

4920-4928 E. Speedway  
4925 E. First Street  
Tucson, AZ

FOR SALE      \$1,050,000



ALPHA COMMERCIAL  
REAL ESTATE SERVICE LLC



#### Details

<b>Property</b>	Land 30,000+/- SF	2 Buildings Office
<b>4920 E. Speedway</b>	15,000+/- SF	6,227+/- SF (1986)
<b>4924 E. Speedway</b>	6,900+/- SF	2,226+/- SF (1974)
<b>4925 E. First Street</b>	8,100+/- SF (parking lot)	
<b>Use</b>	Office/Retail	
<b>Zoning</b>	C-2 and R-2, City of Tucson	
<b>Lease rate</b>	Ask Agent	
<b>Lease expiration</b>	5/31/2023 (with two (1) year options)	
<b>Divisible</b>	NO	



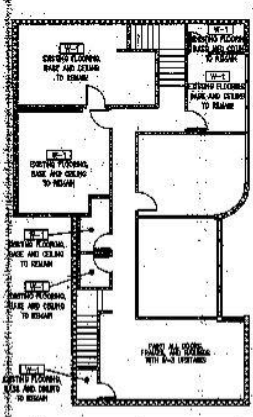
For more information, please contact:  
Patrick Welchert, SIOR  
Cell: (520) 360-9394  
[pwelchert@alphacommercial.net](mailto:pwelchert@alphacommercial.net)

**Alpha Commercial Real Estate Service**  
3414 N. El Moraga Dr.  
Tucson, Arizona 85745

**3 Properties**  
**Tucson, AZ 85705**  
**FOR SALE**

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**4920-4928 E. Speedway and 4925 E. First**

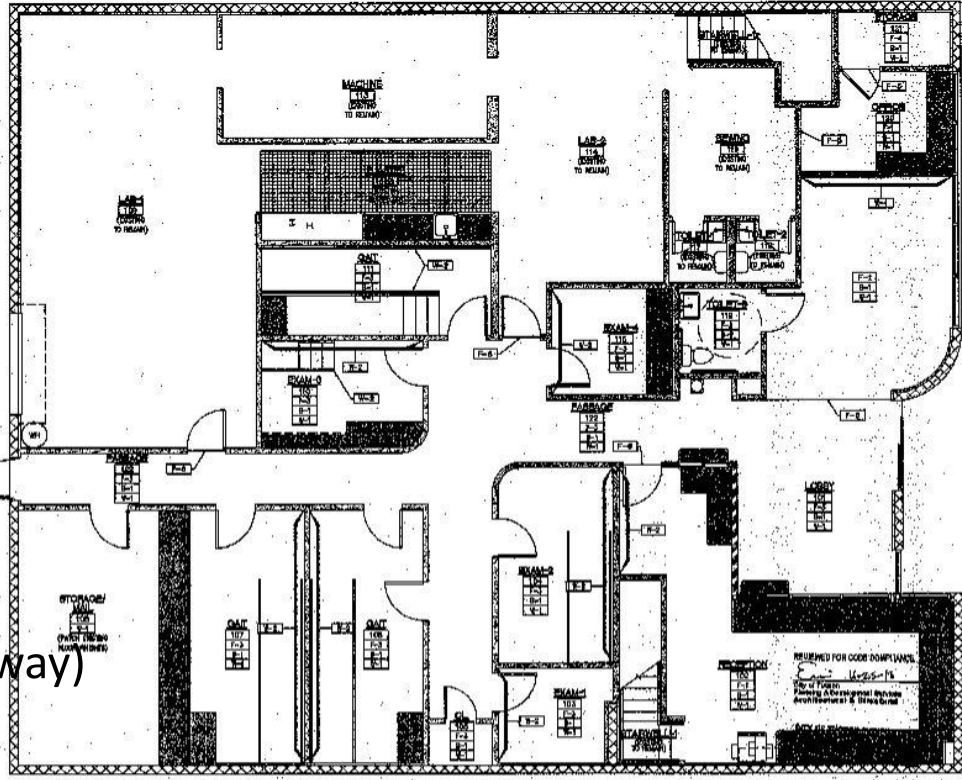


**GENERAL NOTES**

1. PROVIDE CORNER GUARDS ON ALL OUTSIDE CORNERS, DIVIDED BY 02-100 CORNER GUARD, COLOR PER TENANT.
2. ALL INTERIOR DOORS TO BE PAINTED WITH DUNN-EDWARDS DUNN'S HOUSING INTERIOR, DOOR FRAME COLORS TO REMAIN.
3. COORDINATE ANY RE-LOCATING OF EXISTING LOCKETS WITH OWNER.

