



100

N STONE AVE

THE PIONEER

Office For Lease

The Pioneer

Outstanding location in the heart of Downtown Tucson. This landmark building has been completely renovated with new elevators, HVAC and mechanical. Ike's Coffee & Tea and Bombolé restaurants are in the lobby and offer a convenient lunch spot. Free use of two common area conference rooms and bike room (including lockers, bike racks and private showers).

Location: 100 N. Stone Avenue, NEC Stone and Pennington

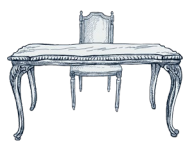
Available: Sizes generally range from ± 500 to $\pm 17,000$ SF, in a variety of sizes and configurations.

Lease Rate: \$19.50/SF, full service. Tenant is responsible for any increases in operating expenses over the base year.





On-Site Amenities



Two Common
Area Conference
Rooms



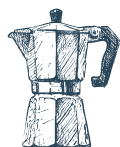
On-Site Management
& Security Guard



Bicycle Room
& Storage Racks



Several
Broadband
Providers



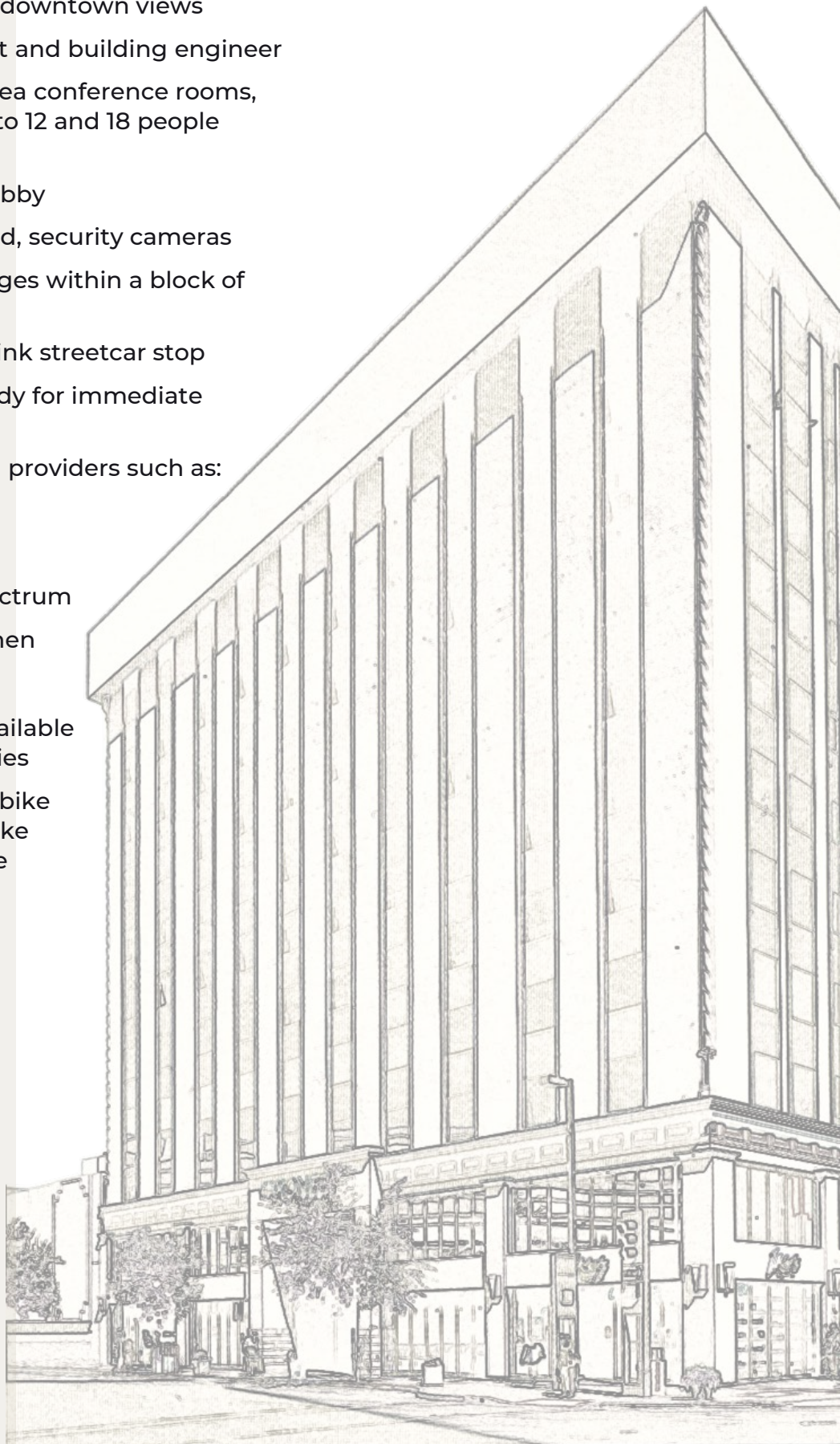
Two On-Site
Restaurants:
Ike's Coffee & Tea,
Bombolé



