



COMMERCIAL RETAIL ADVISORS, LLC

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OFFICE BUILDING FOR LEASE IN DOWNTOWN TUCSON

**REDUCED PRICE
NOW
\$3,000/MONTH**



Property Description

Location: 239 N. Meyer Avenue
Tucson, AZ

Space Available: ±1,750 SF Freestanding Office Building, plus
± 430 SF lower level office.

Lease Rate: \$3,000.00 per month (based on ground floor
square footage)

Lease Type: Modified Gross, including tenant pays utilities
and janitorial services.

Real Estate Taxes: \$4,587.36 (2023)

Zoning: HC-3

Easement: An access easement exists to a residence
behind the Property.

Highlights

- ◆ Historic Office building located in the heart of Downtown Tucson, ideally suited for a law office.
- ◆ Across the street from Old Town Artisan | Downtown Tucson Shops and Restaurants
- ◆ Close proximity to the Courthouses:
 - Justice Courthouse : 0.2 mile
 - Superior Courthouse: 0.3 mile
 - Tucson City Courthouse 0.3 mile
- ◆ Close proximity to El Presidio Plaza.
- ◆ 4 large offices, including lower level office with private entrance.
- ◆ Reception area.
- ◆ Large conference room.
- ◆ Two restrooms (not ADA).
- ◆ Private parking lot.
- ◆ Nice interior wood work.

Demographic Highlights

2023 Estimates	1 Mile	3 Miles	5 Miles
Population:	14,776	106,520	268,642
Households:	7,471	44,798	116,351
Average HH Income:	\$66,751	\$63,651	\$64,869

(Source: ESRI, CCIM Site To Do Business, US Census Bureau 2010)

For information, contact:
Craig Finrock, CCIM, CRX, CLS
Designated Broker
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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Commercial Retail Advisors, LLC represents the owner of the property in any transaction contemplated by this brochure and does not represent the tenant.

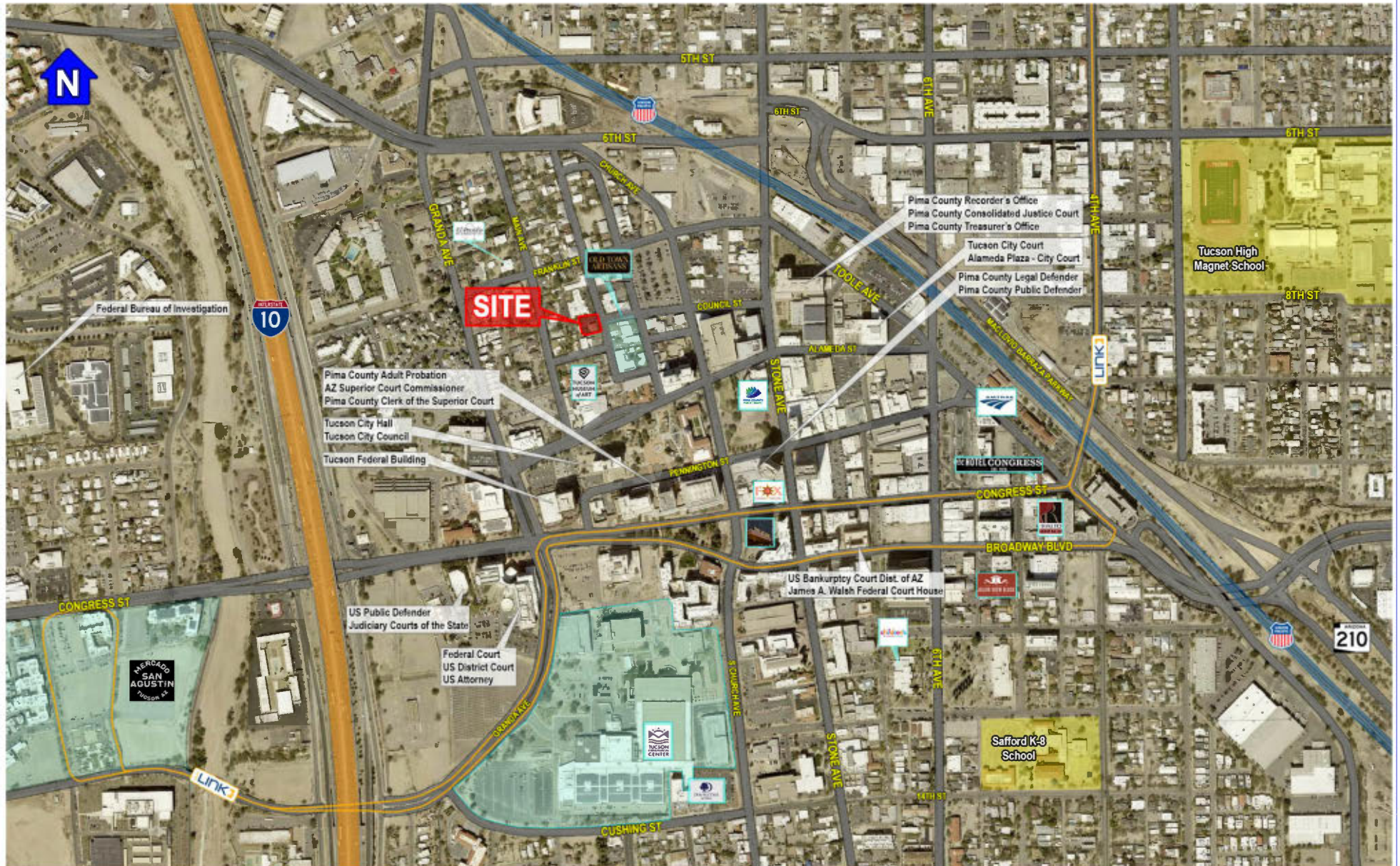
239 N. Meyer Ave.

