

FOR SALE or LEASE

2210 E FORT LOWELL RD | TUCSON

PROPERTY SUMMARY

TOTAL BUILDING SQ FT:	14,500 SQ FT
LEASED:	7,250 SQ FT
AVAILABLE:	2,777 - 7,250 SQ FT
SALE PRICE:	\$2,195,000 (\$151 SQ FT)
LEASE RATE:	\$24/ SQ FT MG
CAP RATE Pro Forma:	8.38%
TAX PARCEL:	112-05-019B
PROPERTY TAXES:	\$36,082.34
ZONING:	O-3
BUILT/ RENOVATED:	2006/ 2017
PARKING:	66 spaces (36 covered)
LAND AREA:	0.96 acres

PROPERTY HIGHLIGHTS

- Floor to ceiling glass
- 35 private offices, multiple open work areas, conference & training rooms, break rooms, 4 restrooms, elevator
- Beautiful north-facing mountain views with great natural light
- Upgraded interior finishes throughout
- Outstanding building & monument signage
- Convenient location & ease of access
- Abundant surface and covered parking in gated lot
- Priced well below replacement cost



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RE/MAX EXCALIBUR
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SITE PLAN

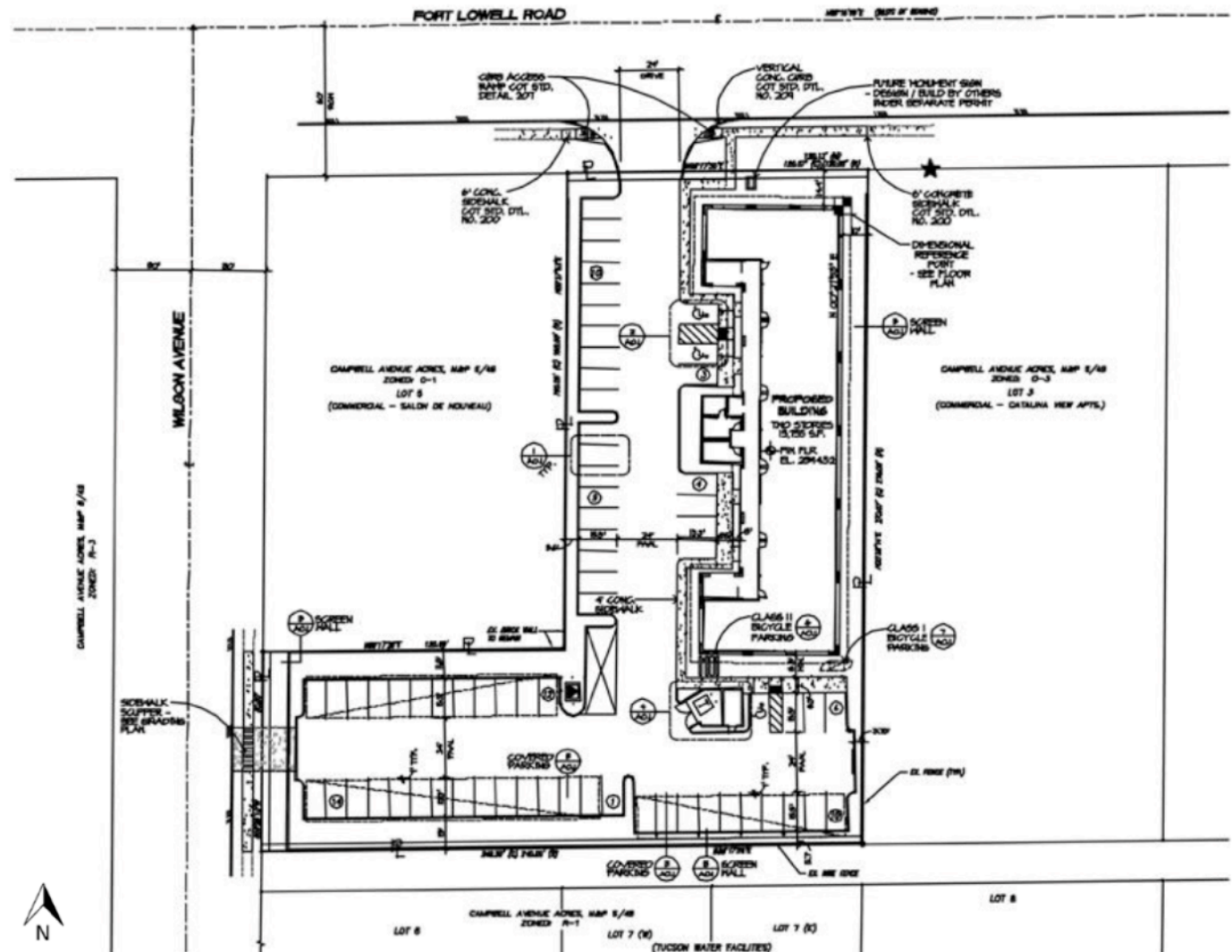
The best way to appreciate this beautifully appointed office space is to see it in person. Previously occupied by a global mining company, no expense was spared in the build out. From expansive offices to bull pens, collaborative spaces and conference rooms, all complimented by the floor to ceiling windows which bring in the natural beauty of the Catalina Mountains. With a central location at Fort Lowell and Campbell, it has excellent access to all corners of the city. Secured by an automatic gate and key card access. Abundant covered parking. The second floor is served by an elevator.

