

# Office For Lease

2524 W. Ruthrauff Rd. #3

Tucson, Arizona 85705



Branel Real Estate  
Company, LLC



With its convenience to Interstate 10, Ruthrauff Office Plaza is ideal for accessing the Tucson Metro area, International border or the Greater Phoenix area with ease and efficiency. The area includes amenities such as restaurants, grocery and hardware stores, parks, and other convenient locations such as Tucson Mall and the Auto Mall.

- ☐ **1,350 SF Office For Lease**
- ☐ **\$23 PSF/Yr. Modified Gross (\$2,588/mo.)**  
+.5% rental tax
- ☐ **Storage space available for lease**
- ☐ **Masonry Constructed Two-Story Office Building**
- ☐ **Professional management**
- ☐ **Strategically located adjacent to Interstate 10**
- ☐ **40 Parking Spaces / Directory Signage**

## Nighborhood Demographics



	Population	Average HH Income	Daytime Population
<b>1 Mile</b>	7,992	\$71,540	8,439
<b>3 Mile</b>	65,442	\$82,178	71,797
<b>5 Mile</b>	173,272	\$84,222	182,277

**Traffic Count: 23,160 VPD (Q3 2024)**

Source: ESRI

**For More Information, contact:**  
**Branel Real Estate Company, LLC**  
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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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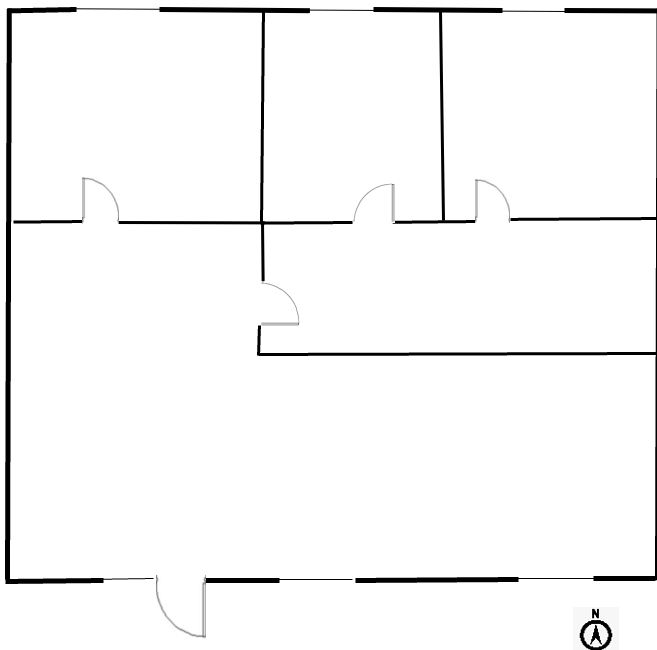
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## Floorplan:

2524 W. Ruthrauff Rd. +/- 1,350 SF



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