

# 5151 E. BROADWAY BLVD

Tucson, Arizona 85711

- Tucson's Landmark Class A Office Building
- Tucson's Finest Views!

## FOR LEASE

1,000 – 20,000 RSF

\$26 – \$30 per RSF Full Service\*

\*PLEASE CONTACT BROKER FOR PRICING



On-Site  
Fitness Center  
w/ Lockers & Showers



BirdieVee  
Coffee



Panoramic  
City Views



Dry Cleaning  
Service



Two Level 3 EV  
Charging Stations



Spoke  
Co-Working



Food  
Trucks



Energy  
Efficiency

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### Property Highlights

- Located in the [Rio Nuevo District](#)
- Iconic landmark Class-A building with exceptional visibility and identity
- Building and rooftop signage available
- Turnkey suites ready for immediate occupancy
- Stunning mountain and city views with floor to ceiling windows
- Five separate, fully redundant fiber networks available in the building
- Wireless Internet available throughout the building via rooftop provider
- Full-Service leases
- Abundant parking - ±1,250 parking spaces, including ±525 covered spaces
- High-profile location in the heart of Tucson's Midtown Business District
- Professional onsite management



### Tenant Amenities

- Updated lobby common area designed for coffee breaks and casual conversations with coworkers
- Catalina Conference Center with seating for 20
- Coffee shop and snack kiosk
- Fully equipped and renovated fitness facility
- 24/7 access
- Convenient to public transportation
- Overnight building security
- Numerous onsite services: dry cleaning and weekly food trucks
- Walking distance to retail, restaurants, hospitality, businesses, and postal services

### Energy Efficiency

- High Speed Destination Dispatch Elevator System
- High efficiency LED lighting throughout
- Precise comfort control via programmable digital HVAC controls
- Two Level 3 DCFC 50 kW EV charging stations
- Building part of Tucson Electric Power grid redundancy program

**Tenant Amenities:** Fully equipped and renovated fitness facility, a new coffee shop, and snack kiosk



Fitness Center



Lobby



BFL Conference Room



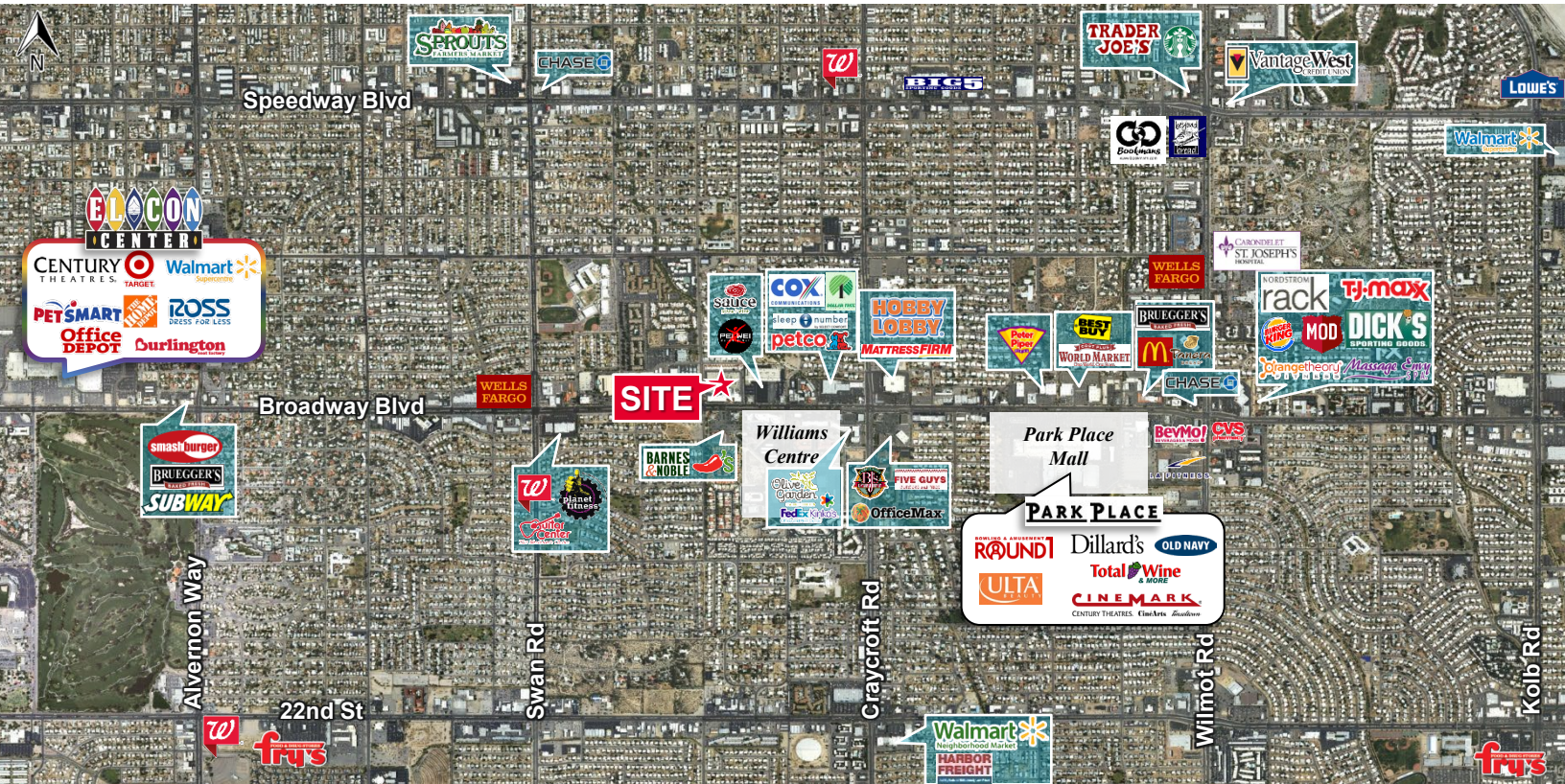
*\*Sample image for illustrative purposes only*

