



HUB Tucson Park Ave
University of Arizona

\$32.00 PSF NNN For Lease | Street-level Retail Suites Available on Speedway Blvd.

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HUB PARK AVENUE

1055 N. Park Avenue

Tucson, Arizona

85719

Property Features



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• Availabilities on Speedway Blvd & Park Ave:

- Retail Suite 3 : 909 SF, \$32.00 PSF NNN
- Retail Suite 4 : 1,507 SF, \$32.00 PSF NNN
- Retail Suite 5 : 1,336 SF, \$32.00 PSF NNN

Area Co-tenants:

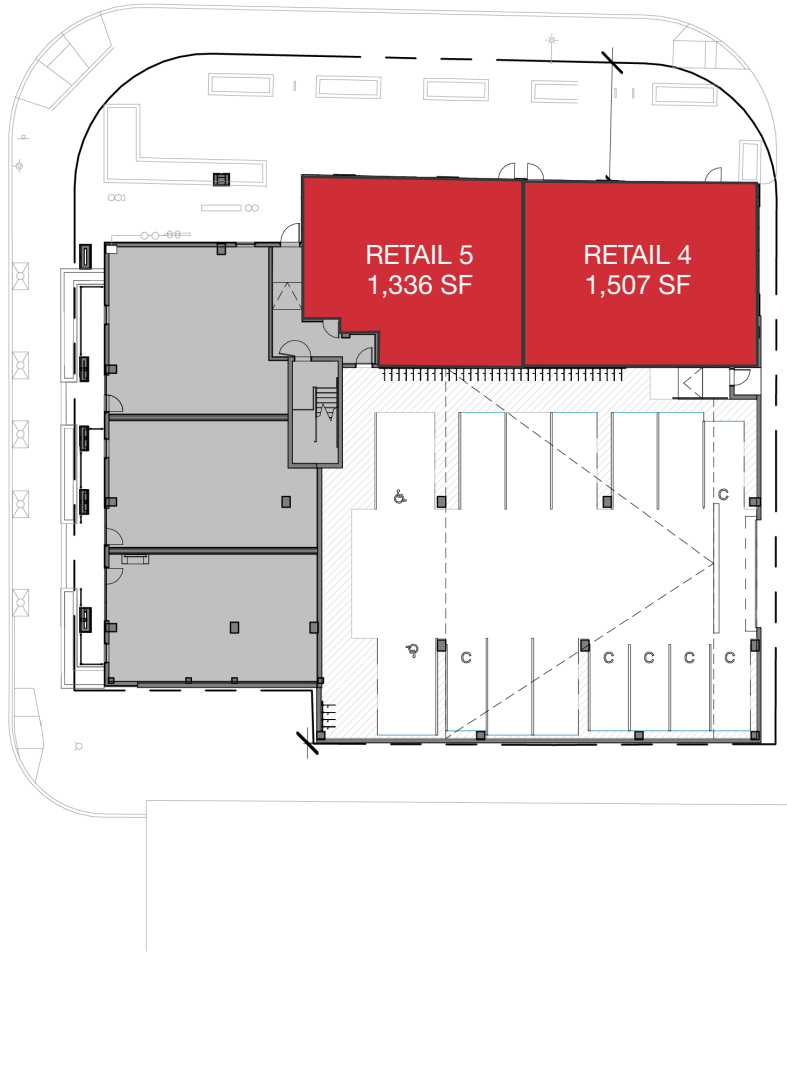
Starbucks, Jack in the Box, Domino's, Time Market, Wok Fire & Grill, CVS, Smoothie Factory, Chipotle

