

*Historic Downtown Office Property For Sale
Own A Piece of Tucson's Rich History*



The Steinfeld Mansion

300 N. Main Avenue
TUCSON, AZ | 85701

EXCLUSIVE OFFERING MEMORANDUM



**CUSHMAN &
WAKEFIELD**



PICOR

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EXCLUSIVE LISTING CONTACT:

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EXECUTIVE SUMMARY

UNIQUE OWNER / USER OPPORTUNITY

Cushman & Wakefield | PICOR is pleased to present the outstanding opportunity to acquire the Steinfeld Mansion, located at 300 N. Main Avenue, a Class A property located in the heart of Downtown Tucson. The Steinfeld Mansion is a masterful blend of contemporary southwest architecture designed by the legendary Henry C. Trost. The two-story mansion is built around the central courtyard, creating both energy and tranquility. An attention to detail is evident throughout, from the red hipped metal roof to the decorative canopies and spandrels that are throughout the building. On-site parking, a rarity for downtown Tucson, enhances the property even further.

The property is located at the southwest corner of Main Avenue and Franklin Street, within what the El Presidio and Snob Hollow Districts, and provides excellent to the Downtown Business District, governmental offices and the courts. The immediate neighborhood offers a mix of office, retail, residential and services uses.



OFFERING SUMMARY

BUILDING SIZE	APPROX. 10,055 SF
LAND SIZE	APPROX. 22,018 SF
SALE PRICE	\$3,850,000 Price Reduced: \$3,469,000
CONSTRUCTION	Two-Story - Masonry / Wood / Mixture
ZONING	HO-3, TUCSON
PARKING	23 On-Site, Owned
APN	116-19-067C & 067E



PROPERTY HIGHLIGHTS

A LONG AND RICH HISTORY!

In 1882, thirteen enterprising Tucson bachelors banded together to form the Owls Club fraternal organization. Occupying rented quarters with a hired cook, they threw lavish parties until, one by one, members got married and settled into their own houses. In 1899, Levi H. Manning, a prosperous rancher, successful real estate developer, and married Owls Club member, commissioned Henry C. Trost to design the club's building as a "nest" for his bachelor brothers.

Trost, born and educated in Toledo, Ohio, lived a peripatetic life before 1888 when he settled in Chicago and became familiar with the work of Louis Sullivan and Frank Lloyd Wright. By the time he arrived in Tucson in 1899, he was well versed in the latest architectural styles, especially the eclectic revivalist idioms popular at the turn of the century. In his design for the First Owls Club, he combined a Mission Revival style with Sullivanesque and Prairie Style elements.

Trost's scheme is U-shaped in plan and measures 110 feet by 72 feet. It was built on a sloping site, with a one-story street facade rising to two stories at the rear. The residential clubhouse contained five bedrooms with private baths on the upper floor, along with a reception room, a dining room, and double parlors for entertaining. The lower floor held domestics' quarters and storage. Brick walls covered in stucco spring from a volcanic rock foundation. The planar facade is evocative of the California-inspired Mission Revival style and includes an arched loggia entry surmounted by a scalloped parapet in the center and a hipped roof covered in red "tiles" that are actually patterned and painted pressed sheet metal. The arcade has six bays on the facade and four on the rear; the four central arches on the front facade have a decorative canopy and spandrels with organic, vegetal motifs that are somewhat suggestive of Sullivanesque ornamentation. In keeping with the club's name, an owl statue originally occupied a niche in the parapet and sculptor Gustave Vierold carved owl insignia into the spandrels.

Although Trost employed a *mélange* of popular cosmopolitan styles, he also incorporated regionally specific and climatically appropriate design elements. The roof's deep eaves shade elliptical clerestory openings that helped cool and ventilate the building in the hot, arid summers. While the Club presented an almost fortified appearance from the street, the central passage led to a shaded patio with a fountain and palm garden. This configuration was a direct allusion to Sonoran-style vernacular architecture in El Presidio, in which imposing public faces were in direct contrast with intimate interior spaces. Throughout his design for the Owls Club, Trost's use of Mission Revival elements as well as whimsical fauna details referenced the nearby eighteenth-century mission church of San Xavier del Bac, which the architect regarded as an important building.

