

RICHARD M. KLEINER, MBA
Principal, Office Properties
520t 546 2748
rkleiner@picor.com

MOLLY MARY GILBERT
Office Properties
520 546 2766
mgilbert@picor.com

20 E. CONGRESS

Tucson, Arizona

CLASS A OFFICE FOR LEASE- Up to 18,500 RSF

 **CUSHMAN &
WAKEFIELD**
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20 E. CONGRESS

Tucson, Arizona

BUILDING FEATURES

Extraordinary Downtown Creative Environment, with Room for the Imagination

- Class “A” historic four-story professional office building with over \$2.5 million of cutting- edge infrastructure and improvements
- Innovative contemporary ‘warehouse’ design, featuring open floorplans, collaborative common areas, exposed ceilings & brick, interior stairwell & new elevator
- Flexible premises layout - can be designed specifically for user requirements
- Wi-Fi enabled throughout building
- Multiple Hi-Tech conference rooms with 60” screens, VOIP, white boards, HDMI connections
- Real estate tax abatement (GPLET) through 2023 of \$2.63 RSF
- Easy access via the Modern Streetcar to the University of Arizona
- Ownership will consider sale of building

IMMEDIATE OCCUPANCY:

Up to 18,500 RSF

Additional space available next door at 40 E. Congress

NNN RENT:

\$23 RSF /NNN

NNN CHARGES:

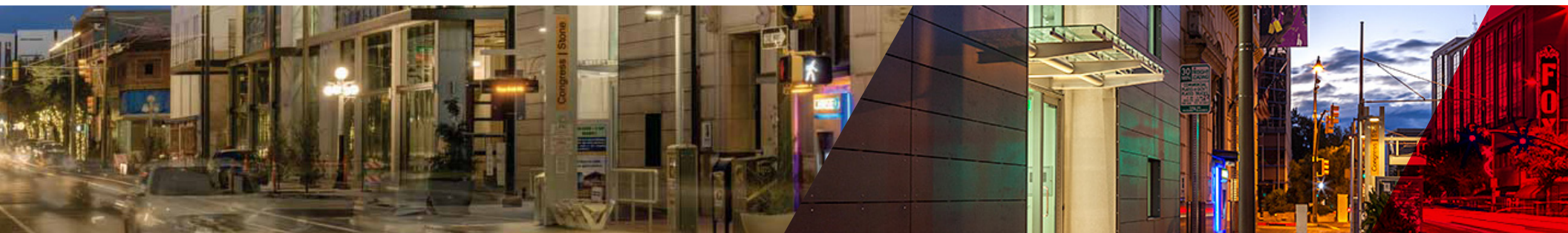
Est. \$8.60 RSF (RE Tax abated)

TI ALLOWANCE:

