

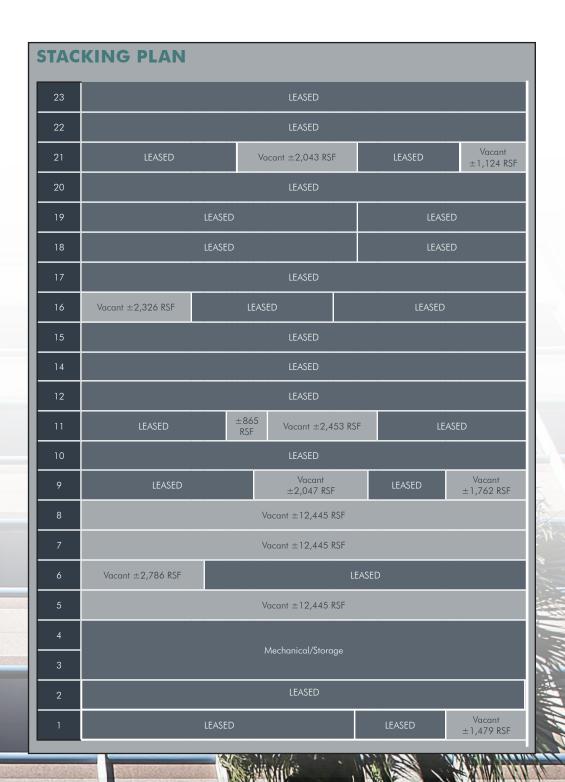


#### TUCSON'S PREMIER OFFICE TOWER

#### 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.





## **AVAILABILITY**

# SIZE

23 floors ±240,811 RSF

## **AVAILABLE SPACE**

 $\pm 1,000$  RSF to over  $\pm 40,000$  RSF, including full floor availability.

## LEASE RATE

\$27.50/RSF, Full Service.



#### **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.



# **NEW BUSINESS**

Since 2008, 240 new businesses have opened in Downtown. In 2015, 28 new businesses entered the Downtown Submarket.



# LIVE/WORK/PLAY

Downtown accomodates every need with upscale apartments, hotels and professional offices.



# **ENTERTAINMENT**

Downtown has 57 cultural venues including museums, theaters, art galleries, jewelry, and film. The historic Fox Theatre, Rialto, and Club Congress bring local, regional, and national touring performers.



# **MODERN STREET CAR**



3.9 miles of track connecting Downtown, to the 4th Avenue entertainment district and University of Arizona.



Downtown has one of the best walkability scores in Tucson.





**CHURCH** 





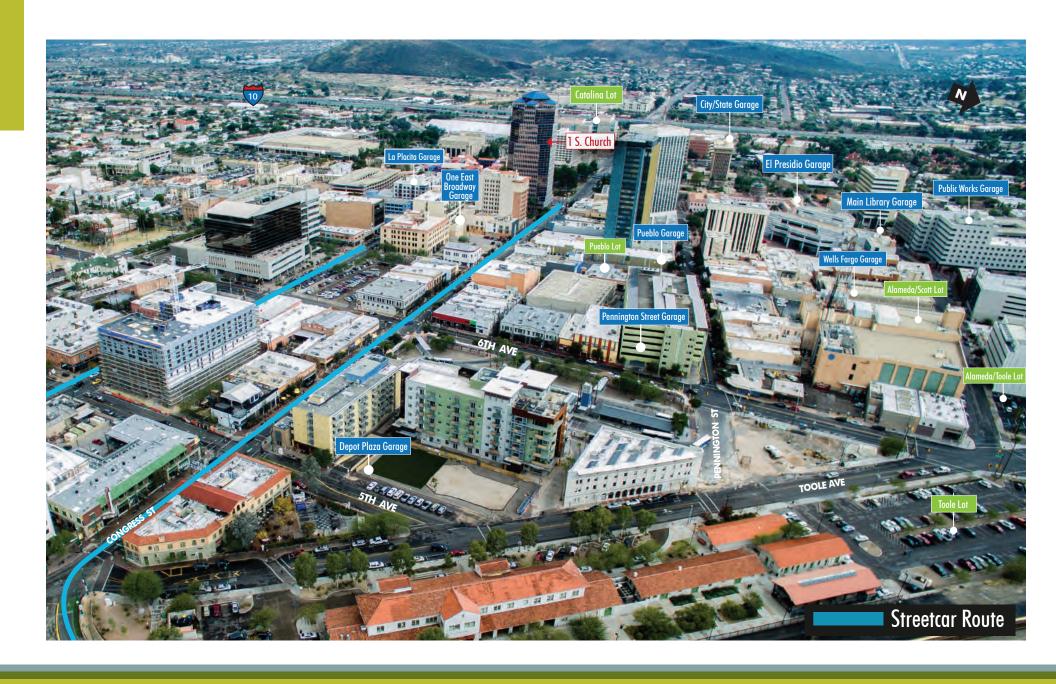


Biking is an extremely convenient alternative for transportation.





# **DOWNTOWN PARKING MAP**



#### DOWNTOWN AMENITIES

## **RESTAURANTS**







































































#### **BUSINESSES**

#### **BANKS**



NATIONAL BANK OF ARIZONA

WELLS FARGO









TOPCU

#### **GROCERY**









## HAIR & BEAUTY SERVICE









**SALONSALON** 



#### **HEALTH & FITNESS**















#### INNOVATION DISTRICT **REAL ESTATE**









#### **PRINT & CREATIVE**









# **ACCOMODATIONS**

#### LIVING

















#### LODGING



The Academy Lofts















#### **ENTERTAINMENT**