ROOM FINISH LEGEND	
FLOORING	
F-0	DIAMOND - BEAK, NO LUSTRE TILE, 1/4" OR BETTER, "WOODGRAN" 24" x 24"
F-1	BY (SHEET VINYL) - AMERSONS
F-2	BY - ARTICO, ESERAL, FEATHERD, GAC, SPECTRUM, 4' x 8'
F-3	BY - 2' x 2' STYRENE/ACRYLIC, ASBROCK, HILLSTOWN
F-4	BY - 2' x 2' STYRENE/ACRYLIC, ASBROCK, HILLSTOWN
F-5	TRANSITION STRIP - JMW/SCHWABE
F-6	TRANSITION STRIP - JMW/SCHWABE
BASE	
B-1	BY - 1/2" x 1/2" x 1/2" JMW/SCHWABE, BURNT LAMBS, 90°
B-2	P. BY - AMERSONS, NEEDSTONE, NATIONAL, TORO, HARTO, WELDON AND DAVIES
WALLS	
W-1	BERNEX WILLIAMS, SINGLE WHITE, SPECTO
W-2	BERNEX WILLIAMS, FUNCTIONAL GRAY, SPECTO
W-3	BERNEX WILLIAMS, SANDSHOEN, SPECTO
W-4	BERNEX WILLIAMS, THROUGHOUT GRAY, SPECTO
W-5	BERNEX WILLIAMS, SINGLE WHITE, SPECTO
MILLWORK	
MT-1	CALL MURPHYSON, CHERRY, TOPS AND BACKSPLASHES
MT-2	FORMICA PLATINA, 900-55
MT-3	ALUMINUM CABINET FACE
MT-4	ALUMINUM CABINET FACE, 27" x 40" WITH GLASS ON BOTTOM OF DRAWERS AND CABINETS

**2 FINISH SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

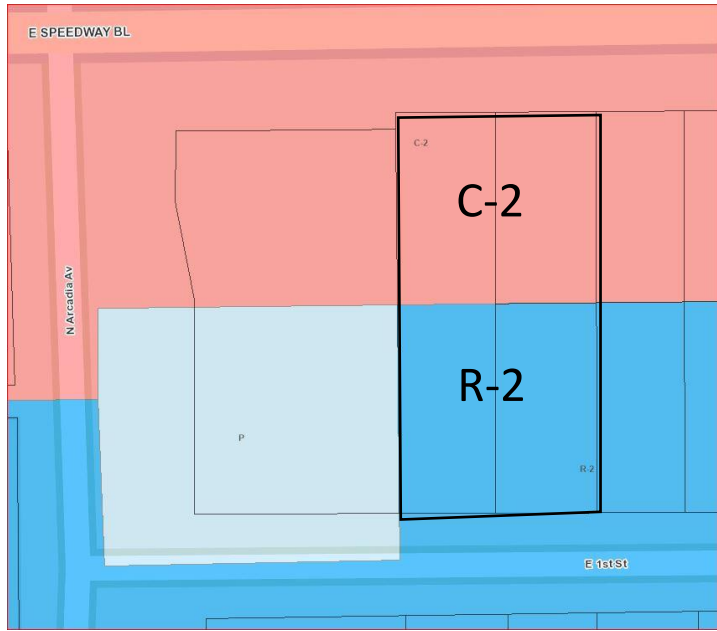


**1 FINISH FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**Floor Plan (4920 E. Speedway)**



**Zoning**





**3 Properties**  
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Speedway

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