

44 BROADWAY

PRESENTED BY

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44 E BROADWAY | FOR LEASE OR SALE

PROPERTY DETAILS

SIZE

2ND FLOOR OFFICE AREA: 7967 SF
2ND FLOOR COMMON AREAS: 1052 SF
3RD FLOOR OFFICE AREA: 7967 SF
3RD FLOOR COMMON AREAS: 1052 SF

LEASE RATE & TERM

\$19.000 / SF / YR NNN
ESTIMATED NNN CHARGES \$4 / SF / YR
5 — 10 YEAR TERM

COMMENTS

- 2ND OR 3RD FLOOR, OR BOTH, AVAILABLE NOW
- STATE OF THE ART FINISHES & INFRASTRUCTURE
- STUNNING VIEWS
- GROUND FLOOR ENTRY LOBBY
- TREMENDOUS VISIBILITY AND SIGNAGE
- LOCATED ON THE SUNLINK STREETCAR LINE

SECOND FLOOR SALE PRICE

9019 SF
\$2,400,000

THIRD FLOOR SALE PRICE

9019 SF
\$2,500,000

PROPERTY HIGHLIGHTS



LOCATION

IN THE HEART
OF DOWNTOWN
TUCSON



NATURAL LIGHT

HIGH CEILINGS
& LARGE
WINDOWS



OPEN PLAN

HIGH CEILINGS
& LARGE
WINDOWS

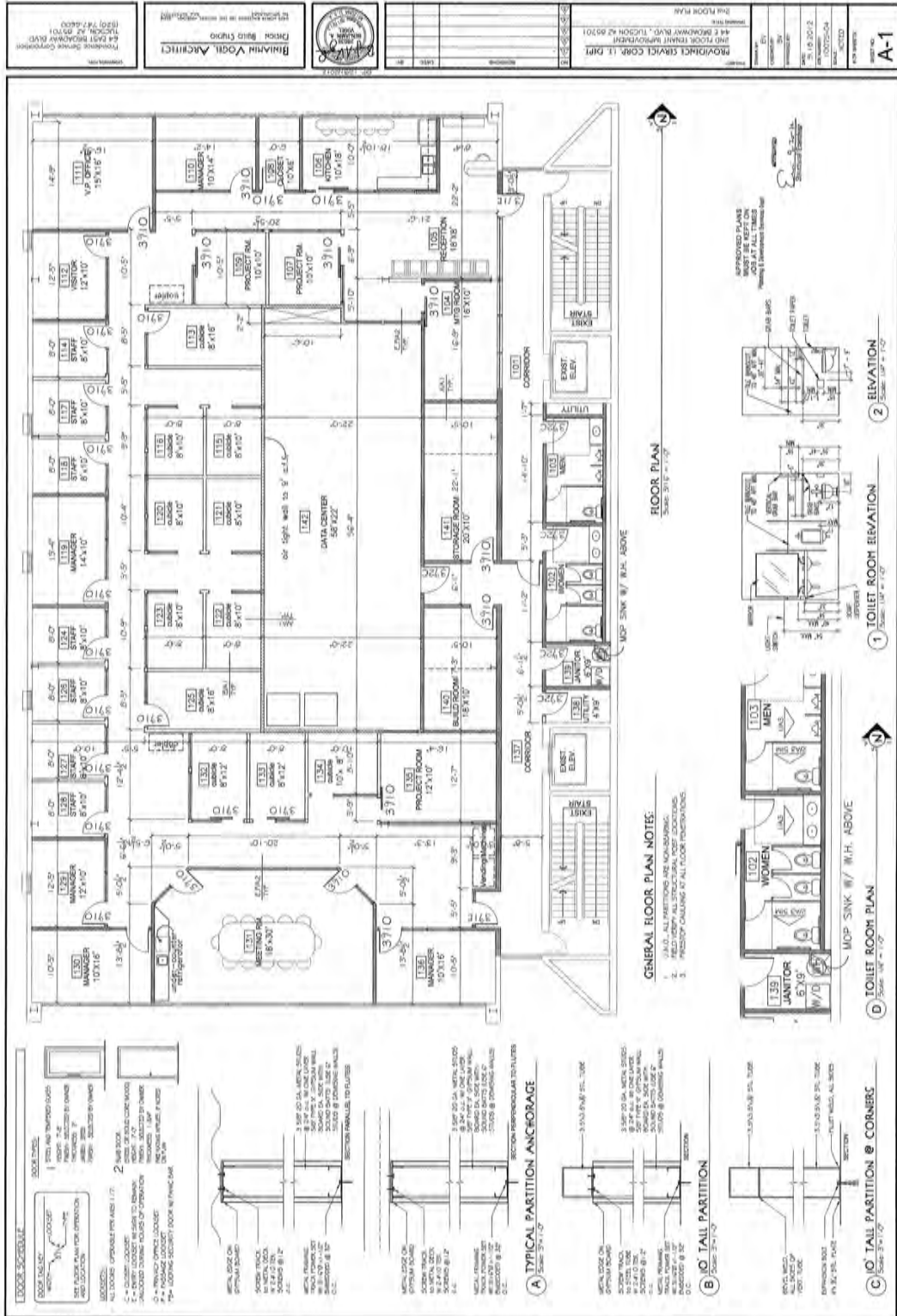


STREET CAR

IMMEDIATE
ACCESS TO
STREETCAR LINE

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SECOND FLOOR PLAN NOT TO SCALE



