

ONE
SOUTH
CHURCH

TUCSON'S PREMIER
OFFICE TOWER



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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	LEASED	LEASED
20	LEASED		
19	LEASED		LEASED
18	LEASED		LEASED
17	LEASED		
16	LEASED	LEASED	Vacant ±2,326 RSF
15	LEASED		
14	Vacant ±12,657 RSF		
12	LEASED		
11	LEASED	Vacant ±865 RSF	Vacant ±2,453 RSF
10	LEASED	Vacant ±8,498 RSF	
9	LEASED	Vacant ±1,795 RSF	LEASED
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 ±241,335 RSF

AVAILABLE SPACE

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

LEASE RATE

\$27.50/RSF, Full Service.



CLASS A OFFICE PROPERTY
LOCATED IN THE HIGHLY
DESIRABLE DOWNTOWN
SUBMARKET

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



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

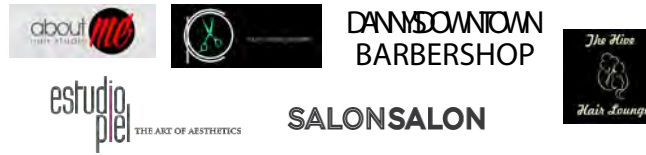
BANKS



GROCERY



HAIR & BEAUTY SERVICE



SALONSALON

HEALTH & FITNESS



INNOVATION DISTRICT REAL ESTATE



PRINT & CREATIVE

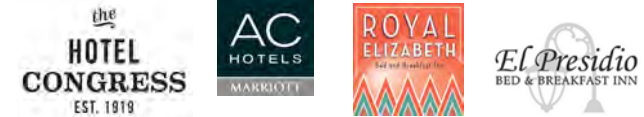


ACCOMODATIONS

LIVING



LODGING



TRANSPORTATION



ENTERTAINMENT





CBRE

FOR MORE INFORMATION, PLEASE CONTACT US:

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ONE
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