
BK. 14, PG. 58

UNSUBDIVIDED

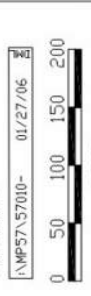


Subject Property

560
C.A. "A"
151,561sf



SEE BOOK 57 PAGE 010 M&P
2006-1
SURVEYOR'S ERROR DKTH12035V5595
34.T13S.R14E
NMP57\57010- 01/27/06



"ELECTRONIC DATA PROVIDED"



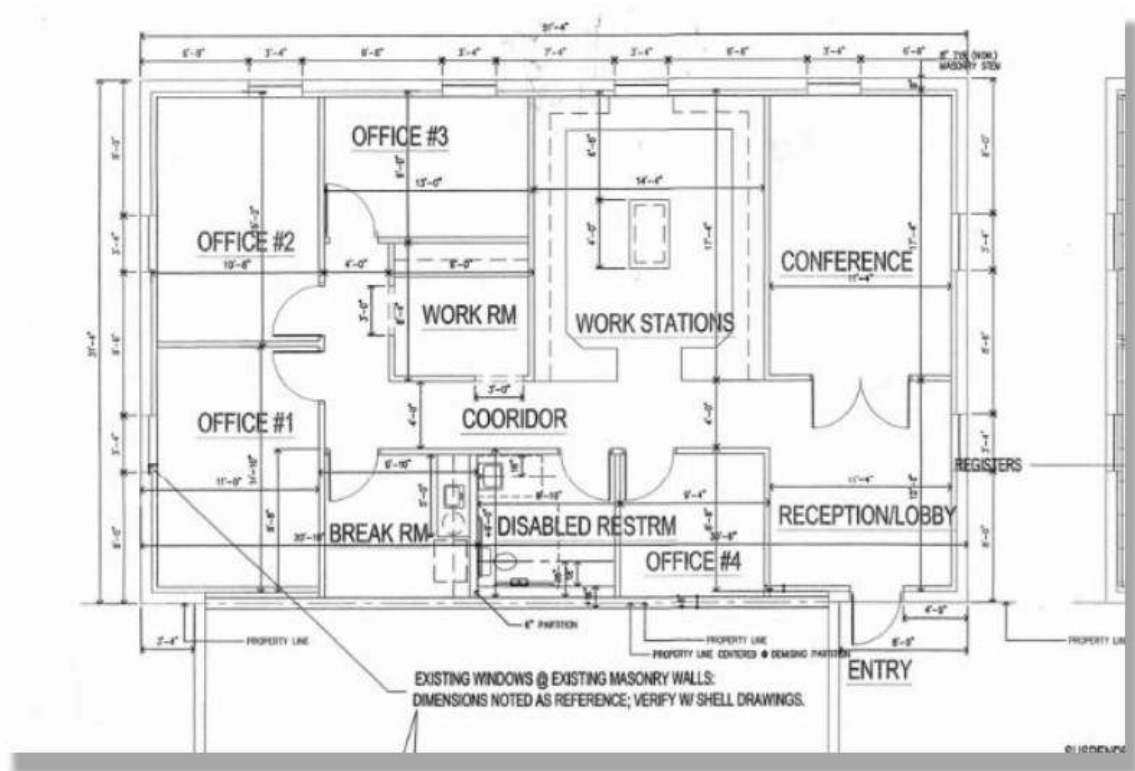
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Dimension Space Plan

