

# RIALTO BLOCK

33 S. FIFTH AVENUE  
TUCSON, AZ 85701

CREATIVE  
SPACE  
FOR  
LEASE

Buzz  
Isaacson  
Realty LLC

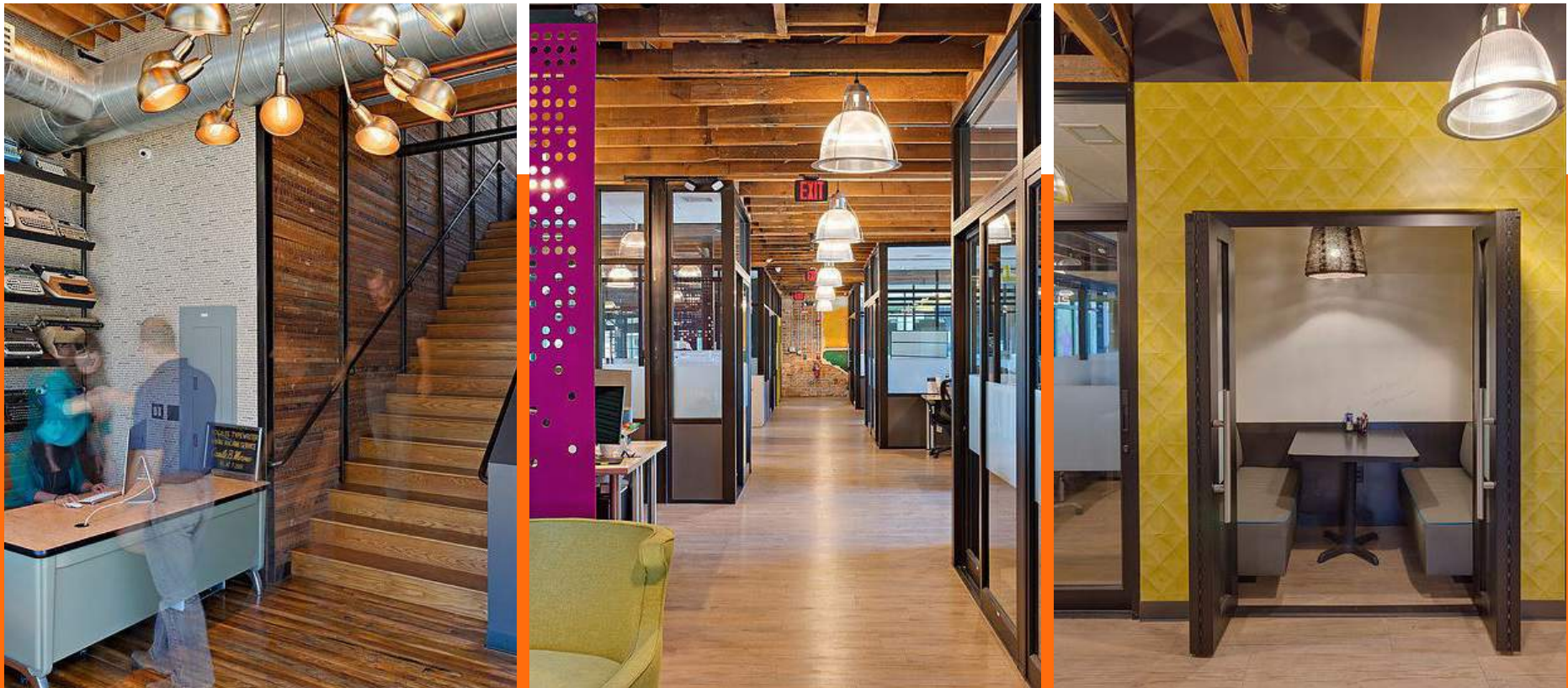


# FOR LEASE EXCEPTIONAL OFFICE/RETAIL SPACE

## 33 S. FIFTH AVENUE, TUCSON, AZ 85701

Stunning office/retail space in the historic Rialto Block. This building has a beautiful street presence in the most dynamic, walkable part of downtown. Tenants include the Rialto Theatre (a 1,200 capacity concert venue), Good Oak Bar and the Scented Leaf Tea House. The second floor office space was formerly a co-working concept and has tons of charm and thoughtful details.

- sizes:** ±2,228 RSF (office)                      Second floor space with ground floor lobby and elevator access.  
±4,474 RSF (office or retail)                  Free-standing , single story building with Broadway frontage.
- lease rate:** Call for details.
- year built:** 1922.
- features:** Exposed brick walls and wood beam ceilings, abundant natural light and incredible outdoor balcony.



