

**F
O
R
L
E
A
S
E**



333-335 N. Wilmot Rd
National Bank of Arizona Plaza
Full Floor Available

Location:	Wilmot & Carondelet between Broadway & 5th St	
Total Size:	128,824 RSF	
Size Available:	333 N Wilmot 100% Leased	335 N Wilmot 13,588 RSF 3rd floor 3,616 & 3,700 RSF 4th floor
Stories:	2 buildings 333 N. Wilmot - 4 stories 335 N. Wilmot -6 stories	
Parking:	1:200	
Comments:	Top 10 Tucson Office Building. Near Park Place Mall and Dorado Golf Course. Great access and views. On lighted corner. In-house Property Management and Maintenance. Building totally renovated in 2011-2013.	

\$20.75/rsf/Full Service

Exclusively Represented by:
Tucson Realty & Trust Co.
Mike Gross
C. 520.977.0144
O. 520.577.7000



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

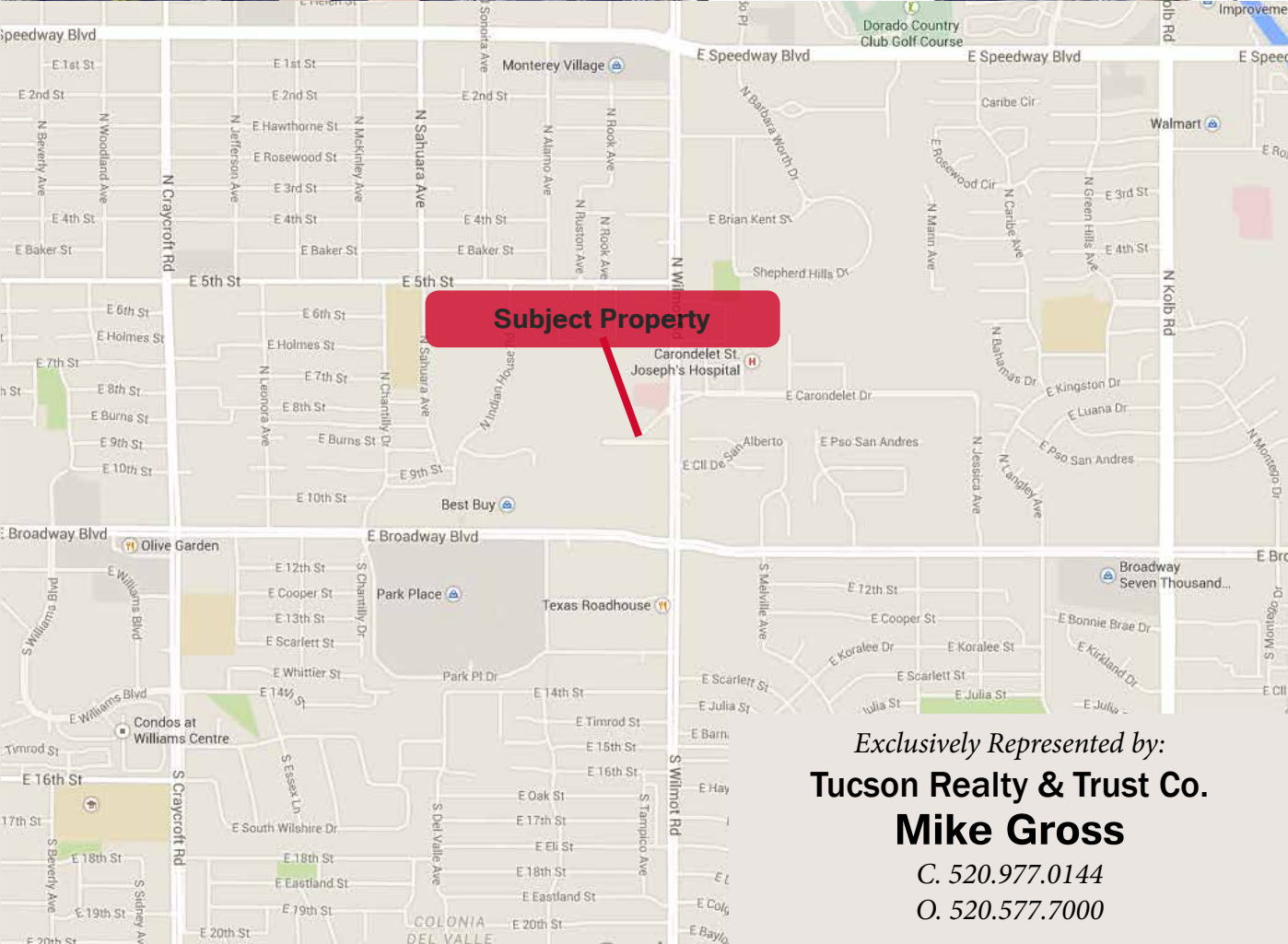
333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