Permitted Construction Plans

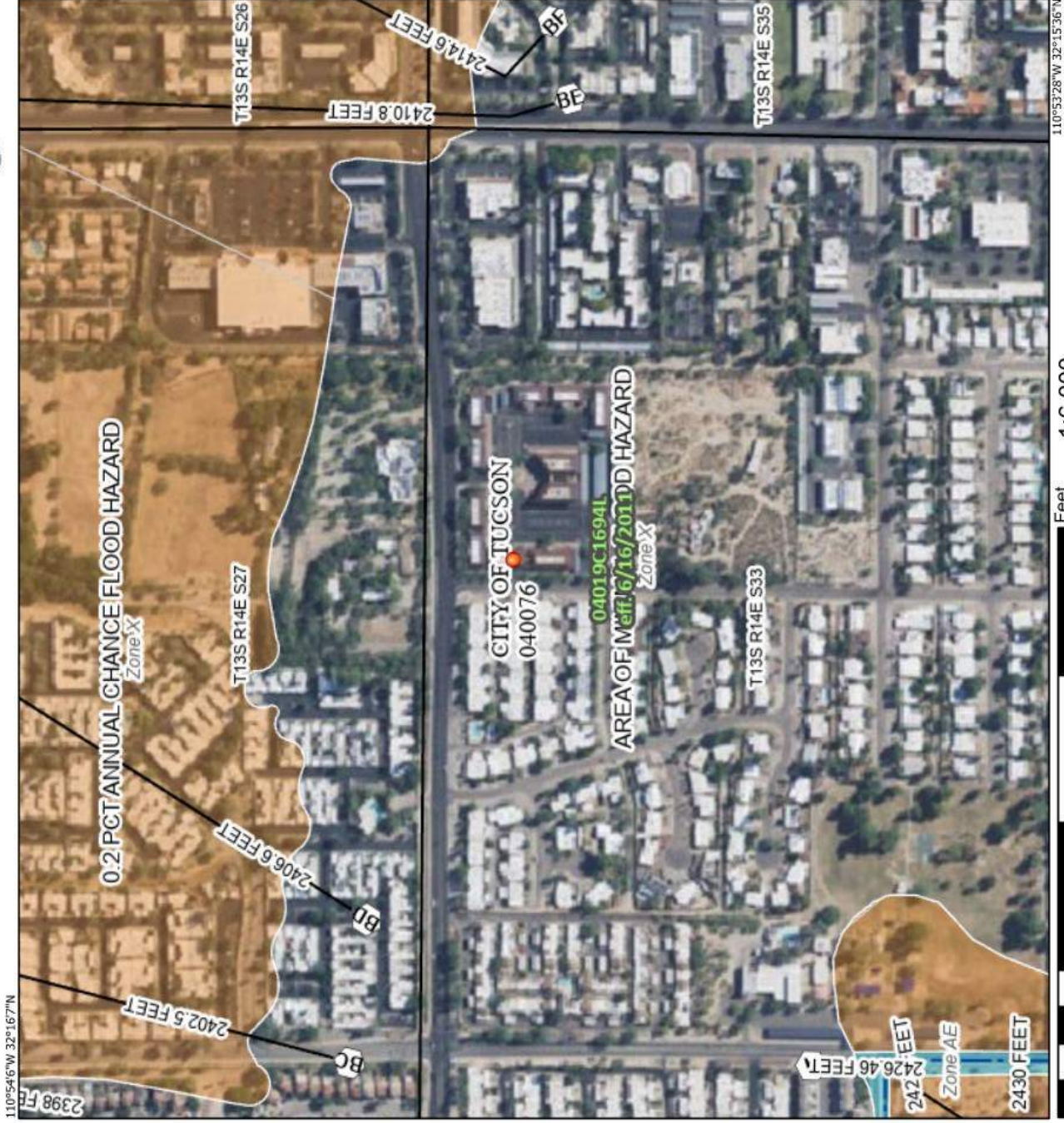


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National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, AH, AE With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee, See Notes, Zone X Area with Flood Risk due to Levee Zone D 	<p>OTHER AREAS</p> <ul style="list-style-type: none"> Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall 	<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped
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The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/24/2026 at 4:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



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AGENCY DISCLOSURE AND ELECTION (PURCHASER/TENANT)

Before a Seller, a Purchaser, or a Tenant enters a discussion with a broker or a broker's salesperson, the Purchaser/Tenant should understand what type of agency relationship or representation they have with the broker in the transaction. The Purchaser/Tenant should carefully read all agreements to ensure that the agreements adequately express their understanding of the transaction. The duties of the broker in a real estate transfer or lease with real property do not relieve a Purchaser from the responsibility to protect their own interest.

SECTION 1- DISCLOSURE

PURCHASER'S/TENANT'S BROKER

A Broker other than the Seller's Broker can agree with the Purchaser/Tenant to act as the Broker for the Purchaser/Tenant only. In these situations, the Purchaser's/Tenant's Broker is not representing the Seller, even if the Purchaser's/Tenant's Broker is receiving compensation for their services, either in full or in part, from the Seller or through the Seller's Broker.

A Purchaser's/Tenant's Broker has the following obligations to the Purchaser/Tenant whom he is representing during the course of an actual or contemplated transaction:

The fiduciary duties of loyalty, obedience, disclosure, and confidentiality in dealings with the Purchaser.

A Purchaser's/Tenant's Broker has the following obligations to both the Purchaser/Tenant and Seller during the course of an actual or contemplated transaction:

Diligent exercise of reasonable skill and care in the performance of the Broker's duties.

A duty of honest and fair dealing with all parties.

A duty to disclose all facts known to the Broker that materially and adversely affect the consideration to be paid for the business and the real property.

SELLER'S BROKER

A Broker under a listing agreement with the Seller acts as the Broker for the Seller only. A Seller's Broker has the following obligations:

A Seller's Broker has the following obligations to the Seller whom he is representing during the course of an actual or contemplated transaction:

The fiduciary duties of loyalty, obedience, disclosure, and confidentiality in dealings with the Seller.

A Seller's Broker has the following obligations to both the Seller and Purchaser/Tenant during the course of an actual or contemplated transaction:

Diligent exercise of reasonable skill and care in the performance of the Broker's duties.

A duty of honest and fair dealing.

A duty to disclose all facts known to the Broker which materially and adversely affect the consideration to be paid for the property.

Broker may show Seller's real property to prospective Purchasers/Tenants who inquire with Broker's firm and are not represented by another brokerage office; in this case, they shall be considered and treated as customers and NOT clients.

LIMITED DUAL REPRESENTATION (Broker Representing Both Seller and Purchaser/Tenant)

In the State of Arizona, a Broker, either acting directly or through one or more licensees within the same brokerage firm, can legally represent both the Seller and the Purchaser in a transaction, but only with the knowledge and consent of both the Seller and the Purchaser. The Broker who represents both the Purchaser/Tenant and the Seller during the course of an actual or contemplated transaction has the following obligations and limitations of the duties owed to BOTH the Purchaser/Tenant and the Seller:

The Broker will not, without written authorization, disclose to the other party whether the Seller will accept a price or terms other than stated in the listing or that the Purchaser/Tenant will accept a price or terms other than offered.

Disclosure of confidential information may be made only with written authorization. There may be conflicts in the duties of loyalty, obedience, disclosure, and confidentiality.

This does not relieve the Broker of the obligation to disclose all known facts which materially and adversely affect the consideration to be paid by any party.

The Broker shall exercise reasonable skill and care in the performance of the Broker's duties. The Broker shall be obligated at all times to deal honestly and fairly with all parties.