# 2ND FLOOR PLAN



S. 5TH AVENUE

E. CONGRESS STREET



2,228 RSF  
2nd Floor Office

COURTYARD

POTENTIAL PARKING  
AND/OR OUTDOOR SPACE

±4,474 SF Free-Standing,  
Single Story Building



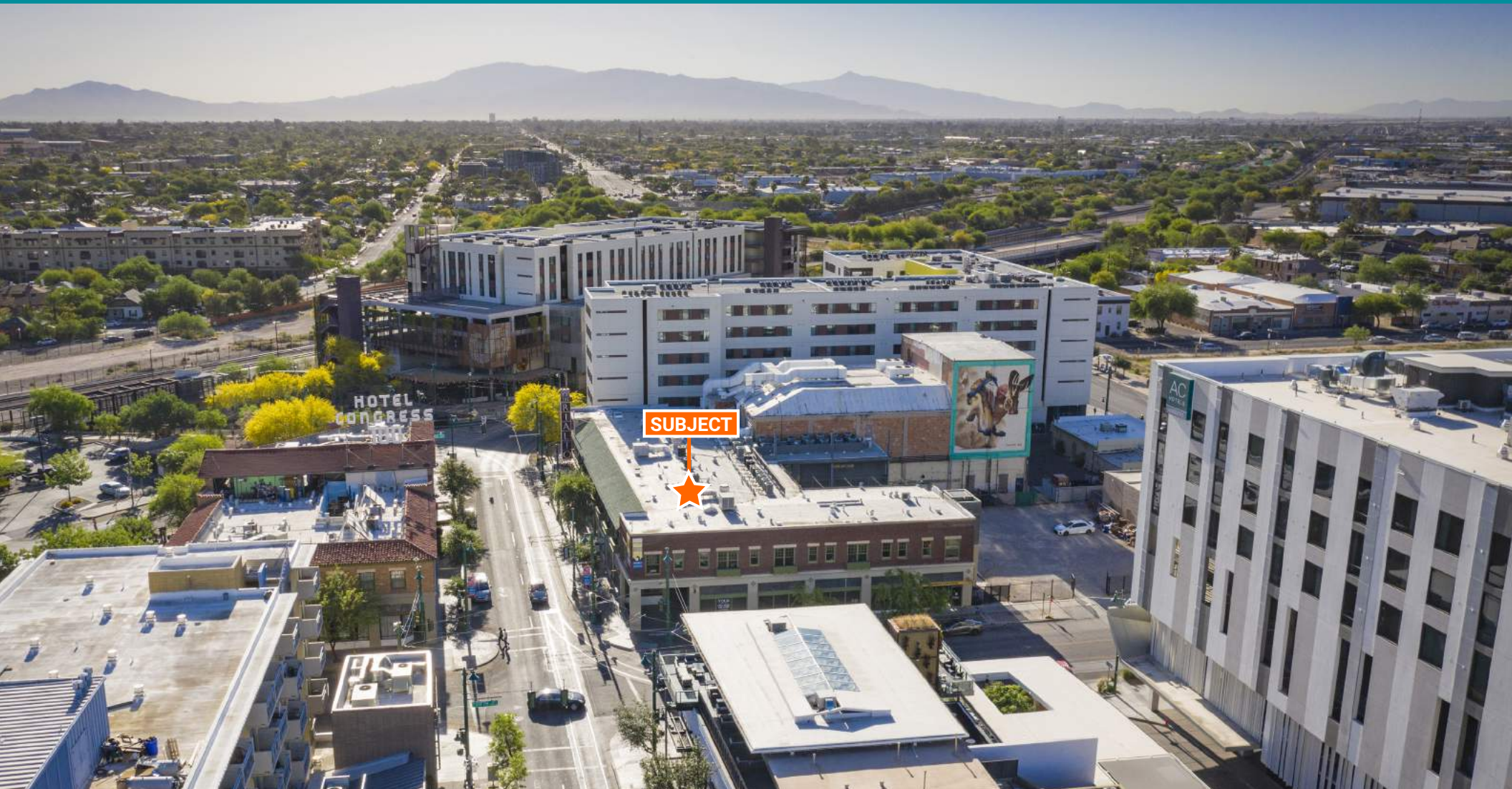
# DOWNTOWN TUCSON

The Rialto Block is located in the heart of Downtown's entertainment district. Across from both the iconic Hotel Congress in one direction and the new AC Marriot Hotel in another. Walkable to more than 80 restaurants and bars and located along the modern streetcar route, which links Downtown to the University of Arizona.



# FOR LEASE | EXCEPTIONAL OFFICE/RETAIL SPACE

## 33 S. FIFTH AVENUE, TUCSON, AZ 85701



**Buzz Isaacson**  
520.400.5500  
buzz@buzzisaacson.com

**Annie Lewis**  
520.429.8009  
annie@buzzisaacson.com