phone: 520.577.7000

www.tucsonrealty.com

FOR LEASE



Exclusively Represented by:
Tucson Realty & Trust Co.
Mike Gross
C. 520.977.0144
O. 520.577.7000

Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Rd., Ste 340

Tucson, AZ 85711

phone: 520.577.7000

www.tucsonrealty.com

335 N. Wilmot

National Bank Plaza

3rd Floor

Full Floor Available - June/July

13,588 RSF

FOR
LEASE



± 13,588 RSF Available

Exclusively Represented by:
Tucson Realty & Trust Co.
Mike Gross

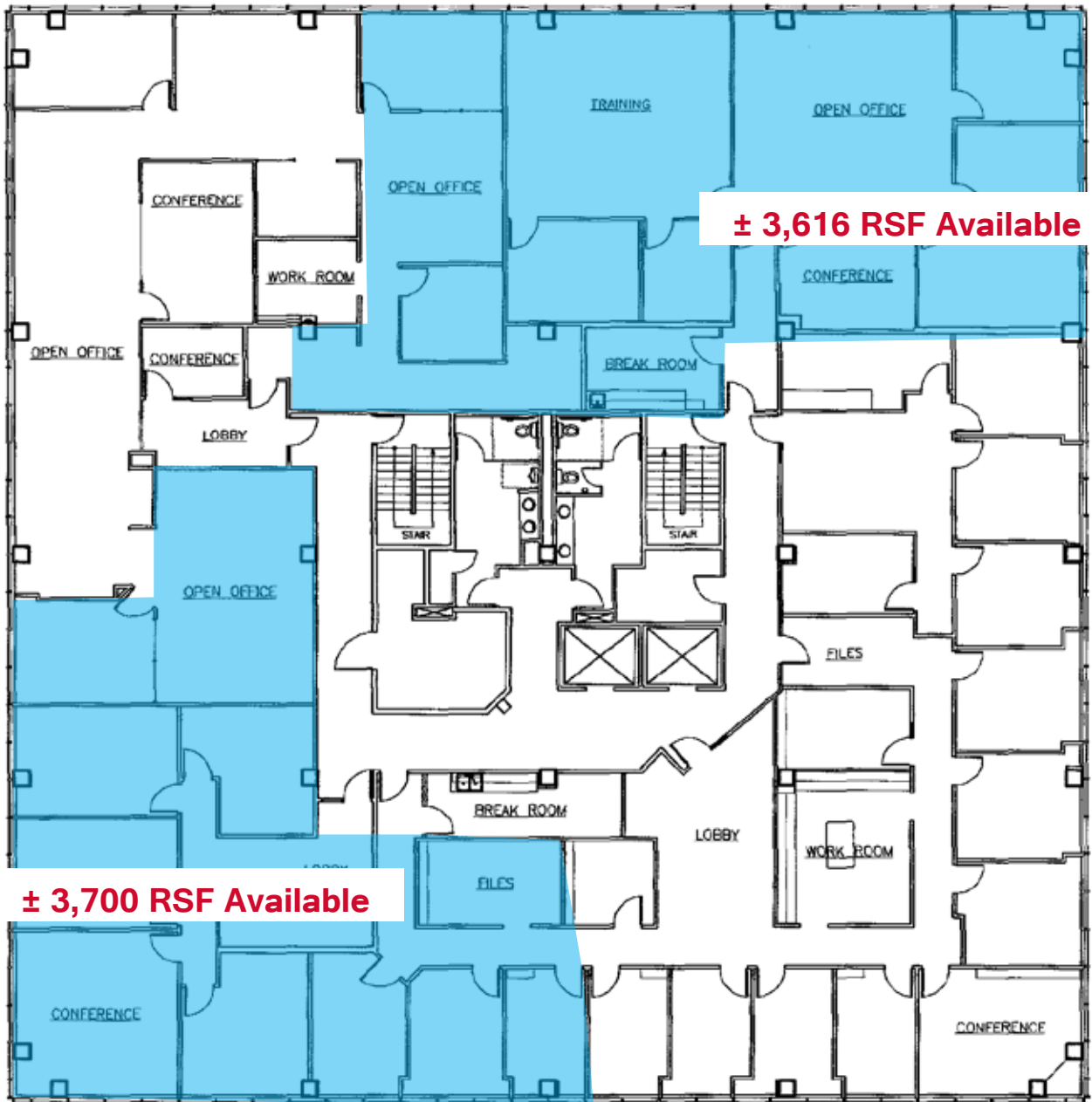
C. 520.977.0144

O. 520.577.7000

Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.

335 N. Wilmot
National Bank Plaza
4th Floor
±3,616 RSF
±3,700 RSF
Available for Lease

FOR LEASE



Exclusively Represented by:

Tucson Realty & Trust Co.
Mike Gross

C. 520.977.0144
O. 520.577.7000



IMPROVEMENT ANNOUNCEMENT FOR
NATIONAL BANK OF ARIZONA PLAZA
333 – 335 N. WILMOT ROAD
TUCSON, ARIZONA 85711

F
O
R
L
E
A
S
E

The following improvements are part of National Bank of Arizona's strategic plan to take NBA Plaza to the next level regarding office space in Tucson. Actually, some of the improvements are things not seen in Tucson, but will reduce the operating costs of the complex. These improvements will place NBA Plaza at the pinnacle of office complexes in Tucson.

The following is a list of improvements that have been made:

HVAC...we have completely updated our HVAC system in both buildings to provide a totally automated, digitally controlled system (SMART building). This system can now be monitored remotely to verify set points and change temperature settings if necessary to accommodate the needs of our tenants. Overall performance of this system has reduced our energy costs by as much as 28% over the past 3 years.

Fire Monitor and Control Systems.... all fire monitor and control systems were upgraded in both buildings to meet the current code requirements for the City of Tucson. New horns and strobes were also installed as well as smoke detectors throughout both buildings