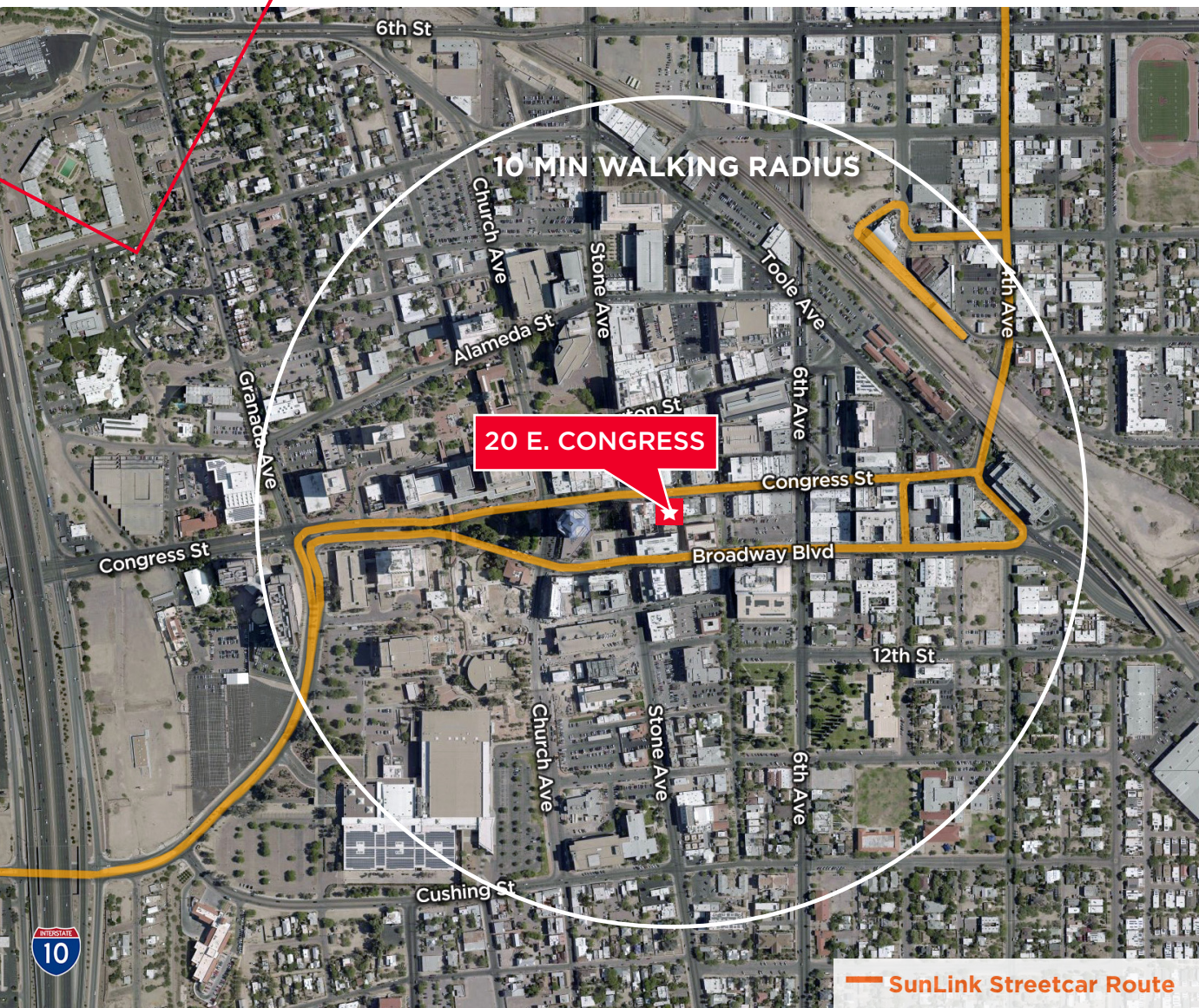
Negotiable

ONSITE AMENITIES:

- Building Receptionist & Full Service Kitchen & Break Area
- Multiple Hi-Tech Conference Rooms
- Interior Stairwell & New Elevator
- Restrooms on each floor (Unisex restroom with shower)
- HeeMee Coffee & Bakery Shop



