



8 STORIES OF FLEXIBLE FLOOR PLANS WITH EXCELLENT AMENITIES AAA+ PRIME LOCATION

Prime east-central business district location with numerous amenities and ample parking, (including covered parking available).

On-site building engineer, property manager, and security for tenant and guest convenience.

- ✓ **Rent Price:** \$20.50/SF (Full Service)
- ✓ **Suite Sizes:** 200± to 6,300 RSF
- ✓ **Zoning:** OCR-1 (Pima County)
- ✓ **Features:** Fully Accessible, Onsite Security, Conference Rooms, On Bus Lines
- ✓ **Amenities:** Ample Parking, Banking, Dining, Hair Salon
- ✓ **Location:** 4400 E Broadway Blvd, Tucson, AZ 85711

Exclusively Represented By:

Tucson Realty & Trust Co.

333 N. Wilmot Road | Suite 340 | Tucson, AZ 85711

www.tucsonrealty.com

MIKE GROSS

mgross7270@aol.com

520.577.7000



FEATURES

COMMUNITY

Contemporary lines and a park-like exterior make 4400 Broadway a destination for the Tucson business community.

Expansive lawn welcomes visitors into a tasteful lobby, while outdoor tables are a favorite for lunches and breaks.

The building's main entrance is fully accessible to those with limited mobility.

CONFERENCE CENTER

For meetings and events, a complimentary conference room is available to tenants by appointment, weekdays from 8:00 am to 5:00 pm.

Conveniently located on the 6th floor, the room includes a conference telephone, whiteboard, and seating for up to 10 people.

We also have a large conference room on the 3rd floor for up to approximately 20 people.

ONSITE SECURITY

A uniformed guard is on duty during extended hours, supported by the building engineer and the property manager.

After hours, tenants can access the second through eighth floors by using a security card.

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BUILDING AMENITIES

FITNESS

NEGOTIATING

BANK

HOURS:

Monday-Friday 9:00 am to 4:00 pm

DINING

HOURS:

Monday-Friday 8:00 am to 2:00 pm

DAISY DIAMOND'S HAIR SALON

HOURS:

Tuesday-Saturday 9:00 am to 7:00 pm

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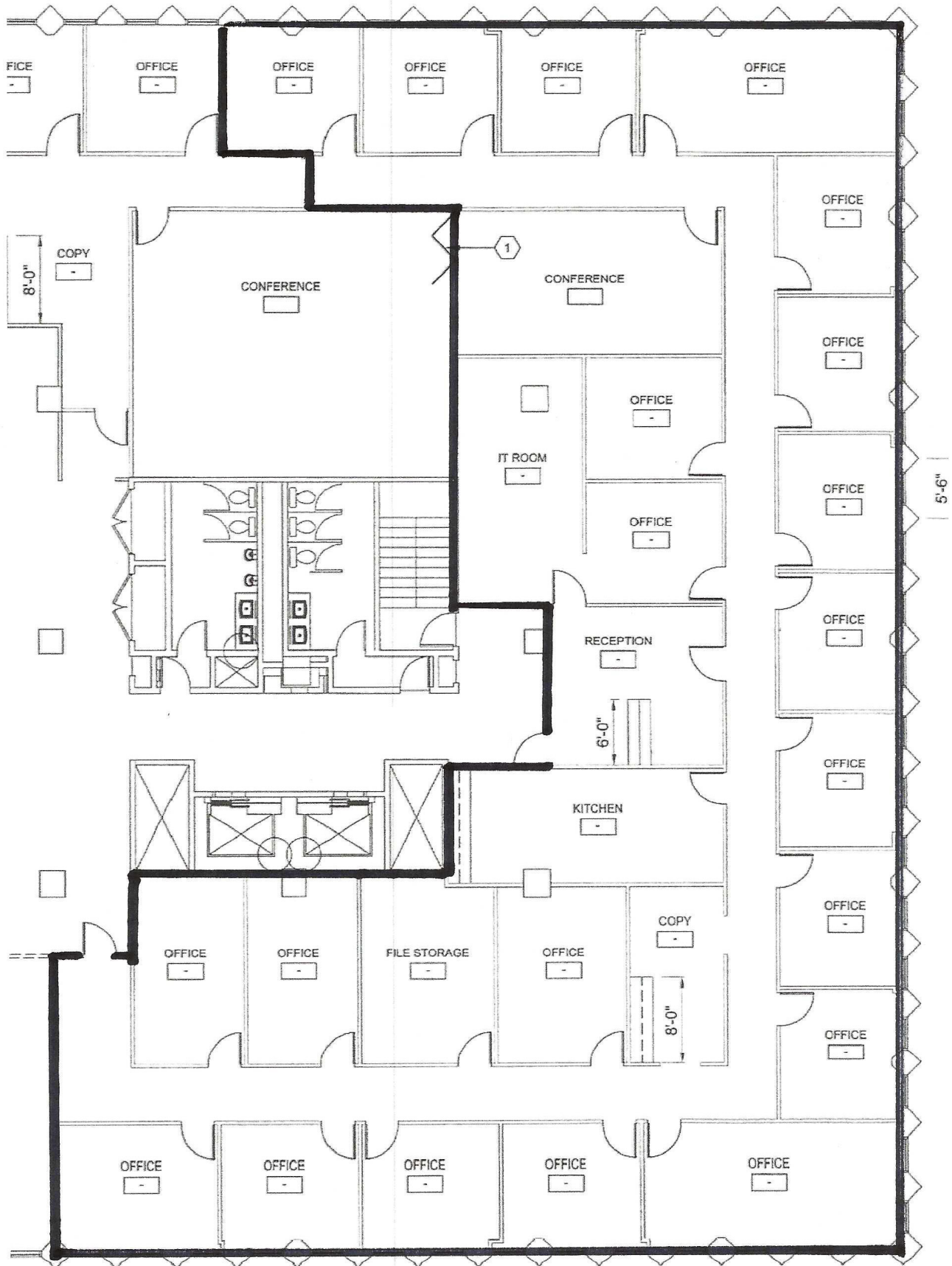
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SUITE 500