44 E BROADWAY

SECOND FLOOR RECEPTION



SECOND FLOOR MANAGER OFFICE



44 E BROADWAY

SECOND FLOOR BUILT IN KITCHENETTE



SECOND FLOOR OFFICES



44 E BROADWAY

SECOND FLOOR MANAGER OFFICE



SECOND FLOOR CONFERENCE ROOM



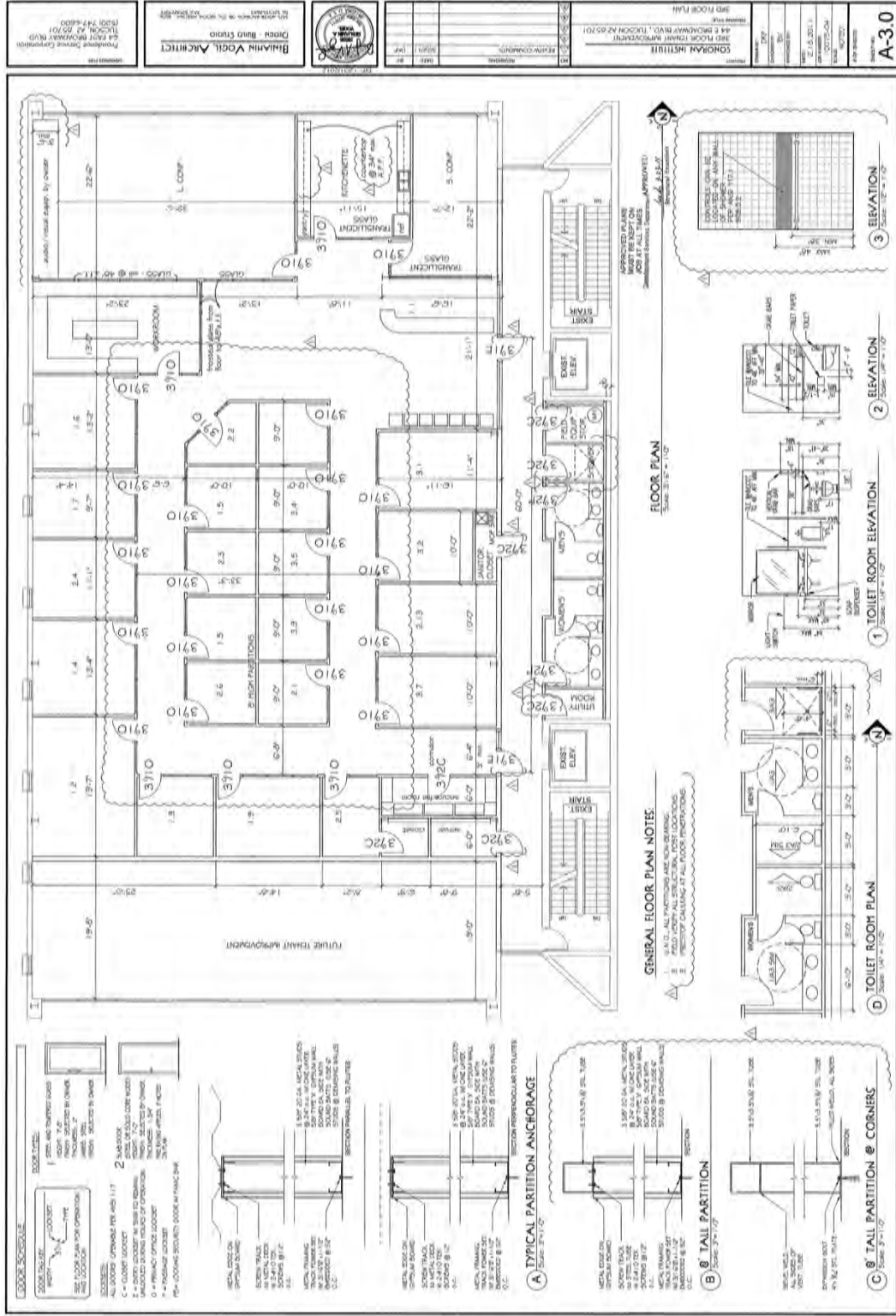
44 E BROADWAY

SECOND FLOOR BATHROOMS



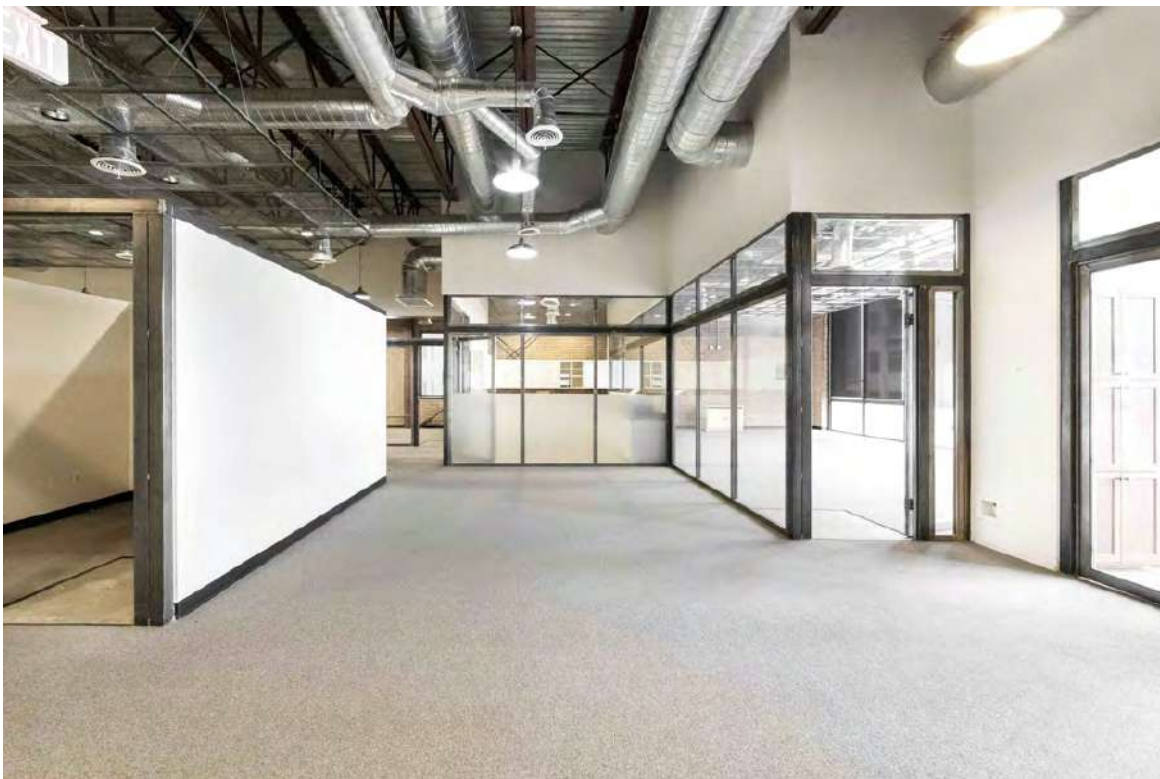
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THIRD FLOOR PLAN NOT TO SCALE



44 E BROADWAY

THIRD FLOOR BUILT IN RECEPTION



44 E BROADWAY

THIRD FLOOR CONFERENCE ROOM



THIRD FLOOR BUILT IN KITCHENETTE



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NEW CARPET IN THIRD FLOOR HALLWAYS & OFFICES



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THIRD FLOOR BATHROOMS



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