Owner Occupy

There is an opportunity for the owner to occupy the second floor of 7,250 sq ft with the first floor of 7,250 sq ft leased through August 2028. First floor rent is \$144,000 annually.

Investment

Based on obtaining a tenant on the same rent as the 1st floor, Pro forma NOI for 2026: \$183,927.09. Seller currently occupies second floor and may be willing to sign a lease under negotiated terms. Pro forma cap rate: 8.38%



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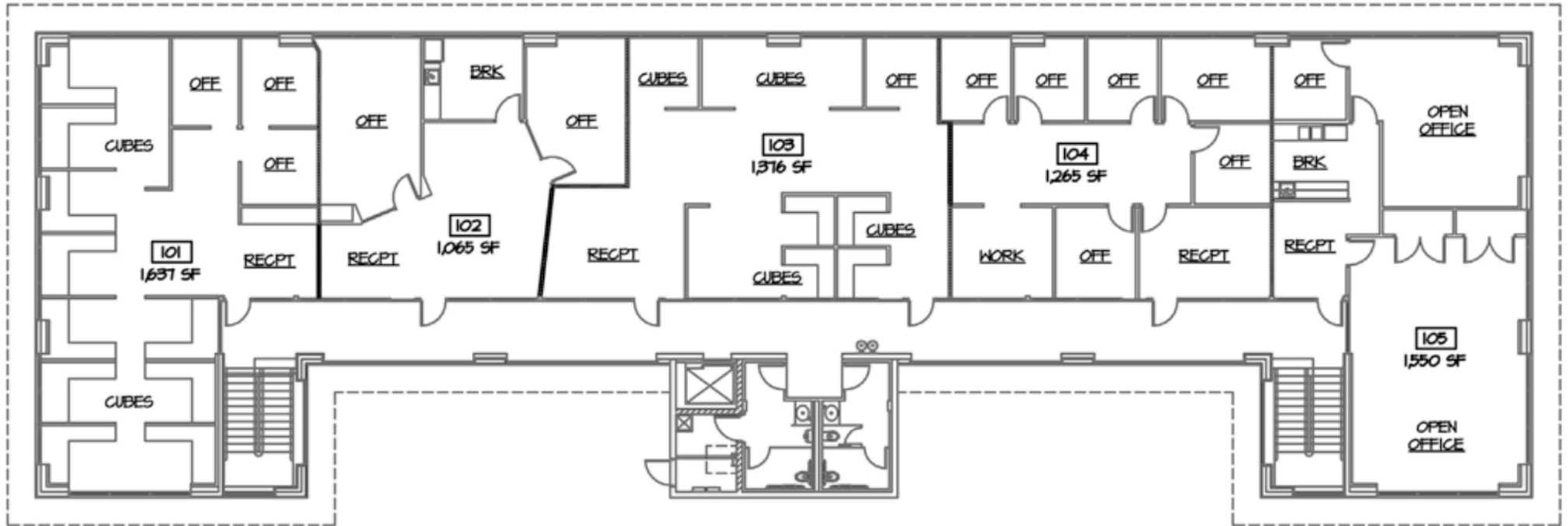
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FLOOR PLAN