SUITE 500
6,373 RSF



AMENITIES

The 4400 Broadway Building is about to start renovations again to the 7th Floor Elevator Lobby common areas and restrooms. The Common areas on the 1st - 6th Floors have been completed.

We have a Main Floor Lobby restaurant that serves breakfast and lunch.

We have a hair salon that caters to tenants in the building.

Our Property Manager and Building Engineer are on site.

Our Security Company, (which comes online around 5:30 am, until about 7:30 pm (Monday-Friday) and 8:00 am to 2:00 pm (Saturday & Sunday)), security card system for after-hours access to the 2nd through 8th floors, and lighted parking areas are other huge benefits at 4400.

Our HVAC System has approximately 26 - 28 zones on each floor and is computer controlled. One component is a window curtain vent that throws air down onto the exterior windows so heat does not radiate into the space. The other zones are controlled by all the sensors in the spaces and in the plenum so the temperature stays regulated to the desired temperature versus having cold or hot areas throughout that just can't be properly controlled.

We have great parking for tenants and clients to the building. What we have and are creating is a one of a kind building for Tucson, with very affordable rental rates. And, because of our consistency regarding management, our operating costs are totally under control versus some of the competition that have sold a few times over the last 5 to 10 years.

AS A HUGE AMENITY, WE ARE INCREASING THE RENTS BY 3% ANNUALLY AND DO NOT HAVE THE PASS THROUGHS OF INCREASES IN BUILDING OPERATING EXPENSES IN FUTURE YEARS.

For Internet and/or Telephone Services... our providers are: Cox, Century Link, Time Warner-Level 3, and Bluespan.

Fire Monitor and Control Systems,,, all fire monitor and control systems meet the current code requirements for the City of Tucson, with horns and strobes, as well as smoke detectors throughout the building



AMENITIES

Lighting Upgrades...replacement of all lighting in the Main Floor Lobby, common hallways, restrooms, entry areas and tenant spaces with high efficiency lights is underway. We will also be upgrading the ceiling tiles throughout the common areas of the building.

Elevator Upgrades...both elevators were recently finished with their refurbishment, which included replacement of all motors, cables, controls and cab remodeling. A card reader for after hour's access to the 2nd – 8th floors has also been installed for security. These upgrades brought our elevators up to the latest code requirements.

Backup Generator...the backup generator will provide emergency power to the building in the event of any unforeseen power outage.

Accessibility: The 4400 Broadway Building is currently fully accessible to the physically challenged and there are conveniently located disabled parking spaces and fully accessible restrooms and building entry.

Sun Tran Bus Transit: The 4400 Broadway Building is serviced by Bus Route #8 with service beginning at 5:30 a.m. and continuing throughout the weekdays at 10 minute intervals until 10:00 p.m. On weekends, service of Bus Route #8 begins at 7:00 a.m. and continues at 20-30 minute intervals until 6:30 p.m.

Building Exterior: The Building's clean and contemporary lines stand as a landmark on the Broadway Boulevard corridor. The 4400 Building is surrounded by an expanse of lawn, with mature trees and landscaping highlighted by a mini-park with flowers. Tables with umbrellas are provided for outdoor lunches.

Michael A. Gross

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