### CUSHMAN & PICOR

KENTCIRCLE**PARTNERS** Real Estate . Investments

# 5151 E. Broadway Blvd

5151

Tucson, Arizona 85711

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

**FOR LEASE** 796 - 40,000 RSF

\$25 – 30 per RSF Full Service\* \*PLEASE CONTACT BROKER FOR PRICING





**On-Site Fitness Center** w/ Lockers & Showers

Coffee Cricket (Coffee & Snack Kiosk)



Panoramic City Views



**Destination Dispatch** Elevator System





Two Level 3 EV **Charging Stations** 

**PICOR Commercial Real Estate Services** 

5151 E. Broadway Blvd, Suite 115

Tucson, Arizona 85711

picor.com

phone: +1 520 748 7100

For more information, contact

**Molly Mary Gilbert Office Properties** +1 520 546 2766 mgilbert@picor.com Thomas J. Nieman **Commercial Properties** +1 520 546 2728 tnieman@picor.com

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**On-Site Dry Cleaning Service** 

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### FOR LEASE 5151 E. Broadway Boulevard

Tucson, Arizona 85711





#### **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
- 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

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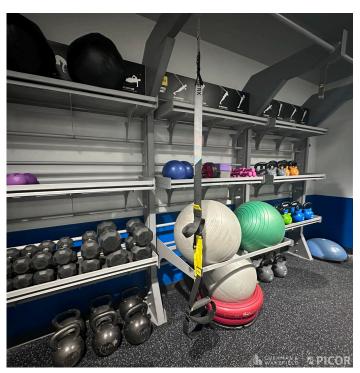
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FOR LEASE 5151 E. Broadway Boulevard Tucson, Arizona 85711

### New Amenities: Fully equipped and renovated fitness facility & local coffee shop



Fitness Center: Renovated in 2024



Fitness Center: Fully Equipped



Fitness Center: New Restrooms & Showers



Kiosk: Local Coffee Shop & Baked Goods

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#### Common Conference Room (16th Floor Views!)



#### Trade Area Map



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