

FREESTANDING RED BRICK OFFICE BUILDING FOR SALE
High-Exposure Corner Location 22nd St and Eli Drive
±3,726 SF | 6601 E 22nd Street, Tucson, AZ 85710

Great Parking
Private Outdoor
Break Area



Exclusively represented by

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AVAILABLE

BUILDING SIZE	±3,726 SF*
LAND SIZE	±9,540 SF*
SALE PRICE	\$807,840 (\$217/SF)
TAXES	\$6,438 (2025)
PARCEL NUMBER	134-24-2860
ZONED	O-3 City of Tucson

* per assessor

HIGHLIGHTS

- Authentic red brick detailing throughout the interior and exterior
- Abundant On-Site Parking
 ±20 parking spaces with 2 points of ingress/egress
- Private rear yard great for an outdoor break area
- Fiber Optic Cabling
- Recent HVAC unit replacements (2 of 3 replaced within 5 years)
- 3 ADA compliant restrooms
- Prime 22nd Street Frontage with Exceptional Visibility

TRAFFIC COUNTS

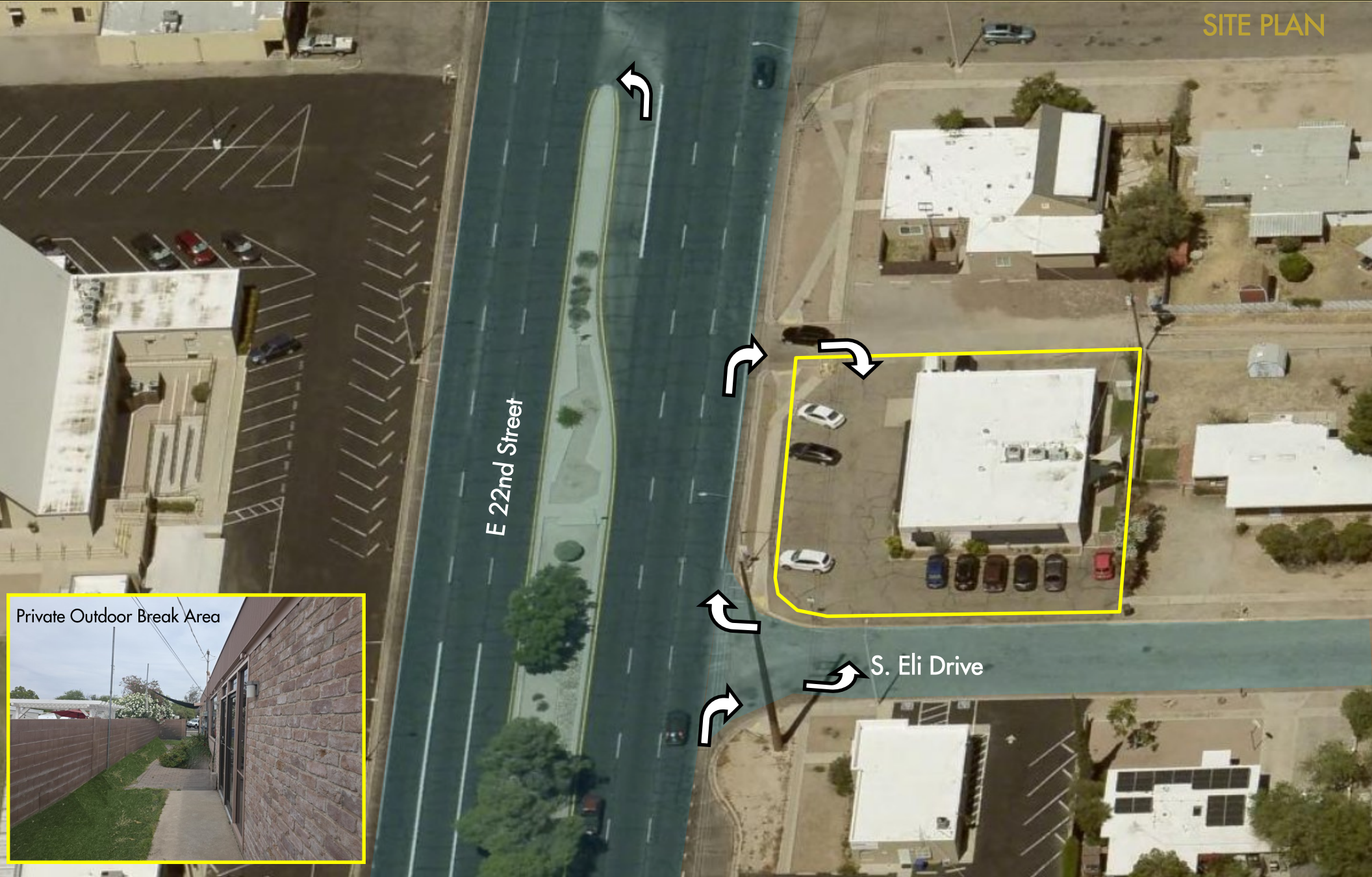
E. 22ND STREET 39,833 AADT (2025)

SOURCE: Pima Association of Governments

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SITE PLAN



Private Outdoor Break Area

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