


CLIENT FULL DETAIL REPORT

MLS#: 22000846	Property Type: Commercial/Office	Status: Active	List Price: 1,400,000	
 <p style="font-size: small; color: gray;">©2020 MLSSAZ</p>	Total SqFt	11,259	Area	Central
	Source of SqFt	Assessor	Tax Code	125-11-0800
	# Units	1	Tax Year/Taxes	2019 / 4,794
	Multi Tenant	No	Taxes For	
	Total Parking	50	Assessments	0
	Lot Acres	0.91	Development Name	
	Year Built	1960	Method of Title	
			Range Min - Max	-

Address: 3655 E 2nd Street, Tucson, AZ 85716
County: Pima **Country:** USA [Pima County GIS](#)
Legal Description: SPEEDWAY VIEW LOT 8 BLK 2
Directions: From Speedway and Alvernon, south on Alvernon to 2nd Street, west on 2nd Street to address.

Total Parking	50	Construction	Precast Concrete	Municipality/Zoning	Tucson - 03
T/R/S		Const. Status	Existing	Fire Protection	Included in Taxes
Lot Dimensions	275'x132'	List \$/SqFt	124.34	FEMA Flood Ins Req	
Lot Acres	0.91	Lot Size \$/SqFt	35.19	Municipal Flood Req	
Lot Sq Ft	39,780	Road Type	Paved	Ownership	
Lot Size Source	Assessor				

Income & Expenses		
INCOME	EXPENSES	EXPENSES
Gross Scheduled Rent	Admin Expenses	Resident Manager
Vacancy Loss	Capital Expenses	Taxes/Assessments
Other Income	Contract Services	Water/Sewer
Adjusted Gross	Gas/Electric	Other Expenses
Net Operating Income	Insurance	CAM Fee/Mo
	Maintenance	Figures Presented
	Supplies	
	Management	

Apartment Unit Information	
	Studio 1 Bed 2Bed 3Bed Other
# Units	
Avg Rent/Mo	

Property Description
 Versatile commercial building in excellent central location. This well-built structure was originally a US Post office and later used by Federal agencies. The current owner-user completed an extensive renovation in 2016 modernizing the facility for their expanding company. Professionally designed spaces are fun and functional to maximize employee comfort which was central to the renovation as the user is a Copper Cactus Best Place to Work Award winner. The configuration is flexible providing modern open office space, conference rooms, meeting rooms, theater room and large breakroom/cafe. The open areas were used as merchandise storage and shipping by the seller but can be converted to additional office space or other flexible work space.

Agent Only Remarks

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Interior Features			
Property Features		Main Heating	Gas Pac
Space Information	Dock High	Main Cooling	AC Zoned; Gas Pac
Warehouse Storage		Water Heater	Electric
Fenced Storage	Yes	Electric	Electric Company: TEP; 3 Phase Power: Yes
Green Features	Infill Site	Accessibility Options	Entry
Exterior Features			
Fence	Block; Wrought Iron	Property Features	
Roof		Security	Alarm Installed; Cameras; Security Lights
Landscape - Front	Decorative Gravel; Desert Plantings; Low Care	Water	City
Landscape - Rear		Lot Features	
Road Type	Paved	Gas	Natural
Parking	Fenced Parking; Free; Parking Lights; Paved Parking; Public Parking	Sewer	Connected
Business Location	Free Standing Bldg; Office/Professional		
Freeway/Highway	2.1 - 5 Mile		
Traffic Count	Not Available		
Comments			
Status Comments			
Selling Comments			

Listing Provided Courtesy Of: Southwest Urban



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