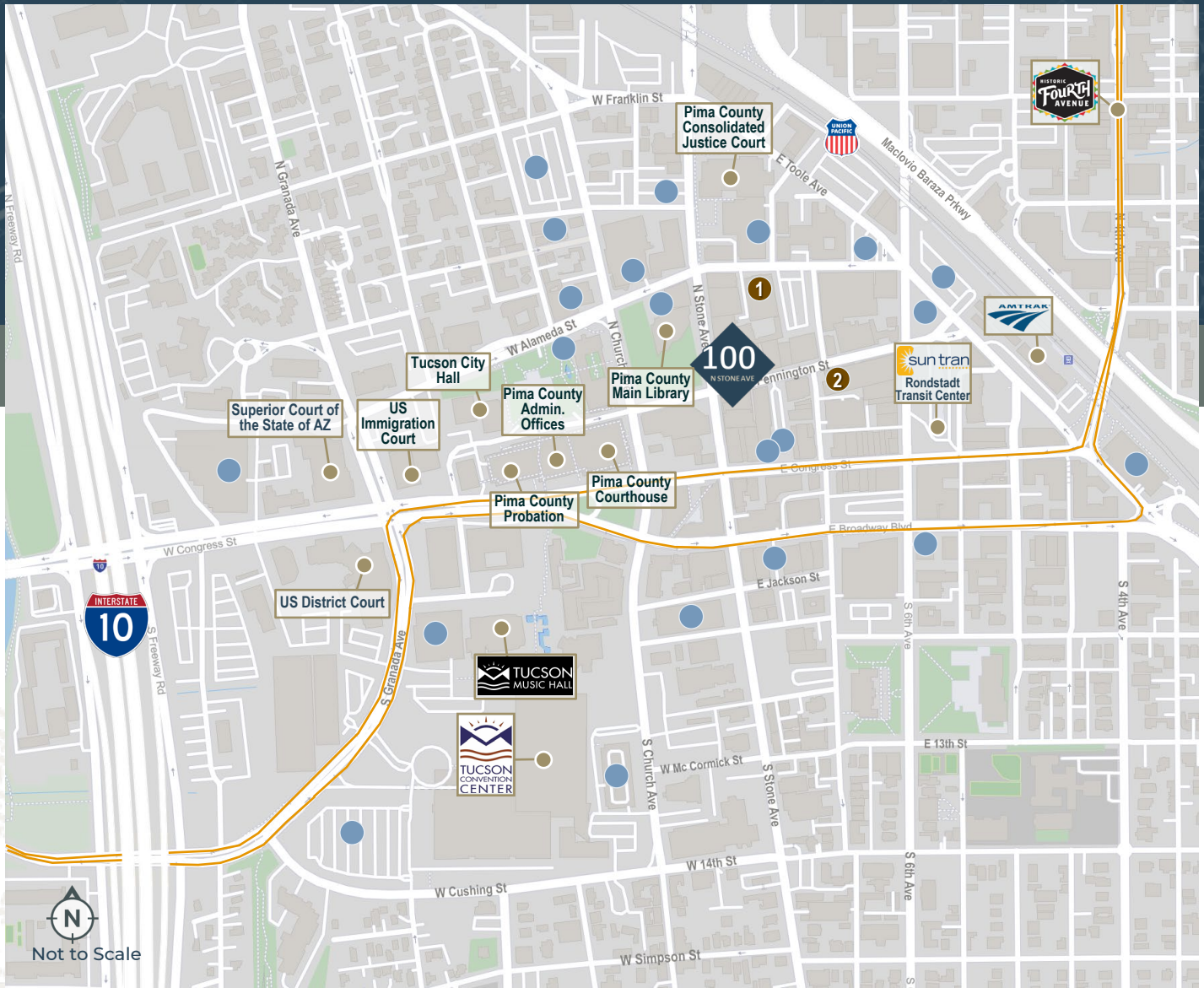
Locker Room
with Showers

Building Features

- Great mountain and downtown views
- On-site management and building engineer
- Two free common area conference rooms, accommodating up to 12 and 18 people respectively.
- Two restaurants in lobby
- On-site security guard, security cameras
- Several parking garages within a block of Building
- One block from Sunlink streetcar stop
- Variety of spaces ready for immediate occupancy
- Choice of broadband providers such as:
 - Blue Span
 - Simply Bits
 - Time Warner/Spectrum
 - Century Link/Lumen
 - Cox Cable
- Short-term leases available for growing companies
- Special ground floor bike room with lockers, bike racks and two private showers



Parking & Transportation



● Downtown Parking Garages/Lots

● Nearest Parking Garages
 1. ABM/ Wells Fargo Parking Garage
 2. Pennington Garage