1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"



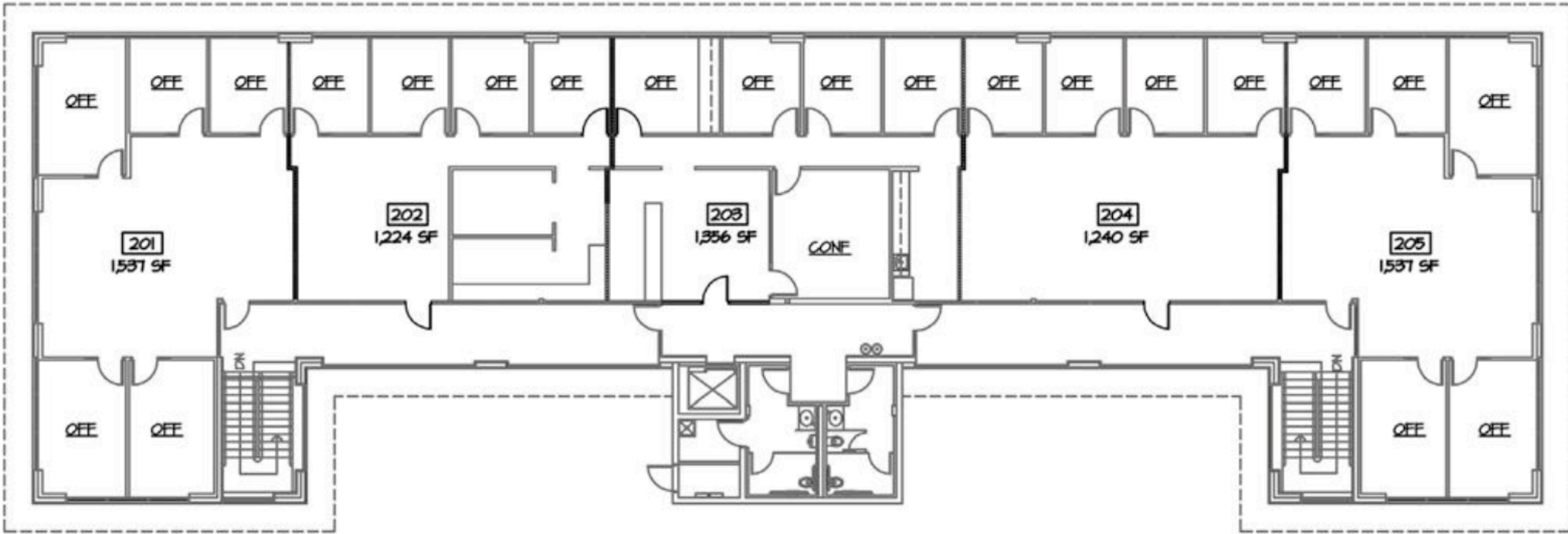
-  NEW DEMISING WALL
-  EXISTING DEMISING WALL
-  NEW WALL OR DOOR
-  EXISTING TO REMAIN

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FLOOR PLAN



2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"



