

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 \pm 2,435 Square Feet**
- ☐ **\$19 PSF/Yr. Modified Gross (\$3,855/mo.), 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**

1 Mile	16,698	\$87,606	41,914
3 Mile	139,840	\$65,225	184,910
5 Mile	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

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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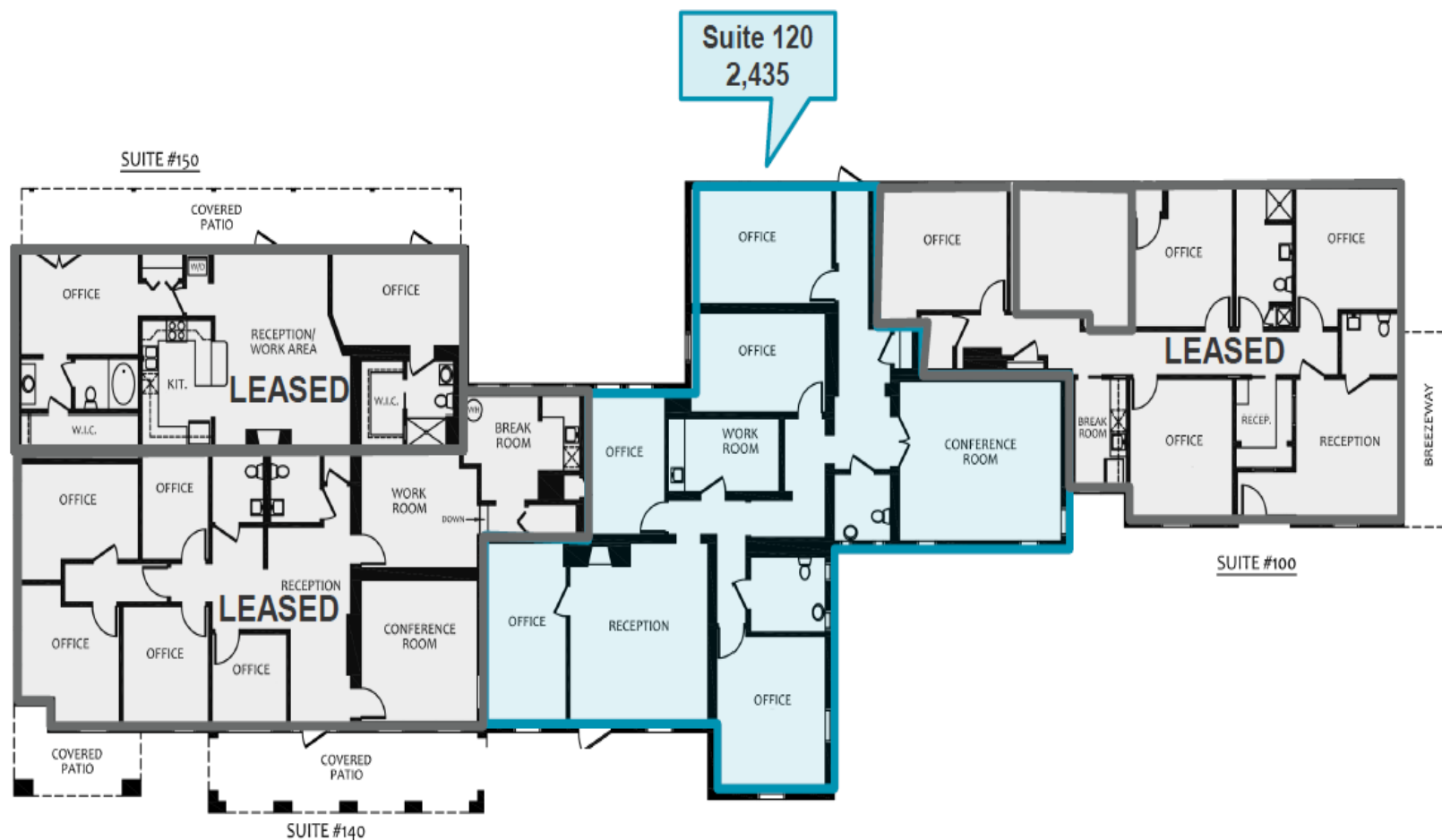
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Floor Plan:

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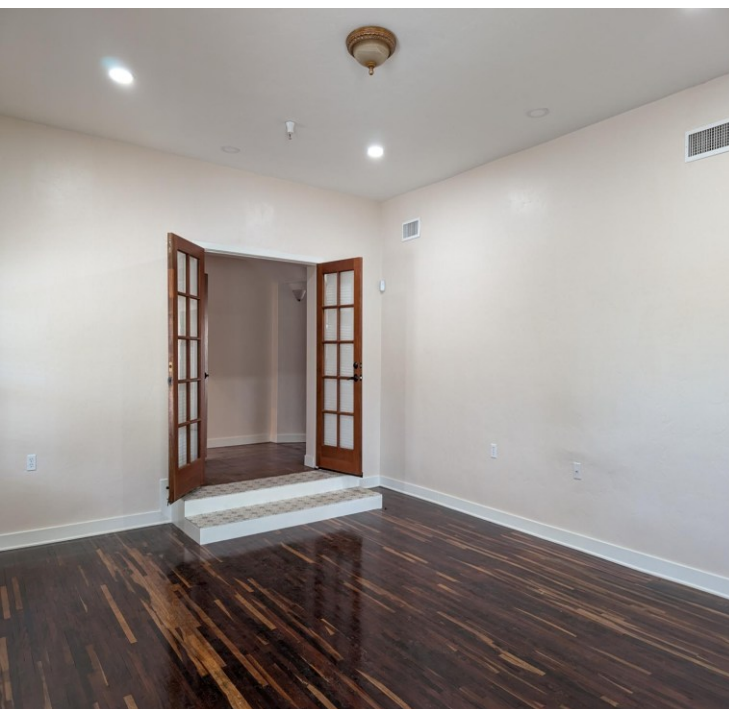
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