



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

520-577-7000

www.tucsonrealty.com

FOR LEASE

333-335 N. Wilmot Rd

National Bank of Arizona Plaza



Full Floor Available
Great Views on Lighted Corner!

Location:	Wilmot & Carondelet between Broadway & 5th St
Total Size:	128,824 RSF
Size Available:	333 N Wilmot 100% Occupied 40,764 SF Sublease/Direct Lease
Stories:	333 N. Wilmot - 4 stories 335 N. Wilmot - 6 stories
Parking:	1:200

\$ 21.75/RSF/Full Service

Property Features:

Top 10 Tucson Office Building. Near Park Place Mall and Dorado Golf Course. Great access and views. On lighted corner. In-house Property Management and Maintenance. Building totally renovated in 2011-2013.

Exclusively Represented by:

Tucson Realty & Trust Co.

Mike Gross

Cell 520.977.0144

Office 520.577.7000

MGross7270@aol.com



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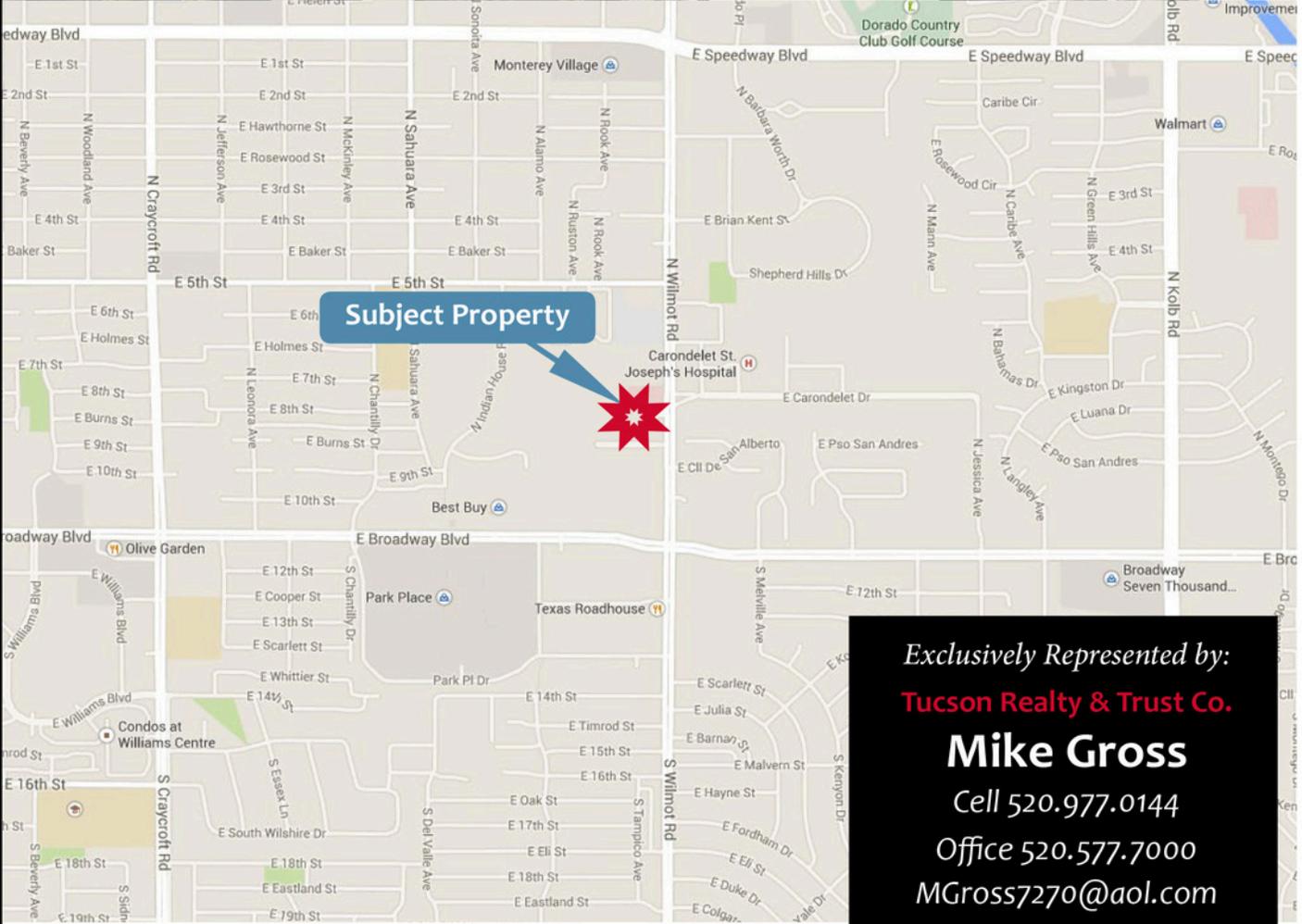
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Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



RECENT IMPROVEMENTS AT NATIONAL BANK OF ARIZONA PLAZA

333 – 335 N. WILMOT ROAD, TUCSON, ARIZONA 85711

I wanted to take the liberty of explaining some of the things that have been happened at NBA Plaza over the last few years. Those are part of National Bank of Arizona's strategic plan to take NBA Plaza to the next level regarding office space in Tucson. Actually, some of the improvements are things not seen in Tucson, but will reduce the operating costs of the complex. These improvements have placed NBA Plaza at the pinnacle of office complexes in Tucson.

The following is a list of improvements that have been made:

- **HVAC...** we have completely updated our HVAC system in both buildings to provide a totally automated, digitally controlled system (SMART building). This system can now be monitored remotely to verify set points and change temperature settings if necessary to accommodate the needs of our tenants. Overall performance of this system has reduced our energy costs by as much as 28% over the past 2 years.
- **Fire Monitor and Control Systems...** all fire monitor and control systems were upgraded in both buildings to meet the current code requirements for the City of Tucson. New horns and strobes were also installed as well as smoke detectors throughout both buildings
- **Common Area/Restroom Upgrades...** All common areas and restrooms in both buildings were upgraded to include, carpet, tile, paint and plumbing fixtures which enhanced the overall appearance and has provided a much nicer looking environment.
- **Lighting Upgrades...** replacement of all lighting fixtures in the common hallways, entry areas and the parking garage with high efficiency lights has been completed. Approximately 60% of the remodeled office areas have been completed with the remainder scheduled to be done with each renewal. We have experienced a 25% drop in energy usage as a result of these changes.
- **Elevator Upgrades...** all four elevators that service both buildings were refurbished. This refurbishment included replacement of all motors, cables, controls and cab remodeling. These upgrades brought our elevators up to the latest code requirements.
- **Solar...** the new solar panels installed on the upper level of our parking garage was complete in September, 2010. This project is now providing (3) rows of carports that support the panels. These carports have provided an additional 134 covered parking spaces for our tenants and National Bank of Arizona employees. The cost of this installation was expensive, but, it will help reduce our monthly energy costs by 25 - 30%.
- **Backup Generator...** the new backup generator was installed that will provide emergency power to both buildings in the event of any unforeseen power outage.

As you can see, the improvements made have resulted in NBA Plaza evolving into a new, even more energy efficient building.

With the improvements to NBA Plaza, resulting in a reduction in operating expenses, it should lead to a great opportunity for any tenant to also look at their future expansion / realignment and possible consolidation of their offices at NBA Plaza.

Michael A. Gross
Associate Broker
Tucson Realty & Trust Co.

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