

**NOW LEASING**

**2230 E. Speedway Blvd. #120**

Between Campbell Ave/Tucson Blvd.

Tucson, Arizona 85719



Branel Real Estate  
Company, LLC



**Office or Medical**

Premium location in Central Tucson on Speedway Boulevard adjacent to the major North-South thoroughfare of Campbell Avenue corridor. This historic property, once home to famed builder John Murphey who built the Catalina Foothills Estates along with Josias Joesler, boasts class A finishes, including impeccable wood flooring and intricate chandeliers, electric fireplace and high coved ceilings. The functional floorplan includes a large reception area, 5 bright open offices, an expansive conference room, 2 large restrooms, and spacious break room. Located within the trade area encompassing the University of Arizona, renowned Banner University Medical Center, only 3 miles from Interstate 10, this location is ideal for any business desiring accessibility to convenient services and amenities.

- Exceptional Office/Medical space ± 2,435 Square Feet**
- \$22 PSF/Yr. Modified Gross, plus 3.1% rental tax and proportionate share of water utility**
- Zoning O-3 City of Tucson**
- Ample parking**

### Neighborhood Demographics



	Population	Average HH Income	Daytime Population
<b>1 Mile</b>	16,698	\$87,606	41,914
<b>3 Mile</b>	139,840	\$65,225	184,910
<b>5 Mile</b>	278,069	\$67,115	371,617

**Traffic Count: 89,309 VPD (Q4 2023)**

Source: ESRI

**For More Information, contact:**  
**Branel Real Estate Company, LLC**  
Batoun Herrington, CCIM, CPM®  
520-524-5248  
[batoun@branelre.com](mailto:batoun@branelre.com)

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s).

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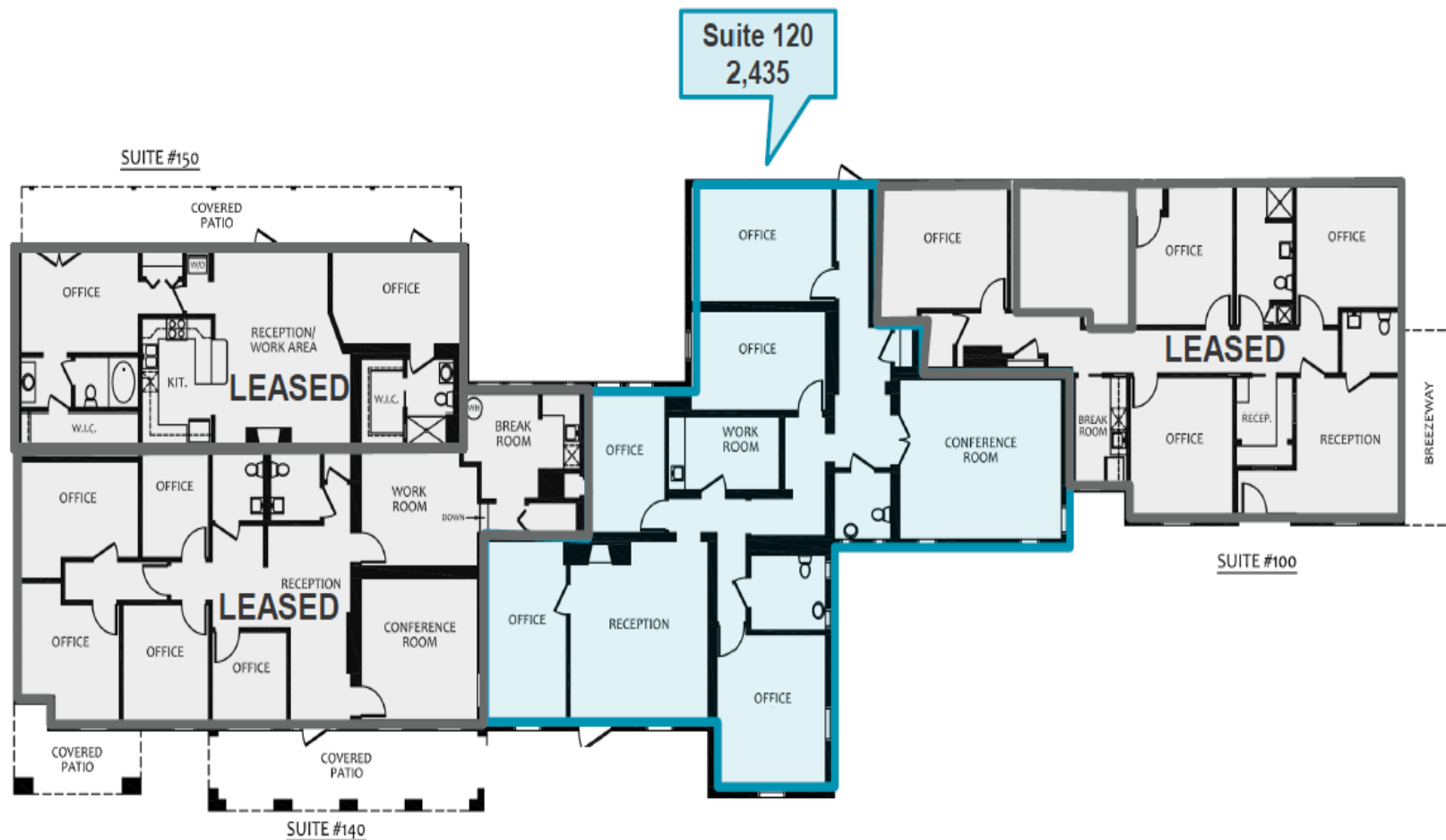
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## Floor Plan:

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## Location Map:



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