



**FOR LEASE**

## **Office Building**

**Located at 4801 E. Broadway Blvd.  
Tucson, Arizona**

### **FEATURES:**

- ✓ Landmark Class A Building
- ✓ Great Visibility
- ✓ Premier Center
- ✓ Great Signage
- ✓ Building Security
- ✓ Stunning view of city and mountains
- ✓ High Traffic Volume
- ✓ Full Service Lease

### **AVAILABLE Tower:**

**±1,041 SF (With Patio) 1st Floor  
From \$24.00 PSF**

**± 1,605 SF 5<sup>th</sup> Floor**

**± 3,726 SF 5<sup>th</sup> Floor**

**± 4,912 SF (Divisible) Main Floor**

**± 6,350 SF (Sublease) Third Floor  
From \$22.00 PSF**

**Full Service with Janitorial**



*For More Information Contact:*

**Melissa Lal, CCIM**

**Andy Seleznov, CCIM**

**Elaina Elliott**

**Kelly Rosales**

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6298 E. Grant Rd., Suite #100

Tucson, AZ 85712

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www.LarsenBaker.com

4801 E. Broadway is located on one of Tucson's major East/West corridors. This landmark Class A building with great identity is convenient to public transportation, offers abundant covered parking, easy access, and is a high profile location.