5 MIN

Walk to Nearest Sunlink Trolley Stop



5 MIN

Drive to Interstate 10



10 MIN

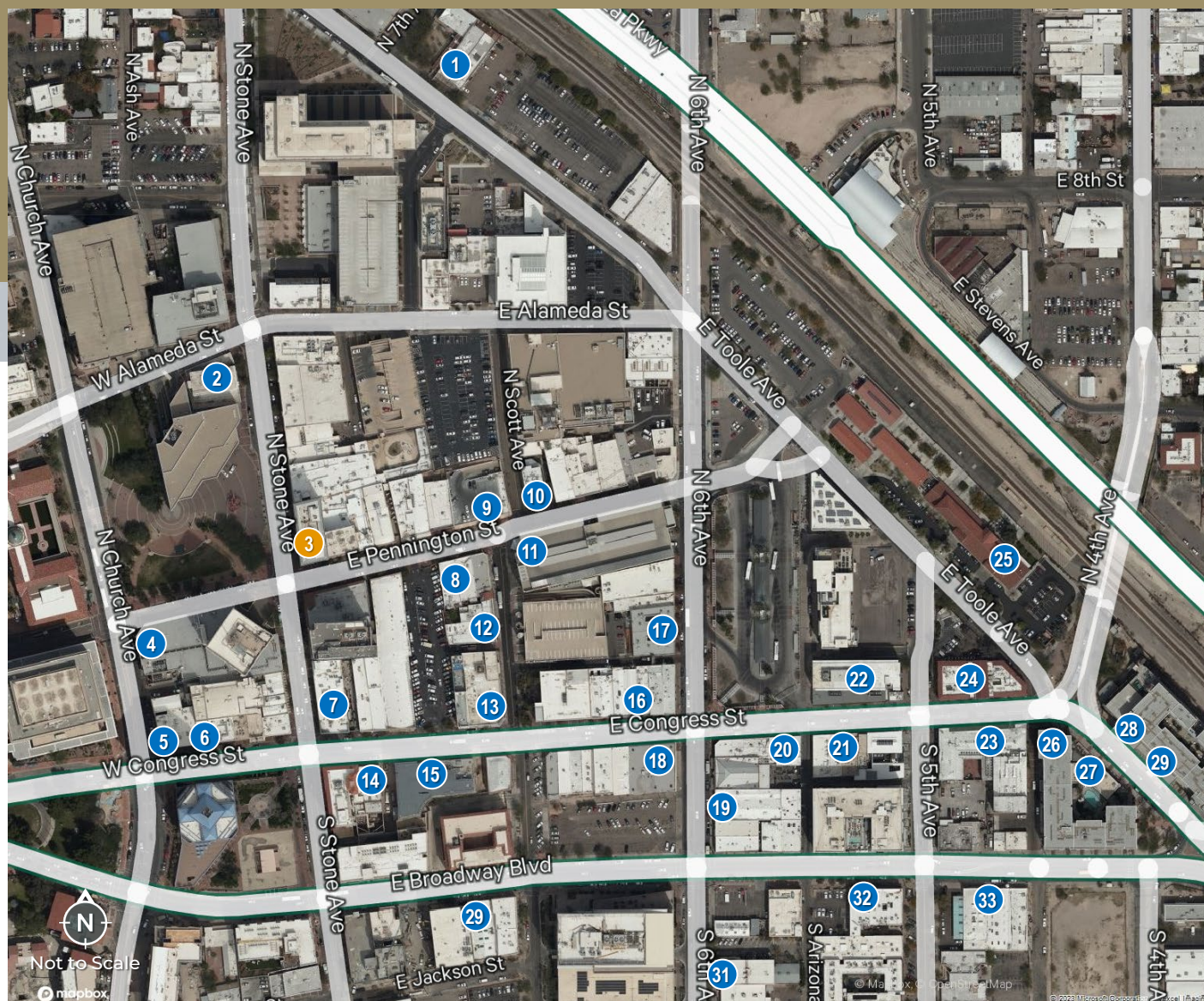
Walk to Amtrak Station



25 MIN

Drive to Tucson Intl Airport

Downtown Restaurants



- | | | |
|---|---|--|
| 1. Borderland Brewing | 12. CRUDA Mariscos & Oyster Bar | 22. Berry Greens Juice Bar, Caffe Luce |
| 2. The Little One | 13. Ezbachi Izakaya | 23. Good Oak Bar |
| 3. Bombolé, Ike's Coffee & Tea Café (Subject Property) | 14. HeeMee Coffee + Bakery | 24. Cup Café at Hotel Congress |
| 4. Baggin's Gourmet Sandwiches | 15. The Monica | 25. Maynard's |
| 5. Street Taco and Beer Co, JA Ramen | 16. Elliott's on Congress, Empire Pizza & Pub | 26. 350 Congress (Coming Soon) |
| 6. Perché No, Subway | 17. Miss Saigon, Thunder Bacon Burger, Donut Bar | 27. OBON Sushi Bar Ramen |
| 7. Nook | 18. Starbucks (Planned) | 28. Hi-Fi Kitchen Cocktails |
| 8. Café 54 | 19. Johnny Gibson's Downtown Market | 29. Urban Pita, Insomnia Cookies |
| 9. Urban Fresh, Raptor Café | 20. The Screamer | 30. Penca |
| 10. Reilly Craft Pizza and Drink | 21. HUB Restaurant & Ice Creamery | 31. The Delta |
| 11. La Chingada Cocina Mexicana | | 32. Charro Steak & Del Rey |
| | | 33. Thunder Canyon Brewery |



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Pioneer
Tucson