Zoning: UC-1, HB-1, HB-2

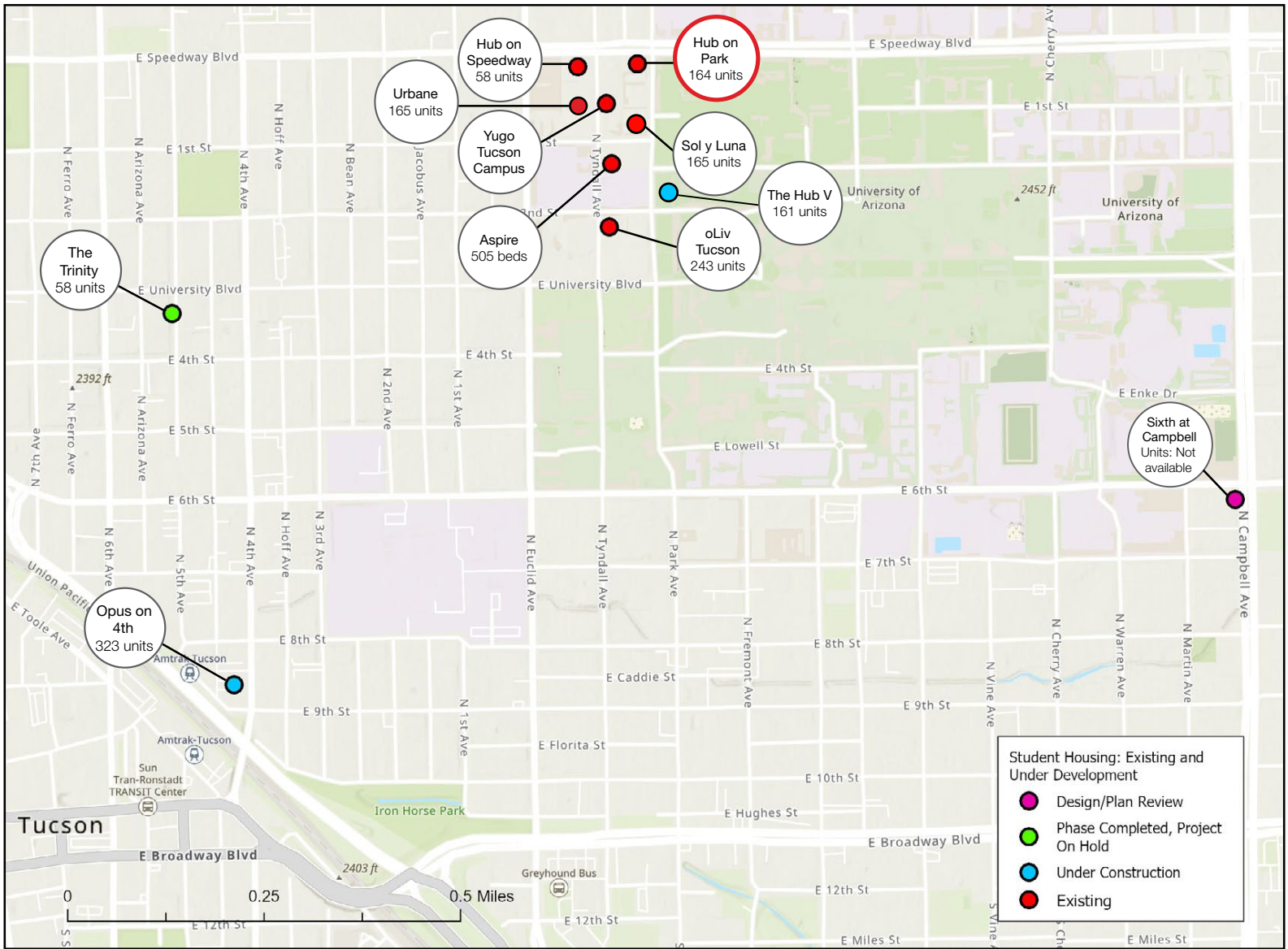
Property Features:

- Best-in-class, luxury, student high-rise with 3,901 SF of ground floor retail
- 159 apartments and 487 beds
- Conveniently located just steps from the University of Arizona and surrounded by student-life activity
- Prominent location on Speedway Blvd, a major east/west Tucson thoroughfare
- Built in 2022

Site Plan



Aerial Map: Student High-rise Development at the University of Arizona



HUB Tucson Park Ave

HUB on Campus, Tucson



Photos



Why do business in Tucson?

Tucson has what your business needs.

A diverse and welcoming community, Tucson offers an outstanding quality of life along with a low cost of doing business. Our manufacturers lead the way in innovation, in sectors as varied as aerospace, biotech, defense, healthcare, information technology, optics, solar, and water.

Tucson has the highest concentration of startups of any U.S. city its size and is ranked as a top five city for entrepreneurs by Entrepreneur Magazine.

Just 60 miles from the Mexico border, with high-capacity border and transportation infrastructure, Tucson is the natural choice for companies doing business in the U.S. and Mexico.



Education

Tucson is proud of the achievements of its primary and secondary schools which offer a wide variety of educational choices to area students.

The University of Arizona is the state's premier research university, ranked among the top 20 of public research universities nationwide. With a global reputation for innovative research, University of Arizona faculty – including five Nobel Prize winners – are helping create the next generation of knowledge workers.

- #1 ranked Geology Department, and is a top producer of Fulbright Scholars
- #3 in the nation by the National Science Foundation for physical sciences research
- More NASA grants for space exploration research than any other university
- Pima Community College, with six campuses, four education centers, and several adult learning centers is one of the largest multi-campus community colleges in the U.S. It provides traditional and online instruction for over 144 programs, as well as workforce training, personal interest classes, and post-baccalaureate certificates.
- Tucson has 2 of the best high schools in the nation: Basis High School and University High School
- The greater Tucson area has: 229 public schools in 17 districts in Pima County (many with open enrollment options) and 84 charter schools

The University of Arizona

In addition to the economic benefits the region's natural surroundings offer, Tucson is home to the University of Arizona, which is responsible for some of the most recognized optics, astronomy, and medical industries in the nation. The University of Arizona was the largest regional employer in 2012 with 11,604 full-time employees and has an economic impact of approximately \$2.1 billion annually. In 2014, the annual Academic Ranking of World Universities placed the University of Arizona at No. 46 among U.S. schools and No. 86 worldwide.

#1 Ranking College of Science among observational, theoretical, and space astronomy programs in the U.S. – National Science Foundation

#1 Largest optics program among U.S. institutions – College of Optical Sciences

#1 Among U.S. business schools in the amount of federal grant support attracted by college faculty – Eller College of Management

#4 Ranking of the School of Art MFA Photography program among public institutions – U.S. News & World Report

19th in research and development expenditures among public universities with \$650 million in federal funding – National Science Foundations