4801 E. Broadway has great accessibility to convenient amenities including retail, restaurants, and business.

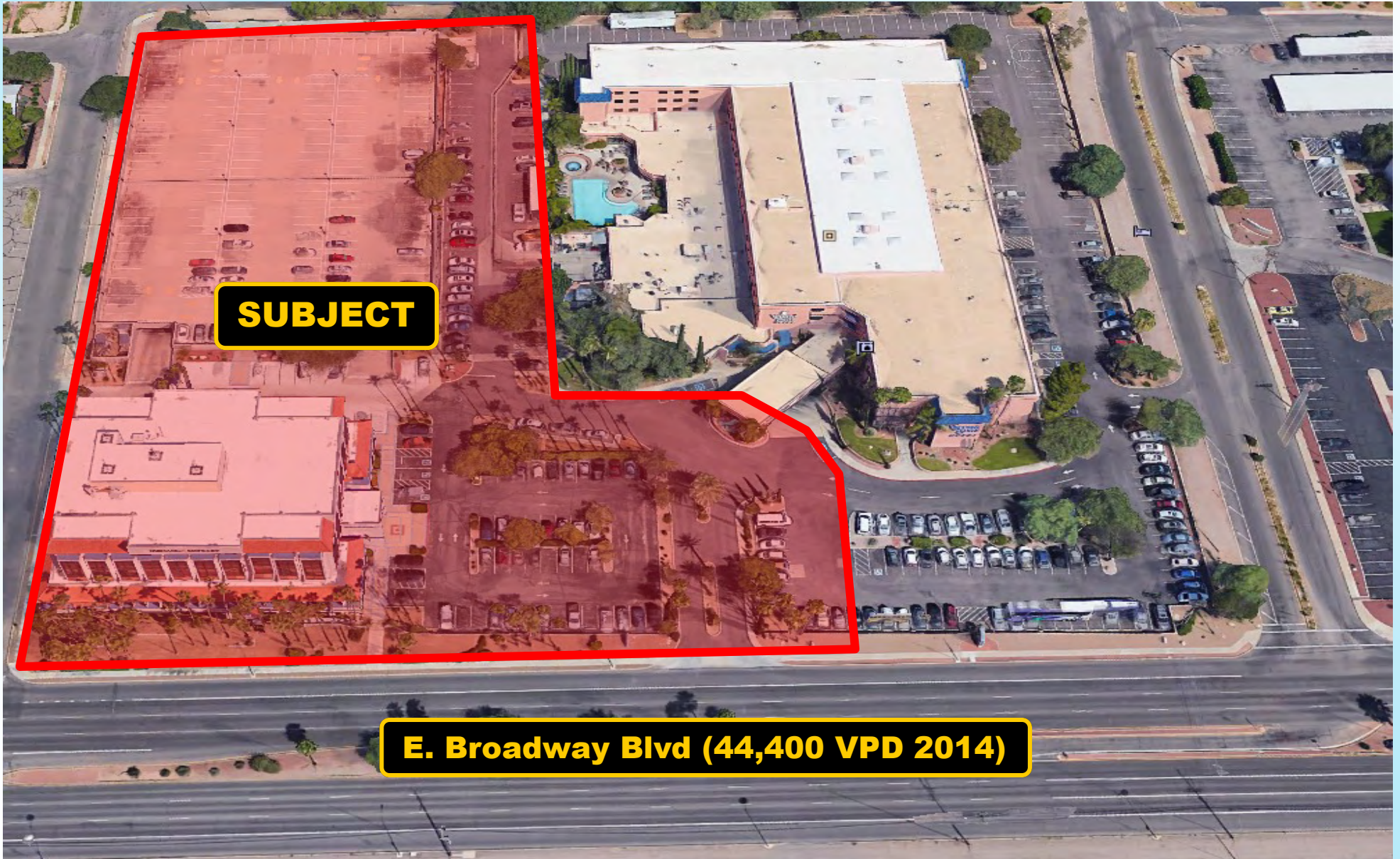
**Available  
Properties**



Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

George C. Larsen – Designated Broker – Owner/Agent

**4801 E Broadway Blvd**  
**Broadway Blvd. East of Swan Rd**  
**Tucson, Arizona**  
**Aerial**



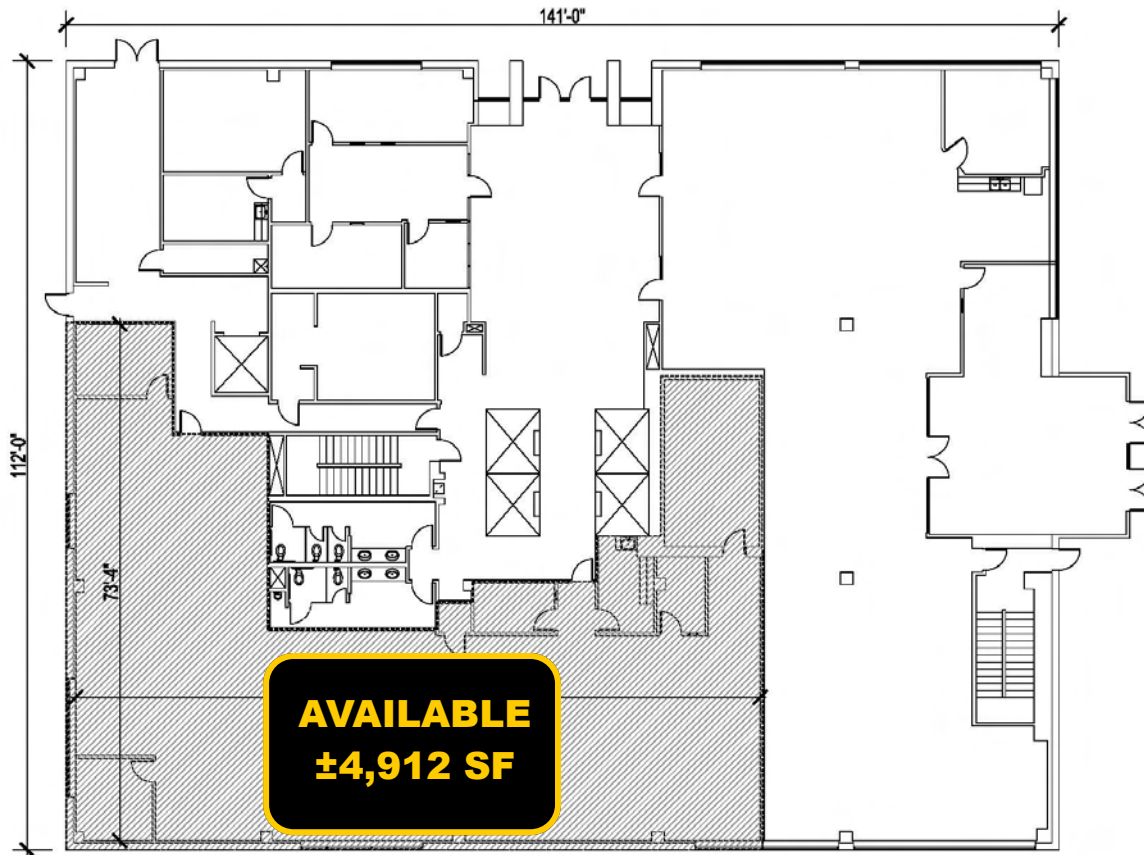
**SUBJECT**

**E. Broadway Blvd (44,400 VPD 2014)**

NOT TO SCALE  
SUBJECT TO CHANGE

# 4801 E Broadway Blvd

Broadway Blvd. East of Swan Rd  
1st FLOOR SPACE



**FIRST FLOOR PLAN**  
SCALE: 1" = 20'-0"

**ARCHITECTS**  
4544 E. Camp Lowell # 146  
Tucson, Arizona 85712  
520.440.4941 phone

4801 E. Broadway Blvd.,  
Tucson, AZ 85711

AS-BUILTS

DATE: 10/16/19  
PROJECT NO: NONE  
not for construction

NOT TO SCALE  
SUBJECT TO CHANGE

**4801 E Broadway Blvd**  
**Broadway Blvd. East of Swan Rd**  
**Tucson, Arizona**  
**Third Floor Area**



**AVAILABLE**  
**±6,350 SF**  
**(SUBLEASE)**

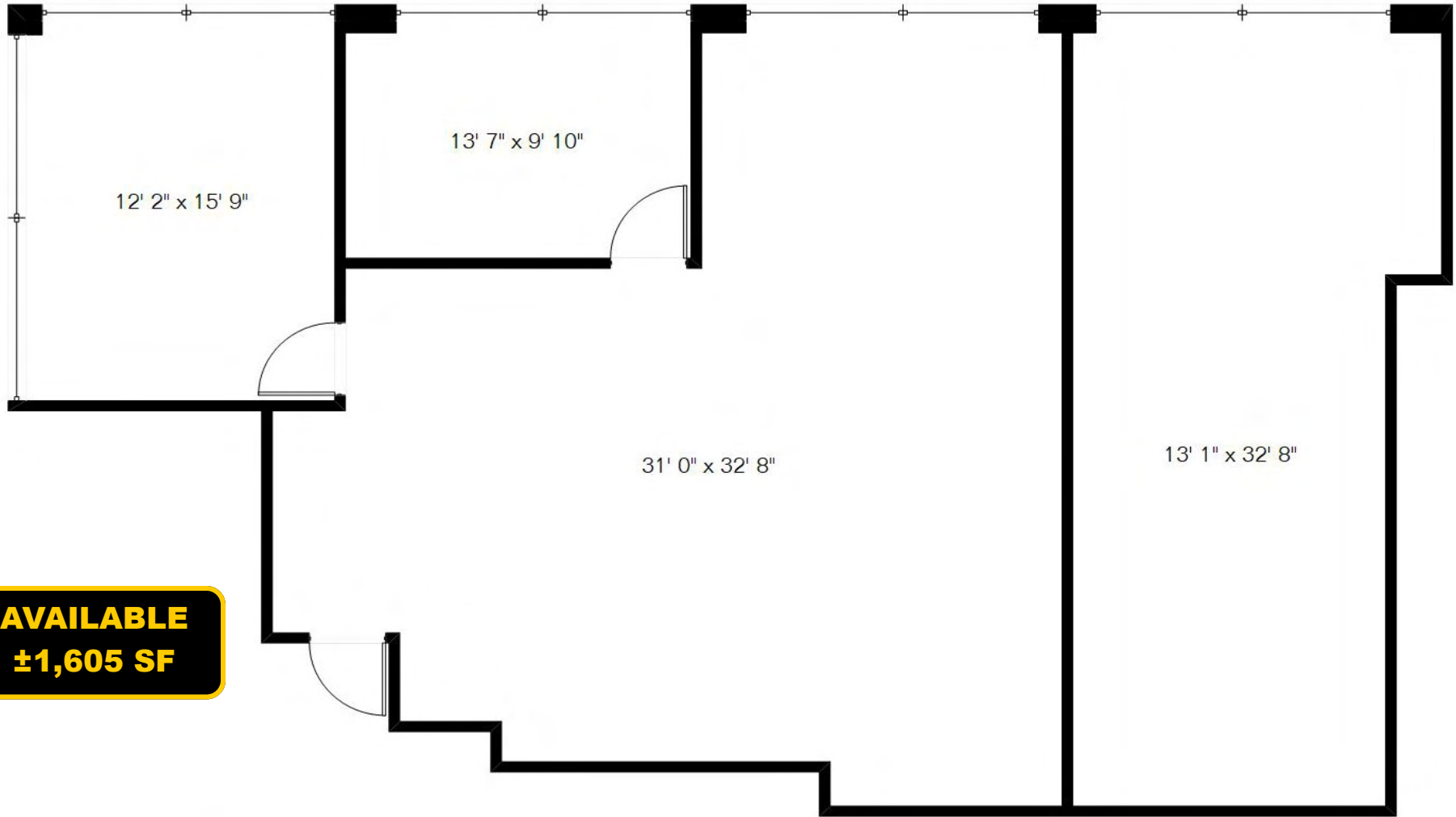
NOT TO SCALE  
SUBJECT TO CHANGE

