



5151 E. BROADWAY BLVD

Tucson, Arizona 85711

- Tucson's Landmark Class A Office Building
- Tucson's Finest Views!

FOR LEASE

1,000 – 20,000 RSF

\$26 – \$30 per RSF Full Service*

*PLEASE CONTACT BROKER FOR PRICING



On-Site
Fitness Center
w/ Lockers & Showers



Snack & Coffee
Kiosk



Panoramic
City Views



Dry Cleaning
Service



Two Level 3 EV
Charging Stations



Spoke
Co-Working



Food
Trucks



Energy
Efficiency

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FOR LEASE

5151 E. Broadway Boulevard

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Incentives available through Rio Nuevo

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
- Stunning mountain and city views with floor to ceiling windows
- Five separate, fully redundant fiber networks available in the building
- Wireless Internet available throughout the building via rooftop provider
- Full-Service leases
- Abundant parking - ±1,250 parking spaces, including ±525 covered spaces
- High-profile location in the heart of Tucson's Midtown Business District
- Professional onsite management

Tenant Amenities

- Updated lobby common area designed for coffee breaks and casual conversations with coworkers
- Catalina Conference Center with seating for 20
- Lobby coffee and snack kiosk
- Fully equipped and renovated fitness facility
- 24/7 access
- Convenient to public transportation
- Overnight building security
- Numerous onsite services: dry cleaning and weekly food trucks
- Walking distance to retail, restaurants, hospitality, businesses, and postal services

Energy Efficiency

- High Speed Destination Dispatch Elevator System
- High efficiency LED lighting throughout
- Precise comfort control via programmable digital HVAC controls
- Two Level 3 DCFC 50 kW EV charging stations
- Building part of Tucson Electric Power grid redundancy program



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Tenant Amenities: Fully equipped and renovated fitness facility & a new coffee/snack kiosk

