

330

S TOOLE AVE

CUSHING BUSINESS CENTER
TUCSON, AZ 85701

INDUSTRIAL | FOR LEASE

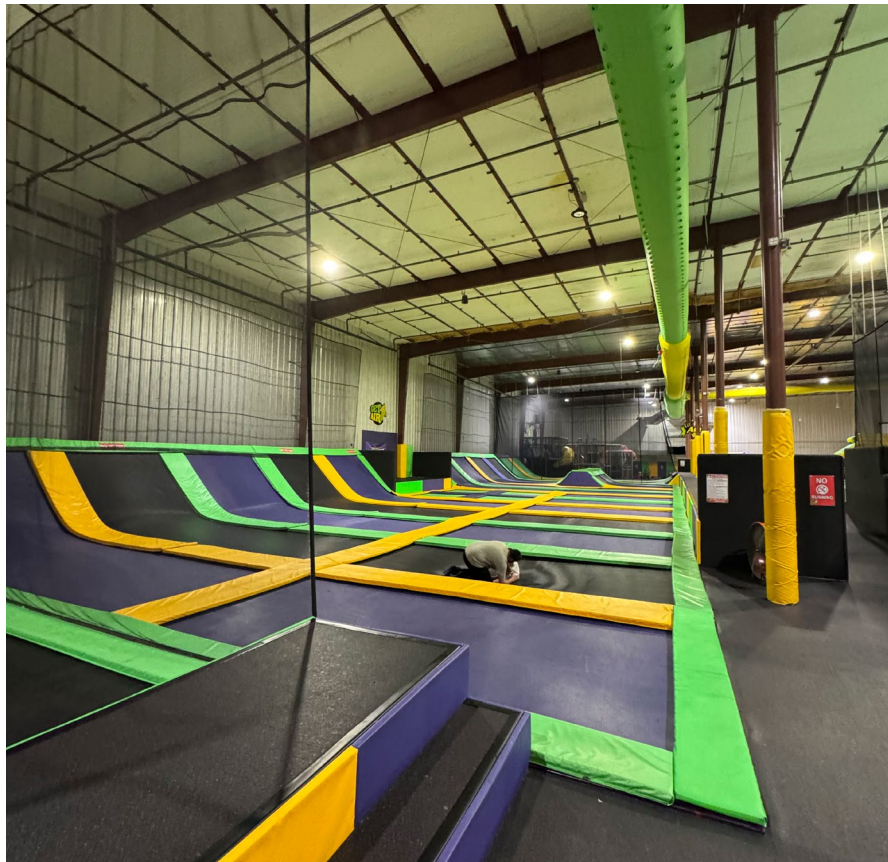


CBRE

SUMMARY

Cushing Business Center is located within Tucson’s rapidly growing Downtown entertainment district and adjacent to the University of Arizona. With world class restaurants, bars, and theaters within walking distance, this project features a unique work/ play business environment. Current tenants include an indoor climbing gym, beverage distributors, a brewery, a cross-training gym and locally seeded startups. Previous tenant was an indoor trampoline and party space.

