

ONE  
SOUTH  
CHURCH

TUCSON'S PREMIER  
OFFICE TOWER



# ONE SOUTH CHURCH

## TUCSON'S PREMIER OFFICE TOWER

### PROPERTY FEATURES

- Located along the SunLink Modern Streetcar Route connecting a vibrant downtown with the University of Arizona.
- Unparalleled panoramic views of the city and area mountain ranges.
- Outstanding design elements and superior interior finishes including 9'+ ceiling heights, expansive windows, a prominent three-story lobby with granite flooring and walls, and octagonal-shaped floor plates offering eight corner offices per floor or open space with dramatic views.
- Prominent building signage available, including building-top signage.
- Walking distance to federal and local courts, urban residences, and numerous retail and restaurant amenities.
- 24-hour security and on-site property management.
- Fiber and cable internet connectivity through multiple providers.
- Six passenger elevators and one freight elevator with card access capabilities for full floor tenants.
- Twelve to sixteen zones per floor with Variable Air Volume System which are continuously monitored by a state-of-the-art energy management system.
- Updated three level underground parking lot with 495 on-site parking spaces available, including arrangements for validated visitor parking. Numerous nearby commercial lots and garages provide opportunities for additional parking.

## STACKING PLAN

23	LEASED			
22	LEASED			
21	LEASED	Vacant ±2,043 RSF	LEASED	Vacant ±1,124 RSF
20	LEASED			
19	LEASED		LEASED	
18	LEASED		LEASED	
17	LEASED			
16	Vacant ±2,326 RSF	LEASED	LEASED	
15	LEASED			
14	LEASED			
12	LEASED			
11	LEASED	±865 RSF	Vacant ±2,453 RSF	LEASED
10	LEASED			
9	LEASED	Vacant ±2,047 RSF	LEASED	Vacant ±1,762 RSF
8	Vacant ±12,445 RSF			
7	Vacant ±12,445 RSF			
6	Vacant ±2,786 RSF	LEASED		
5	Vacant ±12,445 RSF			
4	Mechanical/Storage			
3	Mechanical/Storage			
2	LEASED			
1	LEASED		LEASED	Vacant ±1,479 RSF

## AVAILABILITY

### SIZE

23 floors ±240,811 RSF

### AVAILABLE SPACE

±1,000 RSF to over ±40,000 RSF, including full floor availability.

### LEASE RATE

\$27.50/RSF, Full Service.



[CLICK HERE TO VIEW PROPERTY OVERVIEW VIDEO](#)

CLASS A OFFICE PROPERTY  
LOCATED IN THE HIGHLY  
DESIRABLE DOWNTOWN  
SUBMARKET



## DOWNTOWN SUBMARKET

At the center of the live, work, play environment; One South Church is walkable to numerous dining and entertainment options, urban residences and hotels. The property also has great access to multiple mass transit options. One South Church is the destination for employers seeking an upscale office environment in an amenity rich location.



# DOWNTOWN PARKING MAP



# DOWNTOWN AMENITIES

## RESTAURANTS



## BUSINESSES

### BANKS



### GROCERY



### HAIR & BEAUTY SERVICE



### HEALTH & FITNESS



### INNOVATION DISTRICT REAL ESTATE



### PRINT & CREATIVE



## ACCOMODATIONS

### LIVING



### LODGING



### TRANSPORTATION



### ENTERTAINMENT





**CBRE**

FOR MORE INFORMATION, PLEASE CONTACT US:

JEFF CASPER  
Associate  
+1 520 323 5181  
jeff.casper@cbre.com

**ONE**  
**SOUTH**  
**CHURCH**

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