**4801 E Broadway Blvd**  
**Broadway Blvd. East of Swan Rd**  
**Tucson, Arizona**  
**Suite 521**



**NOT TO SCALE**  
**SUBJECT TO CHANGE**

**4801 E Broadway Blvd**  
**Broadway Blvd. East of Swan Rd**  
**Tucson, Arizona**  
**Suite 523**

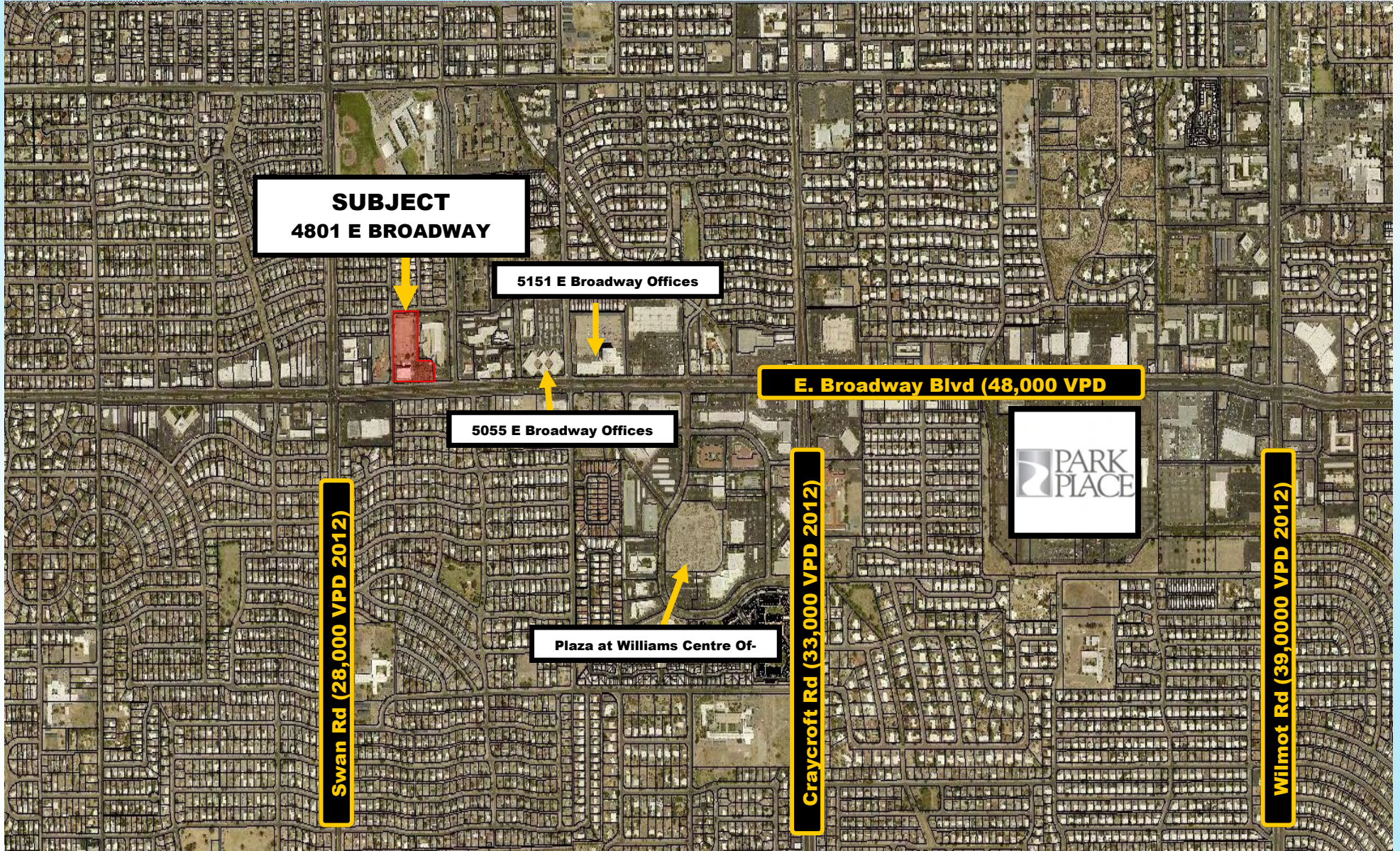


**AVAILABLE**  
**±1,605 SF**

NOT TO SCALE  
SUBJECT TO CHANGE

# 4801 E Broadway Blvd

Broadway Blvd. East of Swan Rd  
Tucson, Arizona  
Trade Area



NOT TO SCALE  
SUBJECT TO CHANGE

## 4801 E Broadway Blvd. Current Tenant List

Tenant	Suite #	Sq. Ft.
Regier Carr & Monroe, LLP	B-10	386
Rincon Research Corp	B-20	4,060
Midas/Conduent	B-50	1,538
<b>AVAILABLE</b>	<b>101</b>	<b>4,912</b>
<b>AVAILABLE</b>	<b>152</b>	<b>1,041</b>
BBSI	160	5,878
Midas/Conduent	201	22,183
Slutes, Sakrison & Rogers PC	301	4,751
<b>AVAILABLE (Sublease)</b>	<b>335</b>	<b>6,350</b>
Farhang & Medcoff, PLLC	311	4,754
Udall Law Firm	401	13,322
Farhang & Medcoff, PLLC	405	2,724
Regier, Carr, & Monroe, LLP	501	5,895
Farhang & Medcoff, PLLC	511	2,160
<b>AVAILABLE</b>	<b>521</b>	<b>3,726</b>
<b>AVAILABLE</b>	<b>523</b>	<b>1,605</b>



## EMPLOYMENT



White Collar

74%



Blue Collar

10%

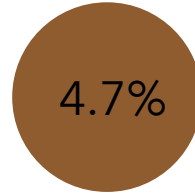


Services

17%

## 4801 E Broadway

4801 E Broadway Blvd, Tucson,  
Arizona, 85711  