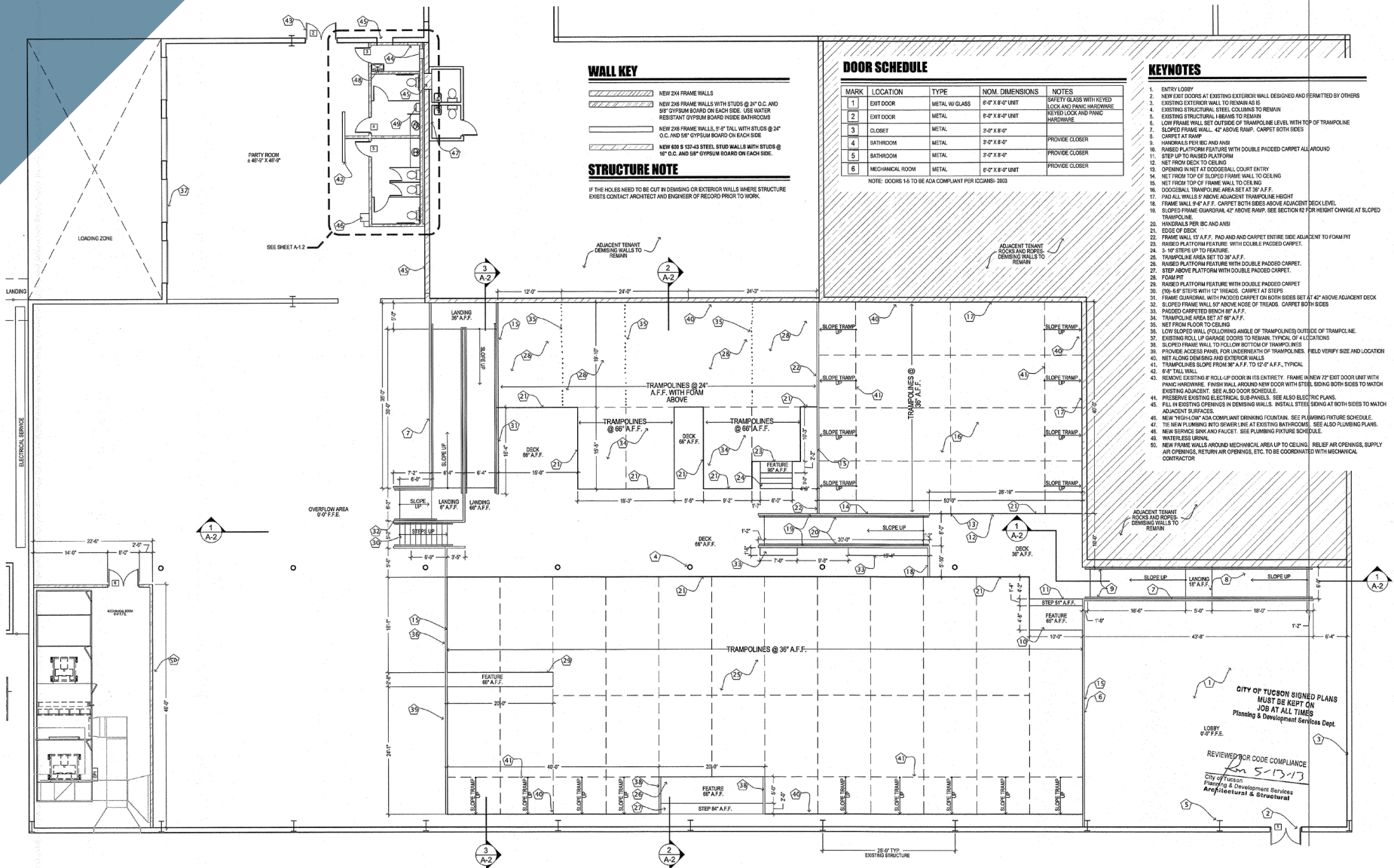
The center is in a free trade zone and has direct access to the aviation corridor and Interstates 10 and 19 allowing for quick East/West and North/South travel. The project has 32 foot clear ceiling heights, multiple dock and grade loading positions, flexible size configurations may be available.



PROPERTY OVERVIEW

Available	Suite 300 - ±26,250 SF
Lease Rate	Contact Broker
Clear Height	32 ft
Loading	3 Docks (10'x12' doors), 1 Truck Well (4 doors)
Cooling	100%
Parking	127/1,000 SF
Power	3-Phase
Zoning	I-1, I-2, City of Tucson
Year Built	1991

FLOOR PLAN



WALL KEY

- NEW 2x4 FRAME WALLS
- NEW 2x6 FRAME WALLS WITH STUDS @ 24" O.C. AND 8'2" GYPSUM BOARD ON EACH SIDE. USE WATER RESISTANT GYPSUM BOARD INSIDE BATHROOMS
- NEW 2x6 FRAME WALLS 2" TALL WITH STUDS @ 24" O.C. AND 8'2" GYPSUM BOARD ON EACH SIDE
- NEW 6x8 & 12x43 STEEL STUD WALLS WITH STUDS @ 16" O.C. AND 8'2" GYPSUM BOARD ON EACH SIDE

STRUCTURE NOTE

IF THE HOLES NEED TO BE CUT IN DENISING OR EXTERIOR WALLS WHERE STRUCTURE ENETS CONTACT ARCHITECT AND ENGINEER OF RECORD PRIOR TO WORK.

DOOR SCHEDULE

MARK	LOCATION	TYPE	NOM. DIMENSIONS	NOTES
1	EXIT DOOR	METAL W/ GLASS	8'0" X 8'0" UNIT	SAFETY GLASS WITH KEYS LOCK AND PANIC HARDWARE
2	EXIT DOOR	METAL	8'0" X 8'0" UNIT	KEYED LOCK AND PANIC HARDWARE
3	CLOSET	METAL	3'0" X 8'0"	PROVIDE CLOSER
4	BATHROOM	METAL	3'0" X 8'0"	PROVIDE CLOSER
5	BATHROOM	METAL	3'0" X 8'0"	PROVIDE CLOSER
6	MECHANICAL ROOM	METAL	6'0" X 8'0" UNIT	PROVIDE CLOSER

