

**FOR SALE**

3,927 SF CLASS A OFFICE BUILDING

SALE PRICE: \$985,660 (\$251/PSF)

Key Features

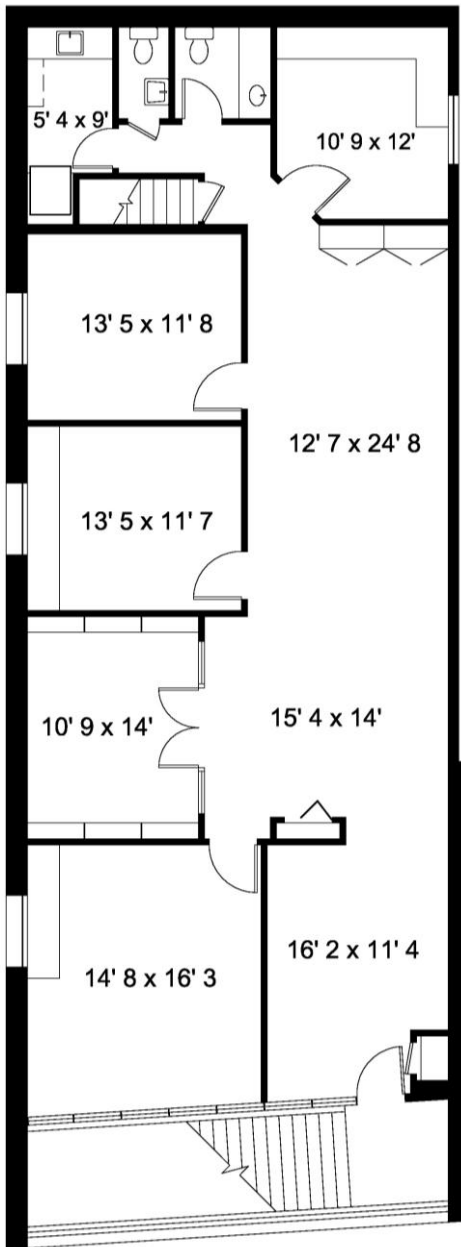
- Historic office building, ideal for a law practice, available for sale in the city center, steps away from the courts, city hall, government offices and El Presidio Plaza
- Old Town Artisan directly south of the property across the street, with many trendy shops and restaurants within walking distance.
- Zoning fits a variety of uses
- Two stories: Owner/user can occupy one floor and lease out the other or utilize the entire building.

Property Details

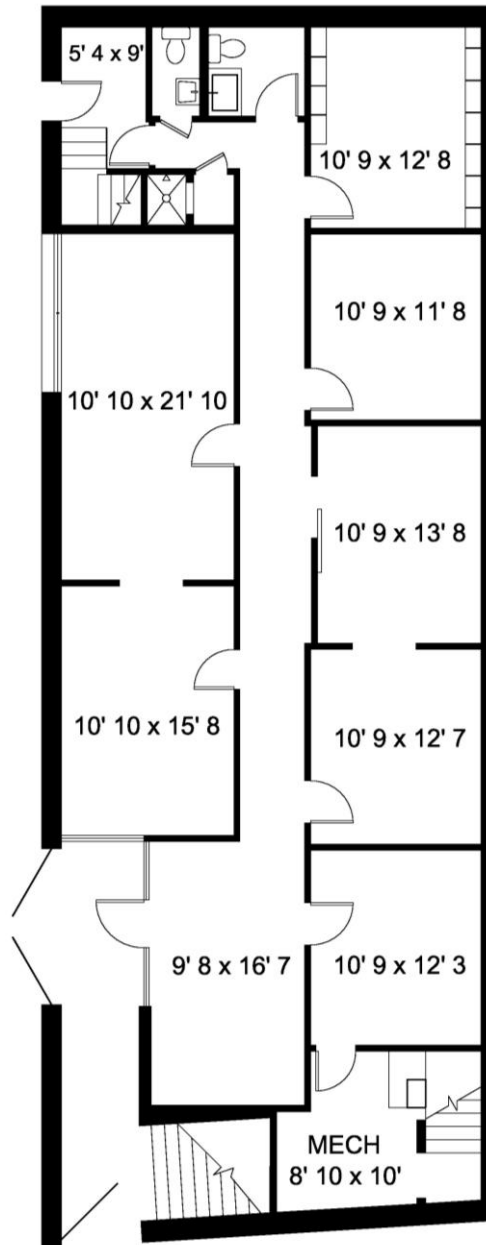
Available	3,927 SF (plus 233 SF basement)
Parcel Size	2,262 SF
Assessor Parcel No.	117-10-1250
Property Taxes (2024)	\$9,348.15
Zoning	HC-3
Year Built	1939

