

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

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PICOR Commercial Real Estate Services
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10/12/2023



Property Highlights

- 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

COVID 19 Mitigation Features

- Permanent implementation of the MERV 13 level filters in the HVAC system
- Optimization of fresh air intake throughout the day, combining a mix of filtered fresh outside air and filtered inside air
- Touch-less restroom foot-operated door pedals
- The modernized elevator system at 5151 provides for shortened travel times. Once the car is called at the Destination Dispatch kiosk, elevator travel is contactless. There are no buttons to touch inside the cab

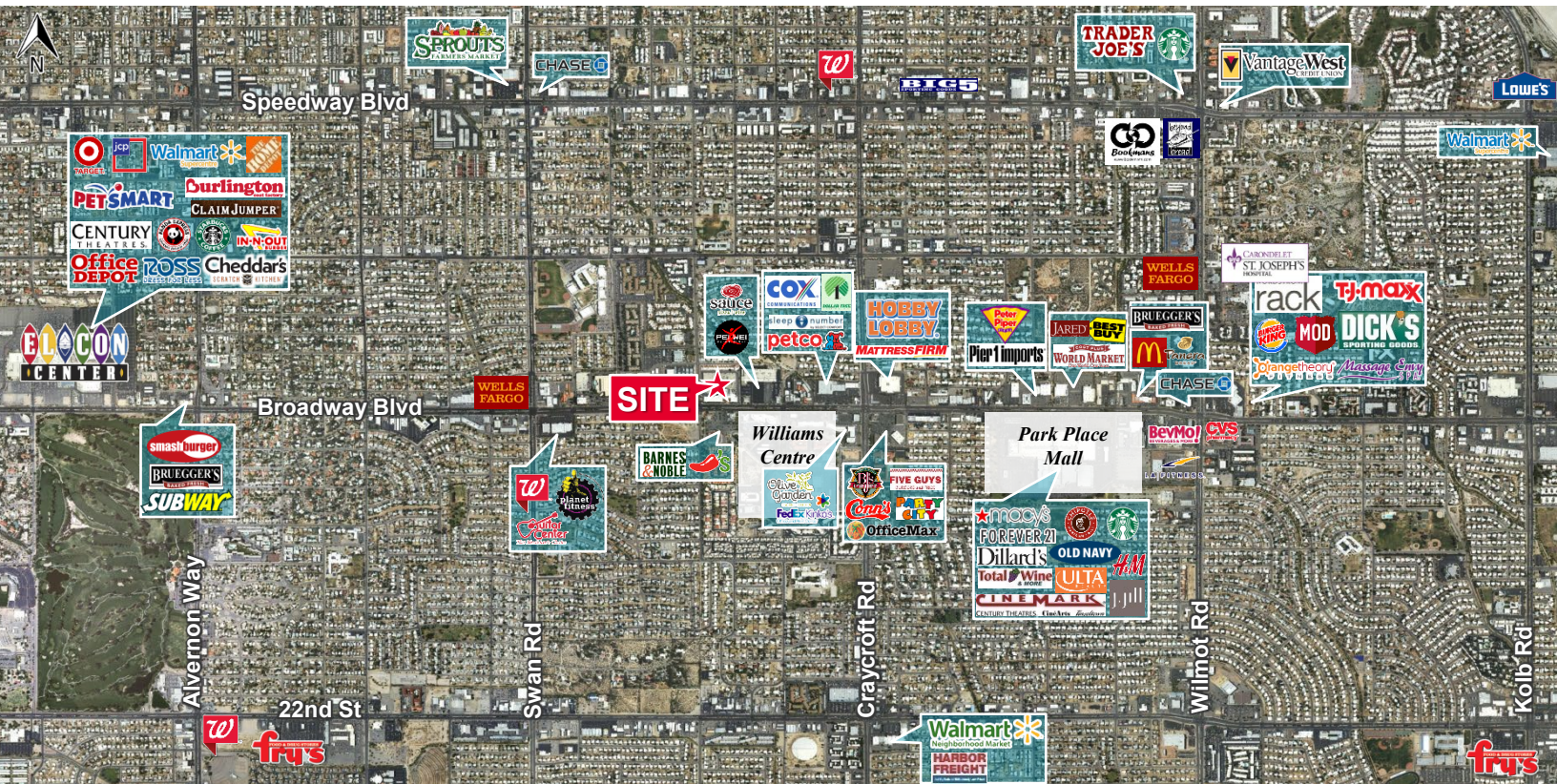
**Amenities scheduled for completion 1st Quarter, 2023*