No sooner was the club completed than Manning and his wife decided to make it their residence. To ensure that the bachelor Owls were only temporarily displaced, Manning commissioned Trost to design a Second Owls Club (1902–1903) two lots away. Ultimately, the Mannings only lived in the house briefly, selling it to dry-goods merchant Albert Steinfeld and his wife Bettina in 1908. The Steinfeld's improved the interior, adding parquet flooring, tiled fireplace surrounds, paneled wainscoting, and yellow pine trim. In 1909, Trost returned from El Paso (where he had relocated in 1903) to design a polygonal addition on the building's north elevation.

Following Steinfeld's death in 1935, the house changed hands a number of times, serving as a convent for Benedictine nuns, art studios, and, from 1957 to 1977, as a hall for the local American Legion chapter. Lawrence Hickey and Sons, a local construction company, eventually purchased the property for conversion to office space. They hired Gresham Larson Associates to renovate the interior and restore the exterior between 1978 and 1979 and undertook a sensitive restoration.

Since 1998, it has been the home of The McCarthy Law Firm.

PROPERTY TENANCY

The property is currently occupied by the following tenants –

McCarthy Law, PLLC & Related Entities – Suites 106, 107 & 203

The current lease expires January 31, 2027; however, the law firm intends to relocate after sale and would try to accommodate the new owner's timeline for occupancy.