-  NEW DEMISING WALL
-  EXISTING DEMISING WALL
-  NEW WALL OR DOOR
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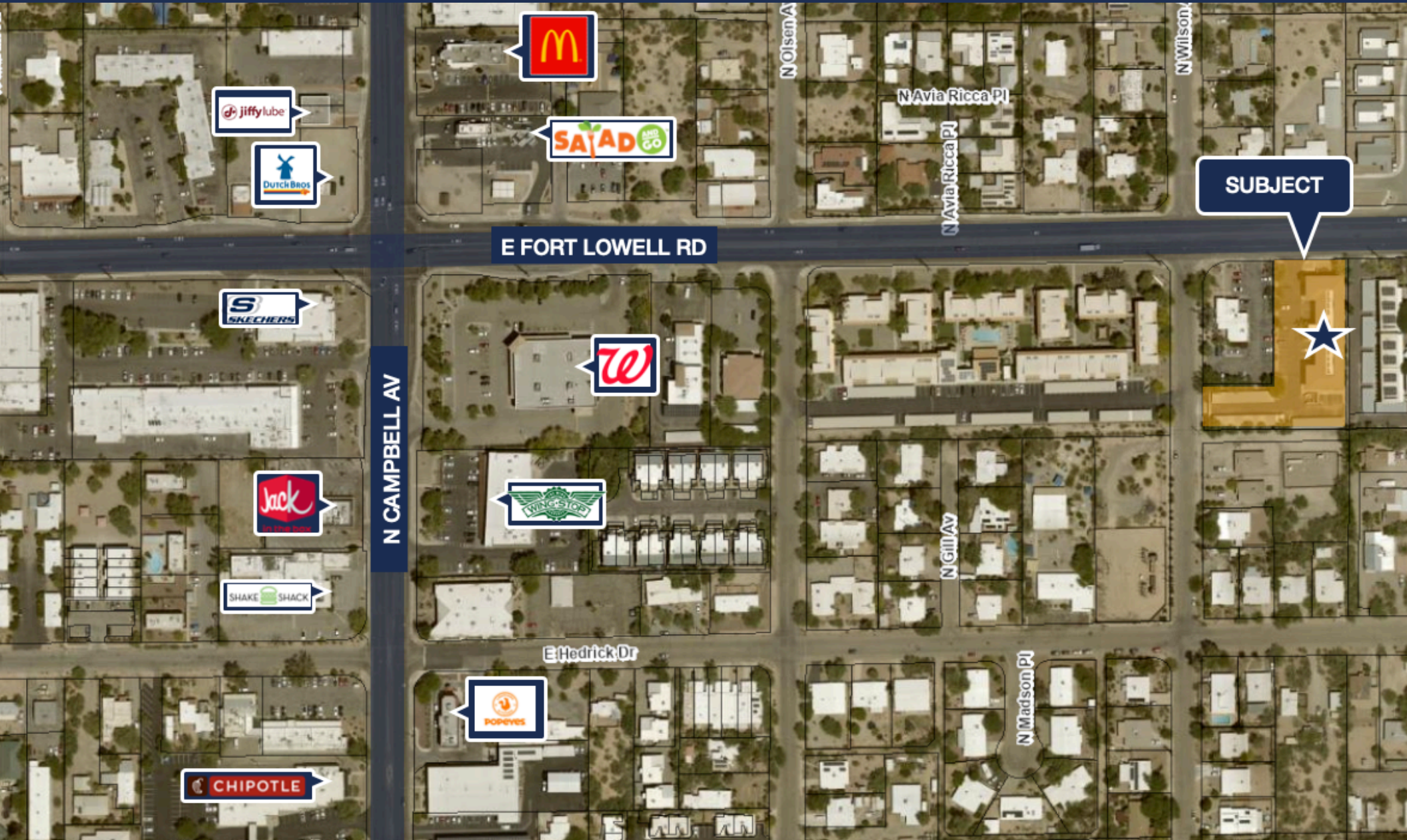
AERIAL VIEW



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DEMOGRAPHICS



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PROPERTY PHOTOS



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