



# FOR SALE OR LEASE

- \$15.00/SF Modified Gross
- 5-14 Flexible Suites
- 6374 SF
- Near 4<sup>th</sup> Ave, Downtown, & U of A
- 6 Parking Spaces + Street Parking
- Office/Creative/Retail/Flex



**\$1,095,000**

**639 N 6<sup>th</sup> Avenue  
Tucson, AZ 85705**

**Contact Us:**

**RE/MAX Commercial 520-977-7102  
PaulaValenciaRealEstate@gmail.com**



# Flexible Office / Creative Space – Freestanding Building w/ Parking

Located minutes from the University of Arizona, 4th Avenue, Downtown, and I-10, this ±6,374 SF freestanding building offers strong visibility and a flexible two-story layout suitable for office, creative, retail, or service users.

- Freestanding building with strong identity
- Previously used as an educational campus
- Ideal for office, creative, retail, or service users
- On-site + street parking (rare for the area)
- Surrounded by strong residential & retail activity
- Flexible deal structure / TI potential



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**\$1,095,000**

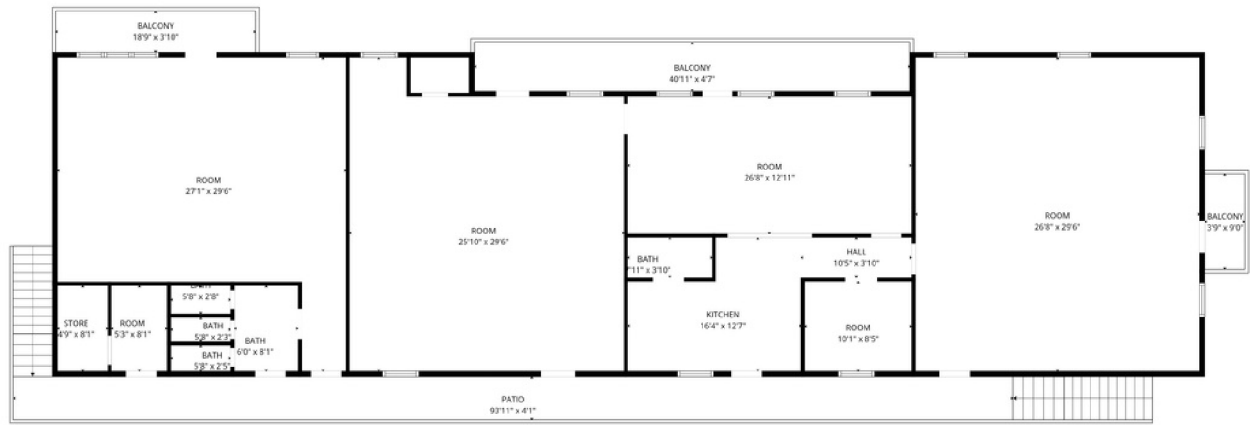
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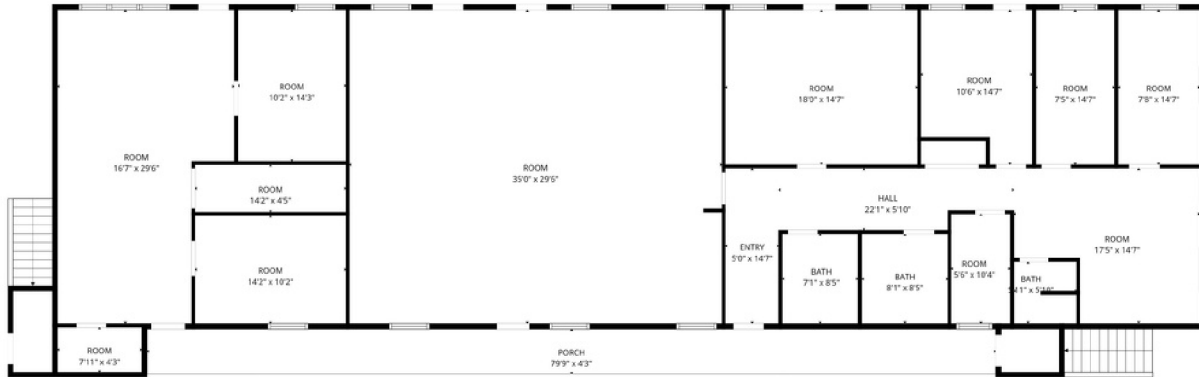
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2nd floor



1st floor

**TOTAL: 6239 sq. ft**  
 1st floor: 3226 sq. ft, 2nd floor: 3013 sq. ft  
 EXCLUDED AREAS: UNDEFINED: 28 sq. ft, PORCH: 337 sq. ft, PATIO: 480 sq. ft,  
 BALCONY: 296 sq. ft, WALLS: 299 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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