Hecker & Pew, PLLC – Suite 105

This lease expires July 14, 2026

AJ Law, PLLC – Suite 102

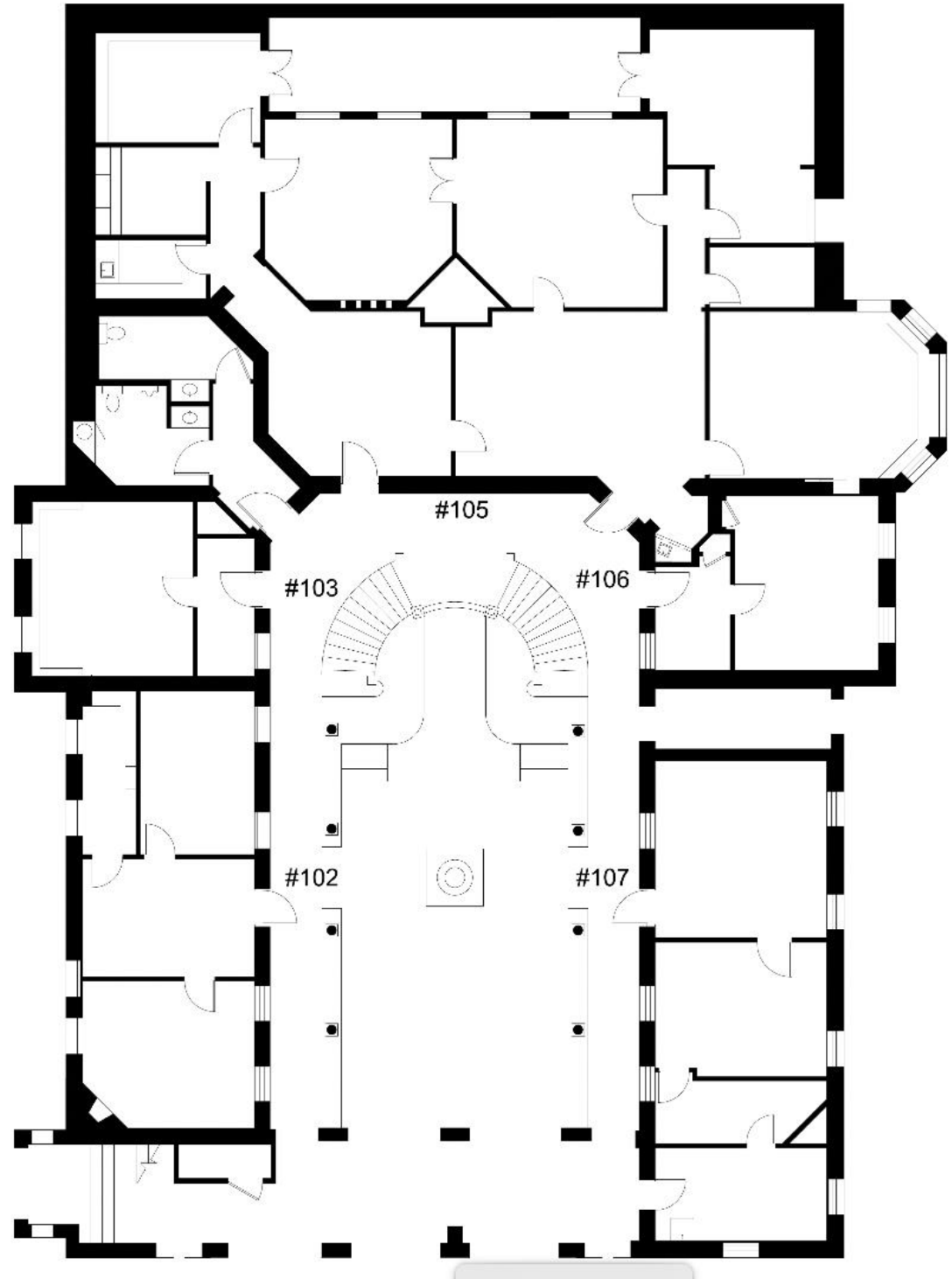
This lease expires July 31, 2026

Massage – Suite 103

This lease is month-to-month.