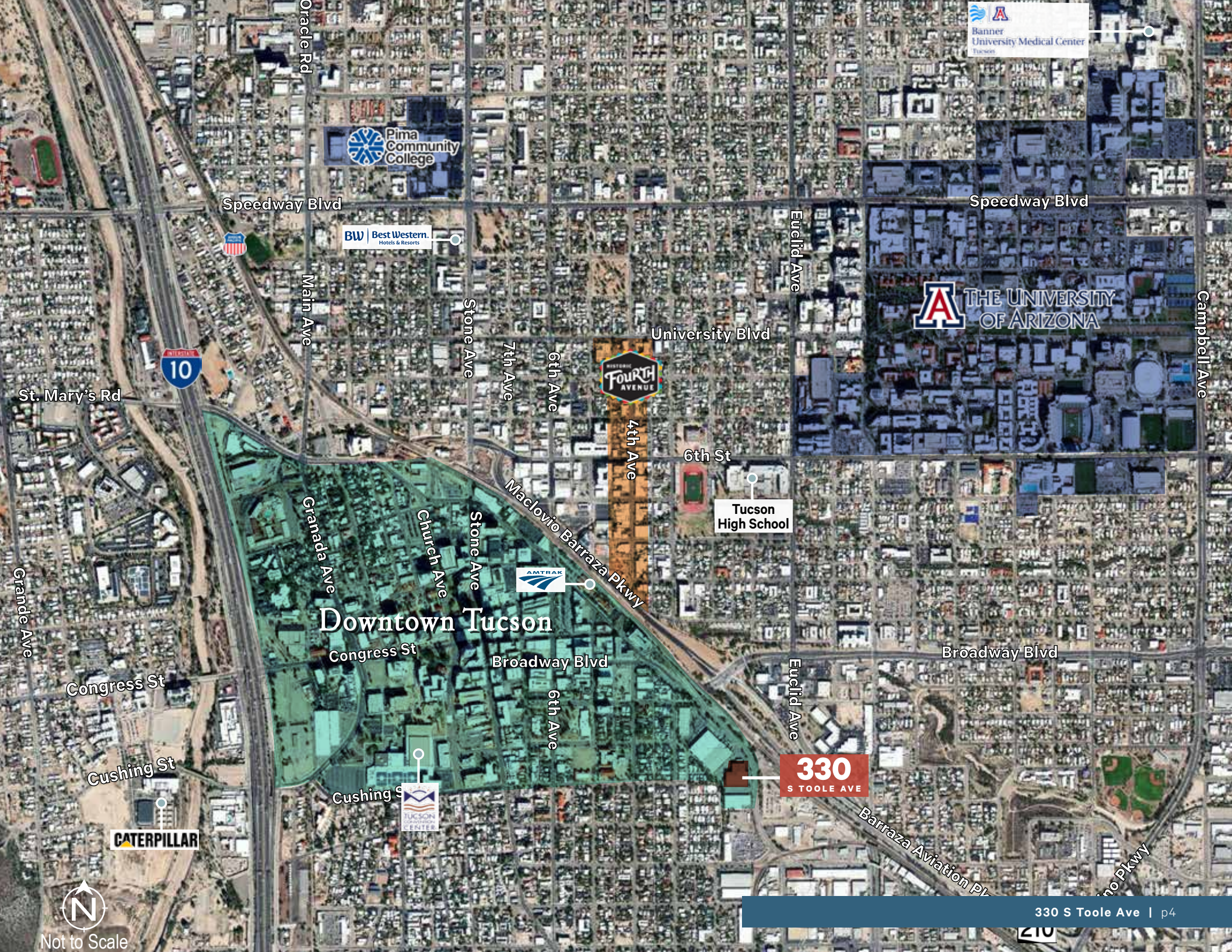
NOTE: DOORS 1-6 TO BE ADA COMPLIANT PER ICCANSI-2003

KEYNOTES

- ENTRY LOBBY
- NEW EXIST DOORS AT EXISTING EXTERIOR WALL DESIGNED AND PERMITTED BY OTHERS
- EXISTING EXTERIOR WALL TO REMAIN AS IS
- EXISTING STRUCTURAL STEEL COLUMNS TO REMAIN
- EXISTING STRUCTURAL BEAMS TO REMAIN
- LOW FRAME WALL SET OUTSIDE OF TRAMPOLINE LEVEL WITH TOP OF TRAMPOLINE
- SLOPED FRAME WALL 42" ABOVE RAMP. CARPET BOTH SIDES
- CARPET AT RAMP
- HANDRAILS PER IRC AND ANSI
- RAISED PLATFORM FEATURE WITH DOUBLE PADDED CARPET ALL AROUND
- STEP UP TO RAISED PLATFORM
- NET FROM DECK TO CEILING
- OPENING IN NET AT DODGEBALL COURT ENTRY
- NET FROM TOP OF SLOPED FRAME WALL TO CEILING
- NET FROM TOP OF FRAME WALL TO CEILING
- DODGEBALL TRAMPOLINE AREA SET AT 20" A.F.F.
- NET FROM TOP OF SLOPED FRAME WALL TO CEILING
- FRAME WALL 4" @ 4" A.F.F. CARPET BOTH SIDES ABOVE ADJACENT DECK LEVEL
- SLOPED FRAME GUARDRAIL 42" ABOVE RAMP. SEE SECTION 2 FOR HEIGHT CHANGE AT SLOPED TRAMPOLINE
- HANDRAILS PER IRC AND ANSI
- EDGE OF DECK
- FRAME WALL BY A.F.F. PAD AND CARPET EXTRE. SEE ADJACENT TO FOAM PIT
- RAISED PLATFORM FEATURE WITH DOUBLE PADDED CARPET
- 3" 10" STEPS UP TO FEATURE
- TRAMPOLINE AREA SET TO 36" A.F.F.
- RAISED PLATFORM FEATURE WITH DOUBLE PADDED CARPET
- STEP ABOVE PLATFORM WITH DOUBLE PADDED CARPET
- FOAM PIT
- RAISED PLATFORM FEATURE WITH DOUBLE PADDED CARPET
- (10-6) 6" STEPS WITH 12" TREADS. CARPET AT STEPS
- FRAME GUARDRAIL WITH PADDED CARPET ON BOTH SIDES SET AT 42" ABOVE ADJACENT DECK
- SLOPED FRAME WALL 57" ABOVE NOSE OF TREADS. CARPET BOTH SIDES
- PADDED CARPETED BENCH 86" A.F.F.
- TRAMPOLINE AREA SET 86" A.F.F.
- NET FROM FLOOR TO CEILING
- LOW SLOPED WALL WITH PROPER ANGLE OF TRAMPOLINES OUTSIDE OF TRAMPOLINE
- EXISTING ROLL UP GARAGE DOORS TO REMAIN. TYPICAL OF 4 LOCATIONS
