

# 5151 E. Broadway Blvd

Tucson, Arizona 85711

**Tucson's Landmark Class A Office Building**

*Tucson's Finest Views!*

**FOR LEASE**

**796 – 40,000 RSF**

**\$24.00 - \$27.00 per RSF Full Service**



On-Site Fitness Center  
w/ Lockers & Showers



Coffee Cricket  
(Coffee & Snack Kiosk)



Panoramic  
City Views



Destination Dispatch  
Elevator System



On-Site Dry  
Cleaning Service



Two Level 3 EV  
Charging Stations

For more information, contact

**Molly Mary Gilbert**  
Office Properties  
+1 520 546 2766  
[mgilbert@picor.com](mailto:mgilbert@picor.com)

**Thomas J. Nieman**  
Commercial Properties  
+1 520 546 2728  
[tneiman@picor.com](mailto:tneiman@picor.com)

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
[picor.com](http://picor.com)

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4/12/2024



### Property Highlights

- Located in the [Rio Nuevo District](#)
- Iconic landmark Class-A building with exceptional visibility and identity
- Building and rooftop signage available
- Turnkey suites ready for immediate occupancy
- State-of-the-art Destination Dispatch elevators
- High efficiency LED lighting throughout
- Precise comfort control via programmable digital HVAC controls
- Refreshed lobby with Steelcase modular furnishings
- Stunning mountain and city views
- Catalina Conference Center with seating for 20
- Floor to ceiling windows
- Lobby coffee bar
- Two Level 3 DCFC 50 kW EV charging stations
- Fully equipped and renovated fitness facility
- 24/7 access
- Convenient to public transportation
- Five separate, fully redundant fiber networks available in the building
- Wireless Internet available throughout the building via rooftop provider
- Building part of Tucson Electric Power grid redundancy program
- Full-Service leases
- Abundant parking - ±1,250 parking spaces, including ±525 covered spaces
- Building security
- Numerous onsite services: dry cleaning and mini commissary with vending machines
- High-profile location in the heart of Tucson's Midtown Business District
- Walking distance to retail, restaurants, hospitality, businesses, and postal services
- Professional onsite management

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**New Amenities: Fully equipped and renovated fitness facility & local coffee shop**



Fitness Center: Renovated in 2024



Fitness Center: Fully Equipped



Fitness Center: New Restrooms & Showers



Kiosk: Local Coffee Shop & Baked Goods

Common Conference Room (16th Floor Views!)



Trade Area Map