Common Area/Restroom Upgrades...All common areas and restrooms in both buildings were upgraded to include, carpet, tile, paint and plumbing fixtures which enhanced the overall appearance and has provided a much nicer looking environment.

Lighting Upgrades....replacement of all lighting fixtures in the common hallways, entry areas and the parking garage with high efficiency lights has been completed. Approximately 60% of the office areas have been completed with the remainder scheduled to be done over the next 12 months. We have experienced a 25% drop in energy usage as a result of these changes.

Elevator Upgrades...all four elevators that service both buildings were finished with their refurbishment in December, 2010. This refurbishment included replacement of all motors, cables, controls and cab remodeling. These upgrades brought our elevators up to the latest code requirements.

Solar.... the new solar panels installed on the upper level of our parking garage was complete in September, 2010. This project is now providing (3) rows of carports that support the panels. These carports will provide an additional 134 covered parking spaces for our tenants and National Bank of Arizona employees. The cost of this installation was expensive, but, it will help reduce our monthly energy costs by 25%.

Backup Generator...the new backup generator was installed that will provide emergency power to both buildings in the event of any unforeseen power outage.

As you can see, the improvements made have resulted in NBA Plaza evolving into a new, even more energy efficient building.

With the improvements to NBA Plaza, resulting in a reduction in operating expenses, it should lead to a great opportunity for any tenant to also look at their future expansion / realignment and possible consolidation of their offices at NBA Plaza.

Should you have any questions or would like to meet to discuss the future with us, we would be more than happy to arrange a meeting to discuss or start the process in motion.

Sincerely,

Michael A. Gross

Associate Broker

Tucson Realty & Trust Co.

Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.