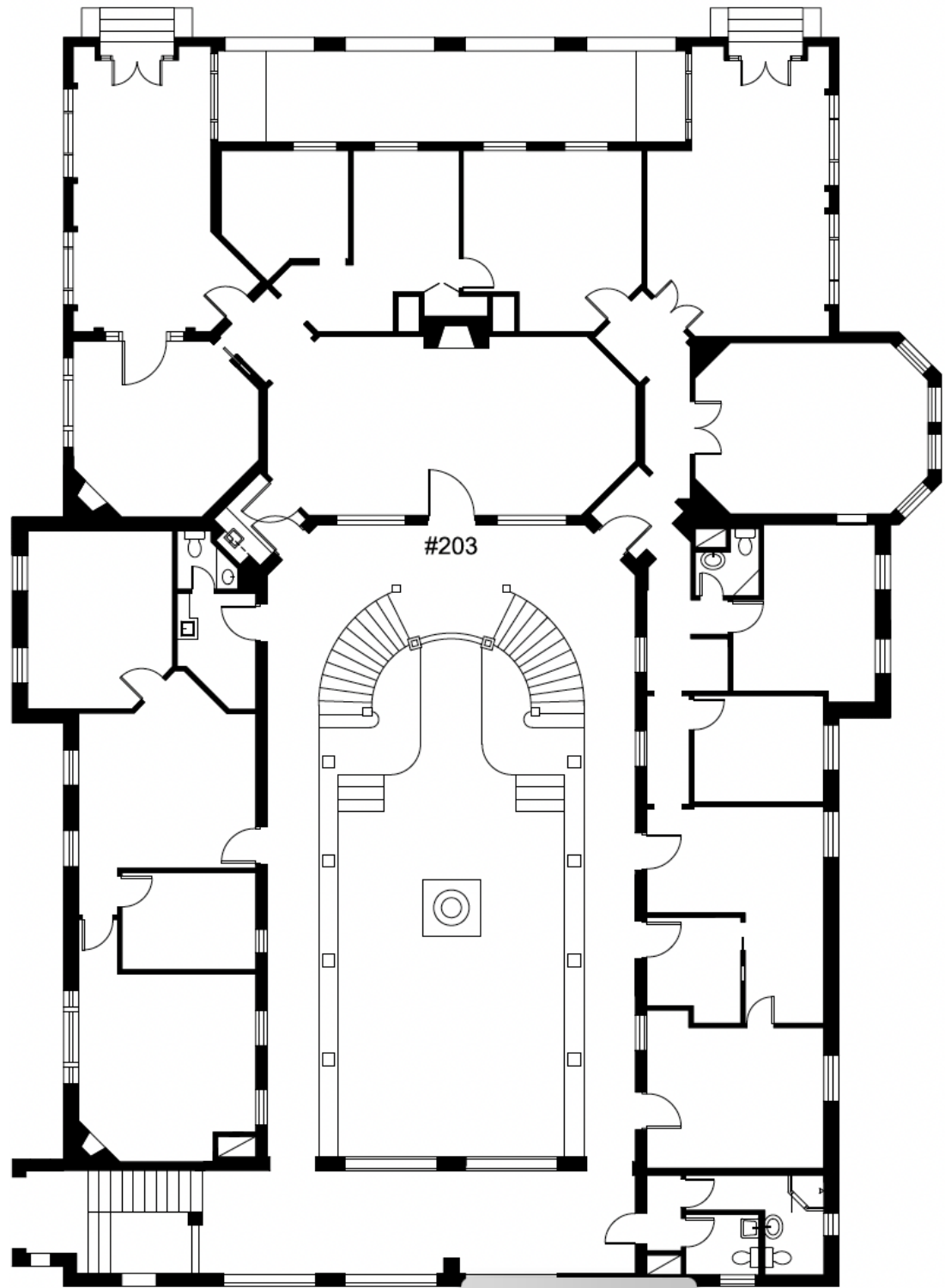


FIRST FLOOR PLAN



PROPERTY PLANS

SECOND FLOOR PLAN



PHOTOGRAPHS (FROM FILE)



PHOTOGRAPHS (FROM FILE)



PROPERTY AERIAL



NEIGHBORHOOD AERIAL



PIMA COUNTY
Admin Office

Downtown
tucson

City Hall

IRS GSA



UNITED STATES
COURTS



THE UNIVERSITY
OF ARIZONA
Mineral Museum

TUCSON MUSEUM of ART
AND HISTORIC BLOCK

TUCSON WATER

AZDA
ARIZONA
DEPARTMENT OF
TRANSPORTATION

Redondo
Tower
Apartments

Human
Resources



CERES PASTA

JOJO'S
Restaurant

255
NORTH

EL CHARRO

SUBJECT

Main Ave

Granada Ave



AREA MAP



TUCSON MARKET OVERVIEW



1.08M

TUCSON MSA
POPULATION



456,600

TOTAL
HOUSEHOLDS



35%

COLLEGE
EDUCATION



0.6%

POPULATION
GROWTH RATE (YOY)



\$74,000

MEDIAN HOUSEHOLD
INCOME



4.2%

UNEMPLOYMENT
RATE



±54,384

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2025

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

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

RECENT INDUSTRY ARRIVALS & EXPANSIONS

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



CONTACT US

C&W | PICOR is Tucson's leading independently owned, full-service commercial real estate company.

Founded in 1985, C&W | PICOR offers brokerage, property management and consulting solutions for retail, industrial, office, medical, land, and investment properties.

C&W | PICOR is licensed in Southern Arizona and Sonora, Mexico, offering bilingual commercial real estate services spanning the border. Locally owned and globally connected, C&W | PICOR is a member of the Cushman & Wakefield Alliance. The Alliance provides shared access to Cushman & Wakefield's practices, standardized research methodologies, and strategic approaches to client solutions.

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C&W | PICOR's community and industry involvement is the cornerstone of our culture and success. In addition to our own Charitable Foundation, long-standing relationships provide access to international networks and a reservoir of resources. Corporately and individually, we are involved in dozens of national and civic organizations, including the Arizona-Mexico Commission, Society of Industrial and Office Realtors (SIOR), Building Owners and Managers Association (BOMA), Certified Commercial Investment Members (CCIM), International Council of Shopping Centers (ICSC), Urban Land Institute (ULI), Arizona Association for Economic Development (AAED), Southern Arizona Leadership Council (SALC), and numerous Chambers of Commerce in Arizona and Sonora.

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