Ring of 1 mile



4.7%  
Unemployment  
Rate

## BUSINESS



967

Total Businesses



10,485

Total Employees

## KEY FACTS

13,859

Population



38.4  
Median Age



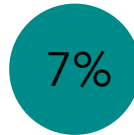
2.2

Average  
Household  
Size

\$49,604

Median  
Household  
Income

## EDUCATION



7%  
No High School  
Diploma



20%  
High School  
Graduate



30%  
Some College



44%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



3,822

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



2,648

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



3,082

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)

## EMPLOYMENT



White Collar

64%



Blue Collar

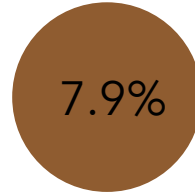
15%



Services

21%

**4801 E Broadway**  
4801 E Broadway Blvd, Tucson,  
Arizona, 85711  
Ring of 3 miles



Unemployment  
Rate

## BUSINESS



6,203

Total Businesses



71,312

Total Employees

## KEY FACTS

120,552

Population



Median Age

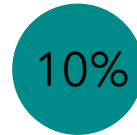


Average  
Household  
Size

\$39,645

Median  
Household  
Income

## EDUCATION



No High School  
Diploma



22%  
High School  
Graduate



33%  
Some College



34%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



33,438

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



21,680

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



26,441

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)

 **LARSEN  
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## EMPLOYMENT



White Collar

65%



Blue Collar

14%

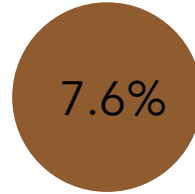


Services

21%

## 4801 E Broadway

4801 E Broadway Blvd, Tucson,  
Arizona, 85711  
Ring of 5 miles



7.6%  
Unemployment  
Rate

## BUSINESS



13,474

Total Businesses



182,371

Total Employees

## KEY FACTS

276,203

Population



35.8  
Median Age



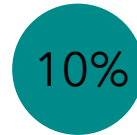
2.2

Average  
Household  
Size

\$40,666

Median  
Household  
Income

## EDUCATION



10%  
No High School  
Diploma



21%  
High School  
Graduate



34%  
Some College



35%  
Bachelor's/Grad/Prof  
Degree

## POPULATION DETAIL



80,375

2018 Millennial Population  
(Born 1981 to 1998) (Esri)



46,352

2018 Generation X  
Population (Born 1965 to  
1980) (Esri)



57,216

2018 Baby Boomer  
Population (Born 1946 to  
1964) (Esri)

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