- SLOPED FRAME WALL TO FOLLOW BOTTOM OF TRAMPOLINES
- PROVIDE ACCESS PANEL FOR UNDERNEATH OF TRAMPOLINES. FIELD VERIFY SIZE AND LOCATION
- NET ALONG DENISING AND EXTERIOR WALLS
- TRAMPOLINES SLOPE FROM 86" A.F.F. TO 12" A.F.F. TYPICAL
- 8'6" TALL WALL
- REMOVE EXISTING 8" ROLL-UP DOOR IN ITS ENTIRETY. FRAME NEW 72" EXT. DOOR UNIT WITH PANIC HARDWARE. FINISH WALL AROUND NEW DOOR WITH STEEL, BONDING BOTH SIDES TO MATCH EXISTING ADJACENT. SEE ALSO DOOR SCHEDULE
- PRESERVE EXISTING ELECTRICAL SUB-PANELS. SEE ALSO ELECTRICAL PLANS
- FILL IN EXISTING OPENINGS IN DENISING WALLS. INSTALL STEEL BONDING AT BOTH SIDES TO MATCH ADJACENT SURFACES
- NEW "HIGH-LOW" ADA COMPLIANT DENISING-FRONTAL. SEE PLUMBING FUTURE SCHEDULE
- THE NEW PLUMBING INTO SERVICE LINE AT EXISTING BATHROOMS. SEE ALSO PLUMBING PLANS
- NEW SERVICE SINK AND FAUCET. SEE PLUMBING FUTURE SCHEDULE
- WATERLESS URINAL
- NEW FRAME WALLS AROUND MECHANICAL AREA UP TO CEILING. RELIEF AIR OPENINGS, SUPPLY AIR OPENINGS, RETURN AIR OPENINGS, ETC. TO BE COORDINATED WITH MECHANICAL CONTRACTOR

CITY OF TUCSON SIGNED PLANS
MUST BE KEPT ON
JOB AT ALL TIMES
Planning & Development Services Dept.

REVIEWER FOR CODE COMPLIANCE
5/13/13
City of Tucson
Planning & Development Services
Architectural & Structural



Banner University Medical Center
Tucson

Pima Community College

Speedway Blvd

BW Best Western
Hotels & Resorts



St. Mary's Rd

THE UNIVERSITY OF ARIZONA

FOURTH AVENUE

4th Ave

University Blvd

6th St

Tucson High School

AMTRAK

Granada Ave

Church Ave

Stone Ave

Maclovio Barraza Pkwy

Downtown Tucson

Congress St

Broadway Blvd

6th Ave

Broadway Blvd

Congress St

Euclid Ave

Cushing St

Cushing St

TUCSON CENTER

330 S TOOLE AVE

Barraza Aviation Pkwy



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