Floor Plan

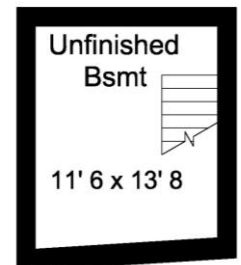
2nd Floor – 1,967 SF



1st Floor – 1,960 SF



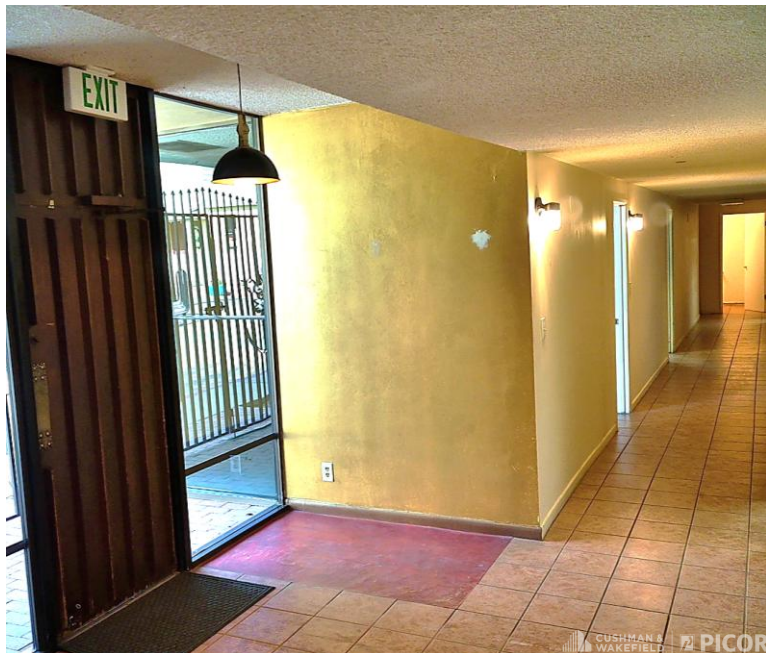
Unfinished Basement 233 SF



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Property Photos



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Aerial Photos



Tucson's 250th Anniversary Celebration - Downtown Tucson



Court Ave

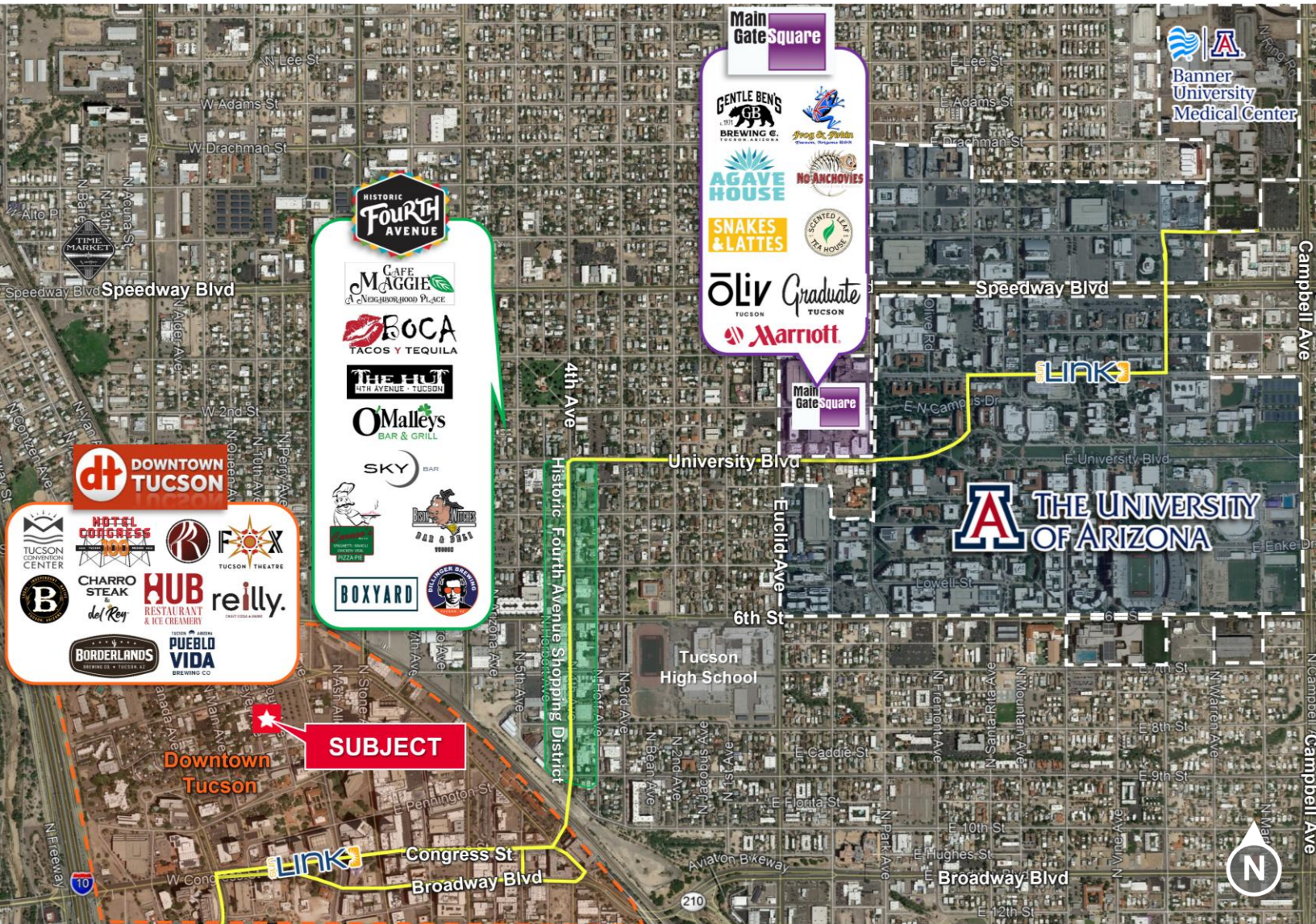
On August 23, 2025, downtown Tucson hosted a vibrant, free evening festival celebrating the city's 250th anniversary at the Presidio Museum and Tucson Museum of Art.

Featuring live mariachi, waila music, food, and community demonstrations, the event drew large crowds to honor Tucson's diverse cultures and rich history in the heart of downtown.



Washington Street - Permanently Closed

Trade Map



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Tucson Market Overview



1.08M
TUCSON MSA
POPULATION



456,600
TOTAL
HOUSEHOLDS



35%
COLLEGE
EDUCATION



1.1%
POPULATION
GROWTH RATE



\$74,400
MEDIAN HOUSEHOLD
INCOME



4.1%
UNEMPLOYMENT
RATE



56,544
UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,076
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,000
4. STATE OF ARIZONA - 8,580

- #2 MANAGEMENT INFORMATION SYSTEMS
- #8 SPACE SCIENCE
- #27 BEST BUSINESS SCHOOLS
- #47 MEDICINE
- #52 TOP PUBLIC SCHOOL
- #54 EDUCATION
- #69 UNDERGRAD ENGINEERING PROGRAMS
- #70 BESTCOLLEGES FOR VETERANS
- #115 GLOBAL UNIVERSITY

RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECH.
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY

Sources: BLS, BEA, Federal Reserve, Moody's Analytics, arizona.edu, suncorridorinc.com, US News & Report, Sites USA
Cushman & Wakefield | PICOR 08/13/2025

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