Coffee Shop & Snack Kiosk

Common Conference Room (16th Floor Views!)



Trade Area Map





Choice of ISPs			
Provider	Cable Type	Network Type	Cable Distribution
<b>Century Link</b>	Copper & Fiber	Type 1	Full Coverage
<b>First Digital</b>	Fiber	Type 1	Full Coverage
<b>SimplyBits</b>	Fixed Wireless	Rooftop Connection	Full Coverage
<b>COX</b>	Coaxial	Cable Network	Full Coverage
<b>Verizon</b>	Fiber	Type 1	Full Coverage
<b>Zayo</b>	Fiber	Type 1	Full Coverage
<b>Cogent</b>	Fiber	Type 1	Full Coverage





## Connectivity Features




- Quintuple fiber redundancy with five providers on five distinct/separate fiber optic circuits. Offering dedicated Business Grade Internet access with unrivaled upload and download speeds.
- Dedicated telecom risers protect telecom cables from risk of damage.
- Abundant riser capacity available to support future telecom needs of tenants and ISPs throughout the entire building.
- Secured location for all Telecom equipment reduces the potential for service disruption.
- Numerous provider options offer Tenants most competitive pricing in market.



## Building Power

- **Rare Redundant Power Grid** - Building is part of Tucson Electric Power Grid Redundancy program, where power switches automatically to adjacent Grid during utility outages.
- **Only Commercial High-Rise** - Office Building in Tucson with this feature.
- **Emergency back-up generator** - for life safety issues; powers egress lighting and elevators in the event of power outage.

## Information on Cabling Use, Distribution & Network Definitions

CABLING TYPE	USE
 <b>Copper</b>	Used in order Digital Subscriber Line (DSL) networks, these networks use copper telephone lines to provide internet access to customers.
 <b>Coaxial</b>	Used in most Cable provider networks. Typically used for Television sets or Modems.
 <b>Fixed Wireless</b>	Rooftop based antenna networks are used for both primary and secondary forms of connectivity. Top choice for redundant connection because it doesn't rely on existing wire line cabling into a building. Fixed Wireless should not be confused with Satellite Dishes which provide Television service and minimal internet capabilities.
 <b>Fiber</b>	Most technologically advanced form of cabling used in buildings. Signals can travel for greater distances at faster speeds.

DISTRIBUTION TYPE	DEFINITION
 <b>Direct to Tenant Space Only</b>	Carrier runs a single cable from where their equipment is located to the tenant they are servicing. This is not ideal for a tenant ordering new service as it could require extensive construction which will delay the tenant getting timely service.
 <b>Partial Distribution</b>	Partial Distribution is defined as a distribution point every 6-10 floors. Carrier places several distribution points within the building where they can connect additional cables for tenants. A distribution point can either be a termination box or a coil of spare cabling. For new service requests, partial distribution in less time intensive than direct to tenant space cables.
 <b>Full Distribution</b>	Carrier places distribution points (a termination box or a coil of spare cabling every 5 floors or less and can easily serve any tenant in the building. This setup drastically reduces the time it takes for tenant to receive new service.

NETWORK TYPE	DEFINITION
<b>1</b> <b>Type 1</b>	Carrier owns the fiber entering the building.
<b>2</b> <b>Type 2</b>	Carrier is using someone else's fiber, copper or coax to reach a tenant.
 <b>Phone Company or Cable Network</b>	Carrier is entering the building with Copper Phone Cables or Coaxial Cables. These usually only offer slower internet speeds.
 <b>Rooftop Connection</b>	Rooftop connections are designated for Fixed Wireless providers. See definition above.