Tucson, Arizona



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TRADE AREA



239 N. Meyer Ave.

Tucson, Arizona

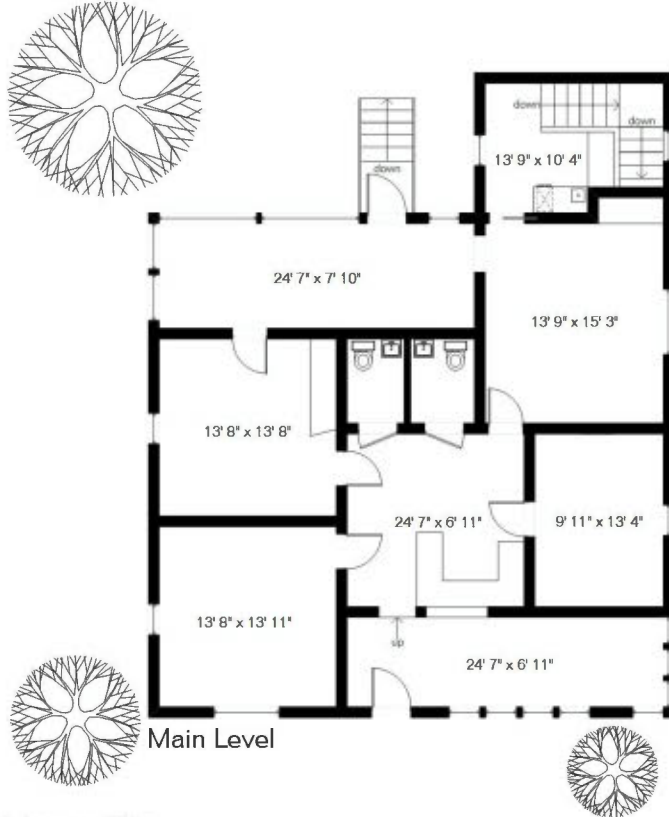


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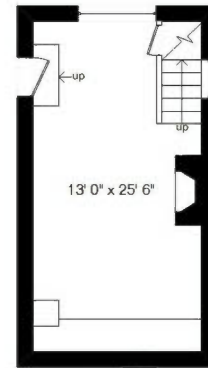
FLOOR PLAN

The square footages and room size information are deemed to be reliable but are not guaranteed and should be independently verified. This drawing is for marketing purposes only.

239 N Meyer Ave



Main Level



Basement

Main Level 1,750 Sq Ft
Basement 430 Sq Ft

Total Gross Area 2,180 Sq Ft

Site Visit January 2024

0 ft. 6 ft. 10 ft. 20 ft.



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