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Trade Area Map



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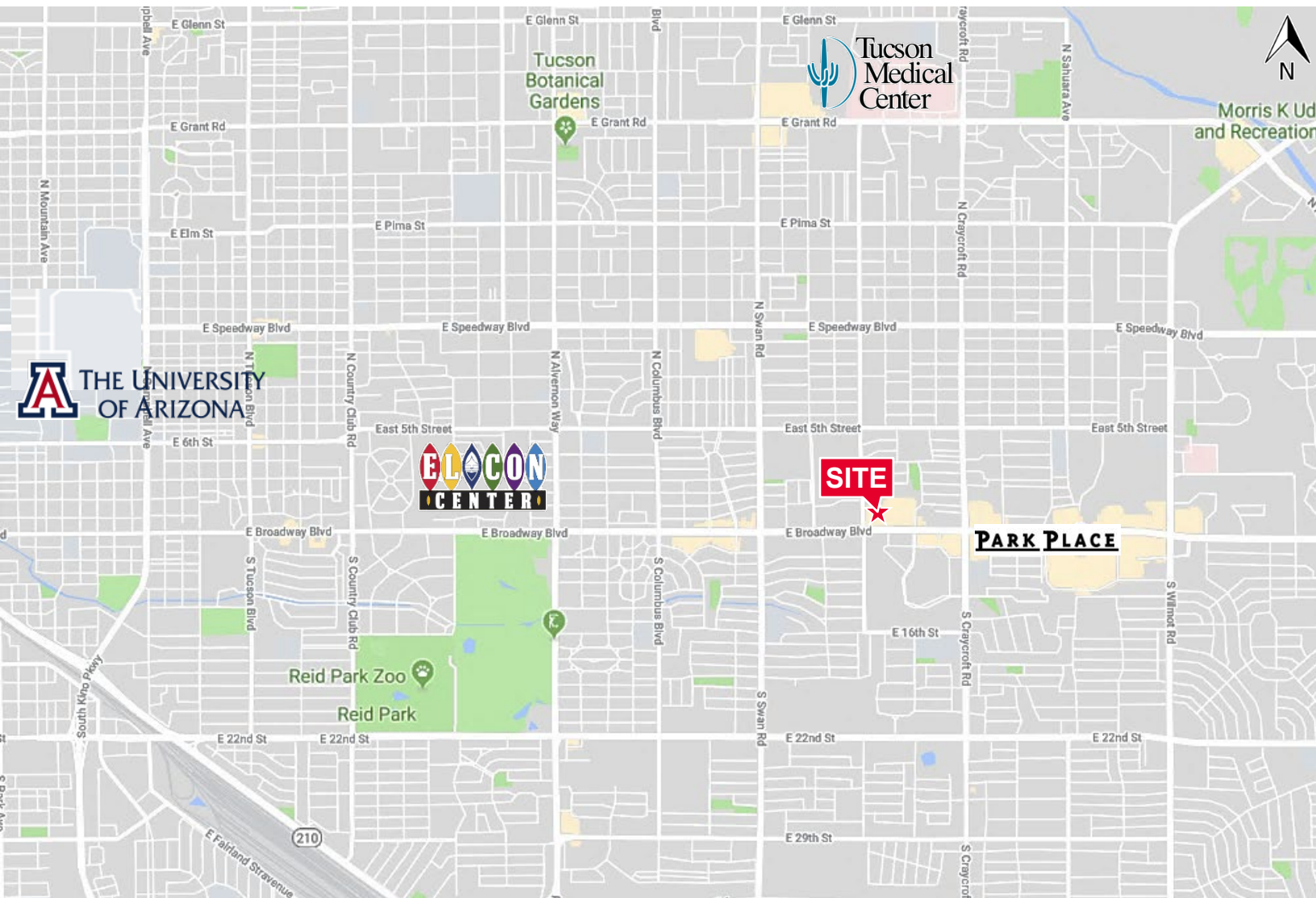


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Map

CLASS A OFFICE



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