Fitness Center



Lobby



BFL Conference Room

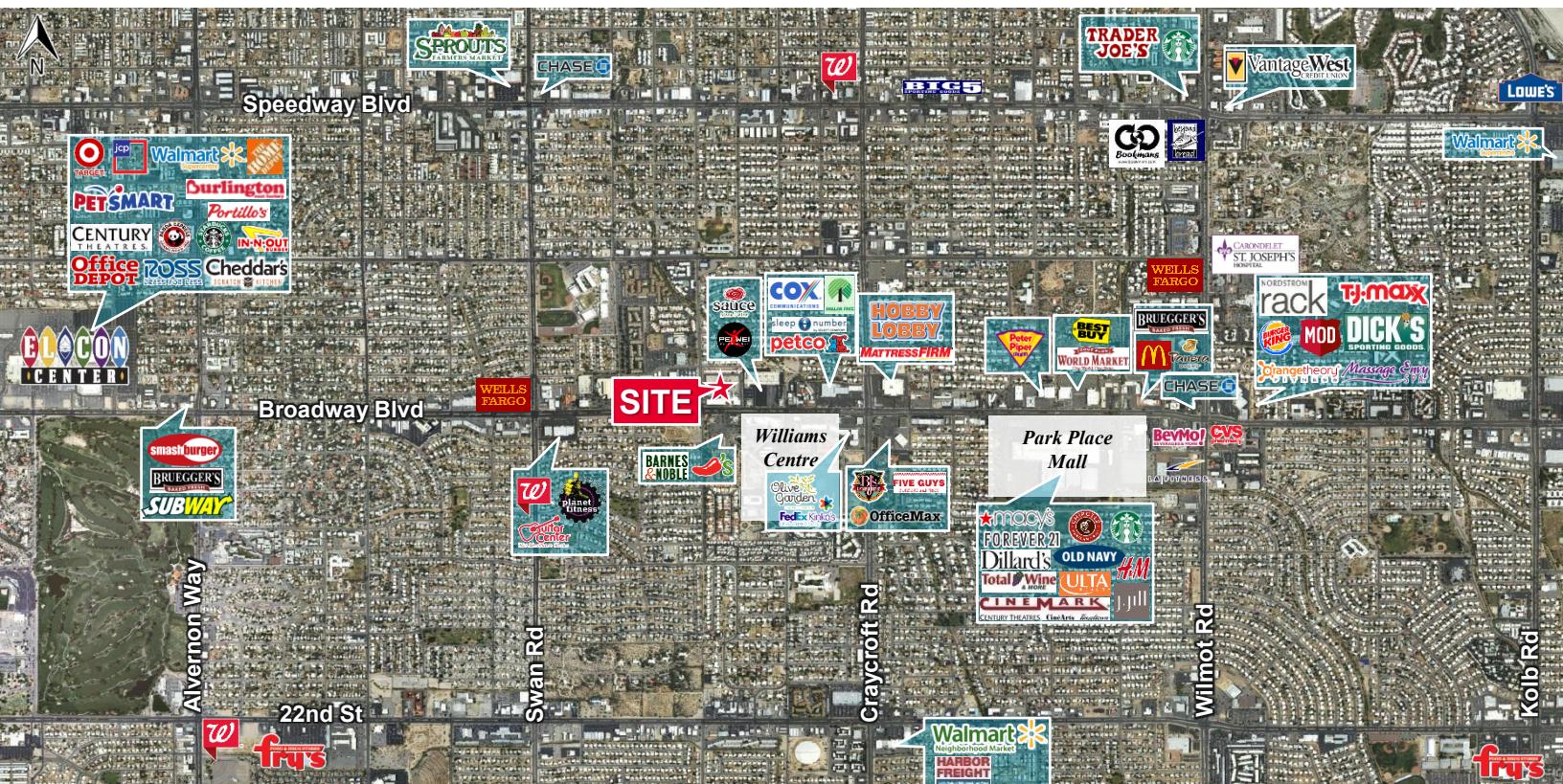


Coffee & Snack Kiosk

FOR LEASE
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Common Conference Room (16th Floor Views!)

Trade Area Map




| Choice of ISPs | | | |
|----------------|----------------|--------------------|--------------------|
| Provider | Cable Type | Network Type | Cable Distribution |
| Century Link | Copper & Fiber | Type 1 | Full Coverage |
| First Digital | Fiber | Type 1 | Full Coverage |
| SimplyBits | Fixed Wireless | Rooftop Connection | Full Coverage |
| COX | Coaxial | Cable Network | Full Coverage |
| Verizon | Fiber | Type 1 | Full Coverage |
| Zayo | Fiber | Type 1 | Full Coverage |
| Cogent | Fiber | Type 1 | Full Coverage |

Connectivity Features

- Quintuple fiber redundancy with five providers on five distinct/separate fiber optic circuits. Offering dedicated Business Grade Internet access with unrivaled upload and download speeds.
- Dedicated telecom risers protect telecom cables from risk of damage.
- Abundant riser capacity available to support future telecom needs of tenants and ISPs throughout the entire building.
- Secured location for all Telecom equipment reduces the potential for service disruption.
- Numerous provider options offer Tenants most competitive pricing in market.

Building Power

- **Rare Redundant Power Grid** - Building is part of Tucson Electric Power Grid Redundancy program, where power switches automatically to adjacent Grid during utility outages.
- **Only Commercial High-Rise** - Office Building in Tucson with this feature.
- **Emergency back-up generator** - for life safety issues; powers egress lighting and elevators in the event of power outage.

Information on Cabling Use, Distribution & Network Definitions

| CABLING TYPE | USE |
|--|--|
|  Copper | Used in order Digital Subscriber Line (DSL) networks, these networks use copper telephone lines to provide internet access to customers. |
|  Coaxial | Used in most Cable provider networks. Typically used for Television sets or Modems. |
|  Fixed Wireless | Rooftop based antenna networks are used for both primary and secondary forms of connectivity. Top choice for redundant connection because it doesn't rely on existing wire line cabling into a building. Fixed Wireless should not be confused with Satellite Dishes which provide Television service and minimal internet capabilities. |
|  Fiber | Most technologically advanced form of cabling used in buildings. Signals can travel for greater distances at faster speeds. |
| DISTRIBUTION TYPE | DEFINITION |
|  Direct to Tenant Space Only | Carrier runs a single cable from where their equipment is located to the tenant they are servicing. This is not ideal for a tenant ordering new service as it could require extensive construction which will delay the tenant getting timely service. |
|  Partial Distribution | Partial Distribution is defined as a distribution point every 6-10 floors. Carrier places several distribution points within the building where they can connect additional cables for tenants. A distribution point can either be a termination box or a coil of spare cabling. For new service requests, partial distribution is less time intensive than direct to tenant space cables. |
|  Full Distribution | Carrier places distribution points (a termination box or a coil of spare cabling) every 5 floors or less and can easily serve any tenant in the building. This setup drastically reduces the time it takes for tenant to receive new service. |
| NETWORK TYPE | DEFINITION |
|  Type 1 | Carrier owns the fiber entering the building. |
|  Type 2 | Carrier is using someone else's fiber, copper or coax to reach a tenant. |
|  Phone Company or Cable Network | Carrier is entering the building with Copper Phone Cables or Coaxial Cables. These usually only offer slower internet speeds. |
|  Rooftop Connection | Rooftop connections are designated for Fixed Wireless providers. See definition above. |