



## 4,135 RSF Class A Office Space

### Lease Rate: \$20.00/SF Full-Service

- Outstanding 14<sup>th</sup> floor views!
- Plug & Play sublease
- Discounted rent – available immediately
- Furniture included
- Tenant lease ends 5/31/25
- Landlord negotiable for extended lease term
- Iconic landmark with exceptional visibility and identity
- State-of-the-art Destination Dispatch elevators
- High efficiency LED lighting throughout
- Refreshed lobby with Steelcase modular furnishings
- Stunning mountain and city views
- Catalina Conference Center with seating for 20
- Floor to ceiling windows
- 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
- Wireless Internet available throughout the building
- Building part of Tucson Electric Power grid
- Abundant parking including covered

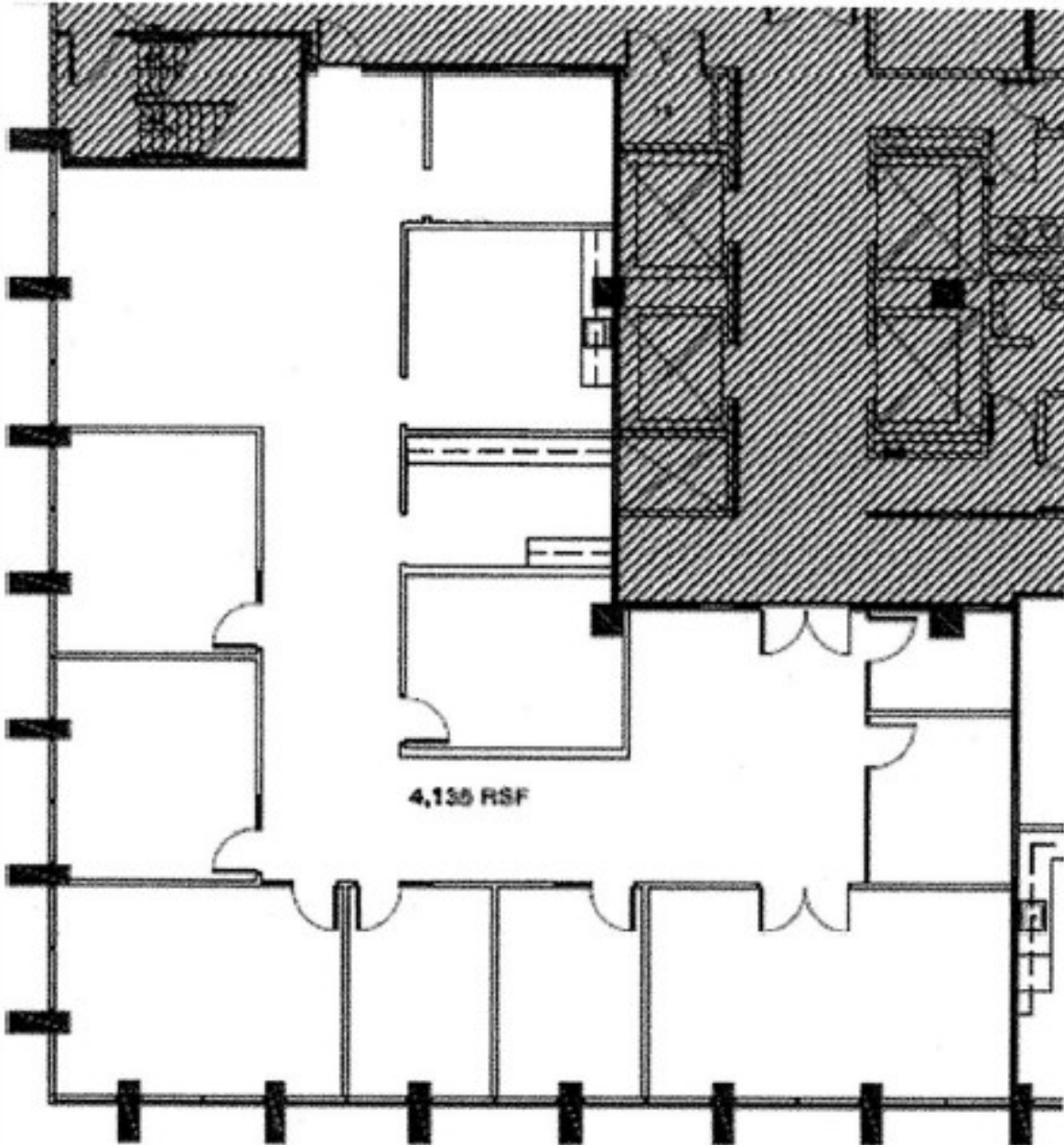
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Floor Plan  
Suite 1400 - 4,135 RSF

OFFICE

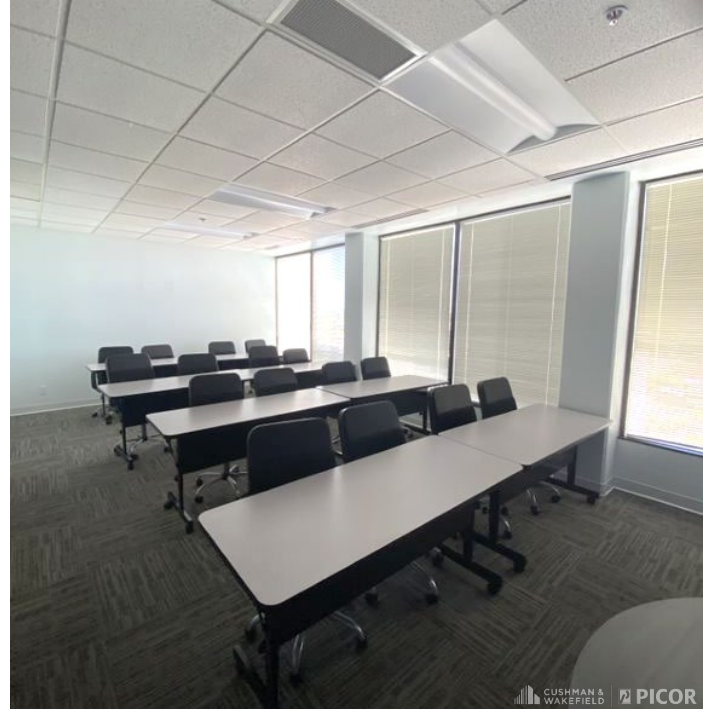




**Property Photos**



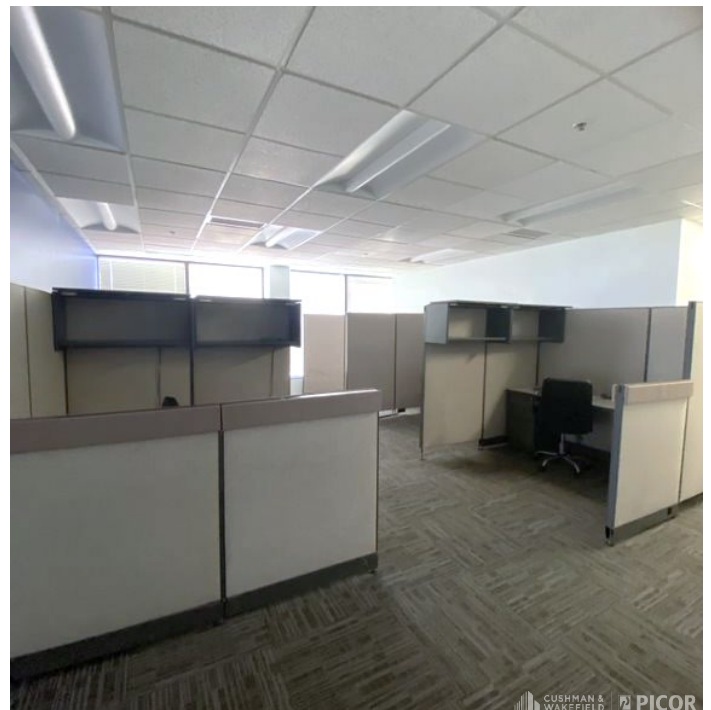
Lobby



Training Room



Training Room Alt View



Cubical Area

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11/16/2023



Property Photos



Executive Office



Office 2 of 7



Office 3 of 7



Office 4 of 7

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11/16/2023



Trade Map

OFFICE