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INTERSTATE 10

0.7 Miles

UNIVERSITY OF ARIZONA

1.7 Miles

CARONDELET ST. MARY'S HOSPITAL

2.5 Miles

BANNER UNIVERSITY MEDICAL CENTER

3.1 Miles

VETERAN AFFAIRS HEALTH CARE SYSTEM

4.2 Miles

DAVIS-MONTHAN AIR FORCE BASE

9 Miles

SunLink Streetcar Route

DEMOGRAPHICS: 5-MILE RADIUS



POPULATION

288,972



AVERAGE HOUSEHOLD INCOME

\$49,122



DAYTIME POPULATION

182,507



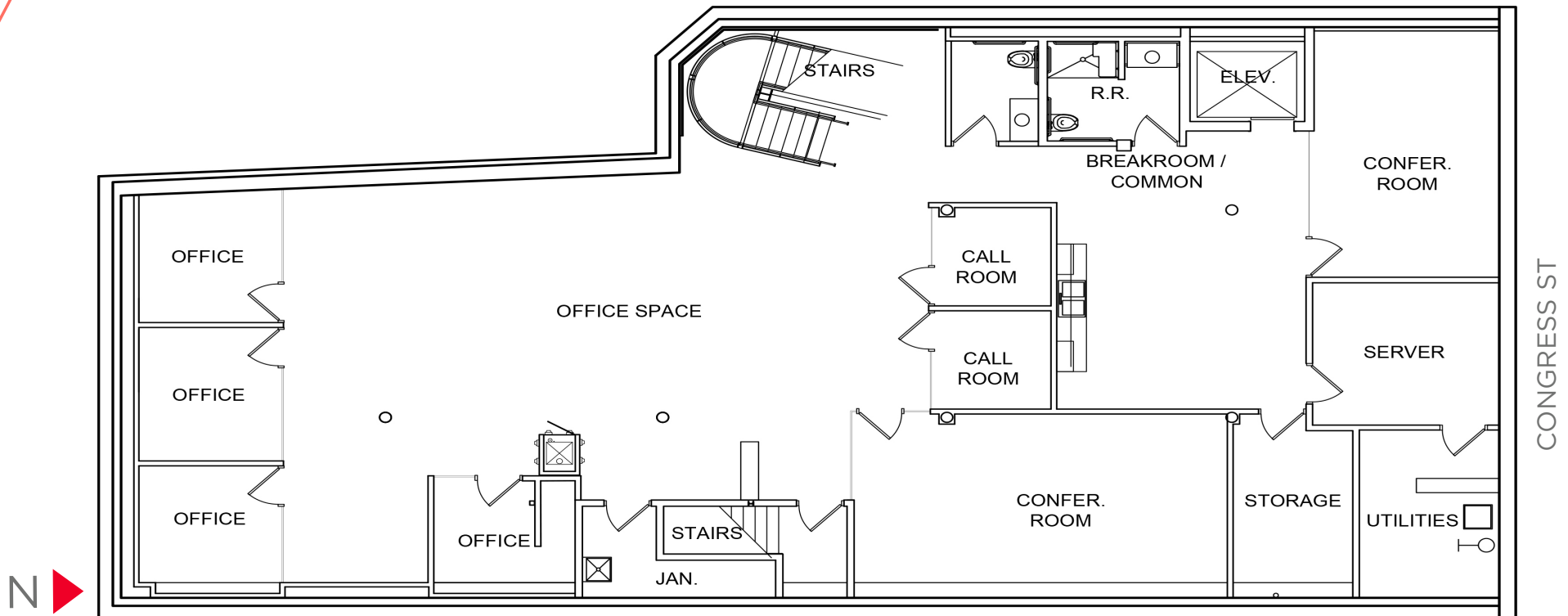
TOTAL RETAIL EXPENDITURE

\$2.44B

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FLOOR PLAN GROUND FLOOR

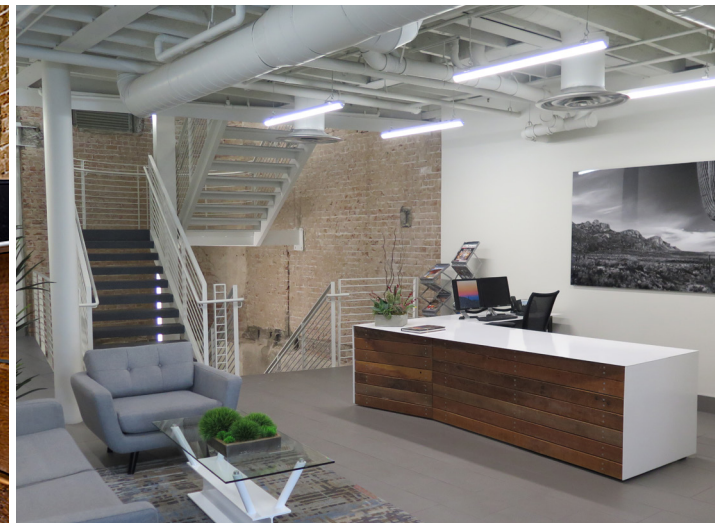
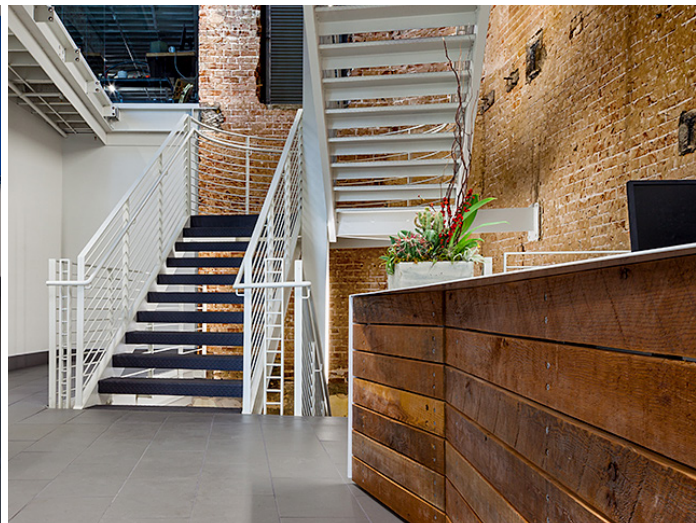
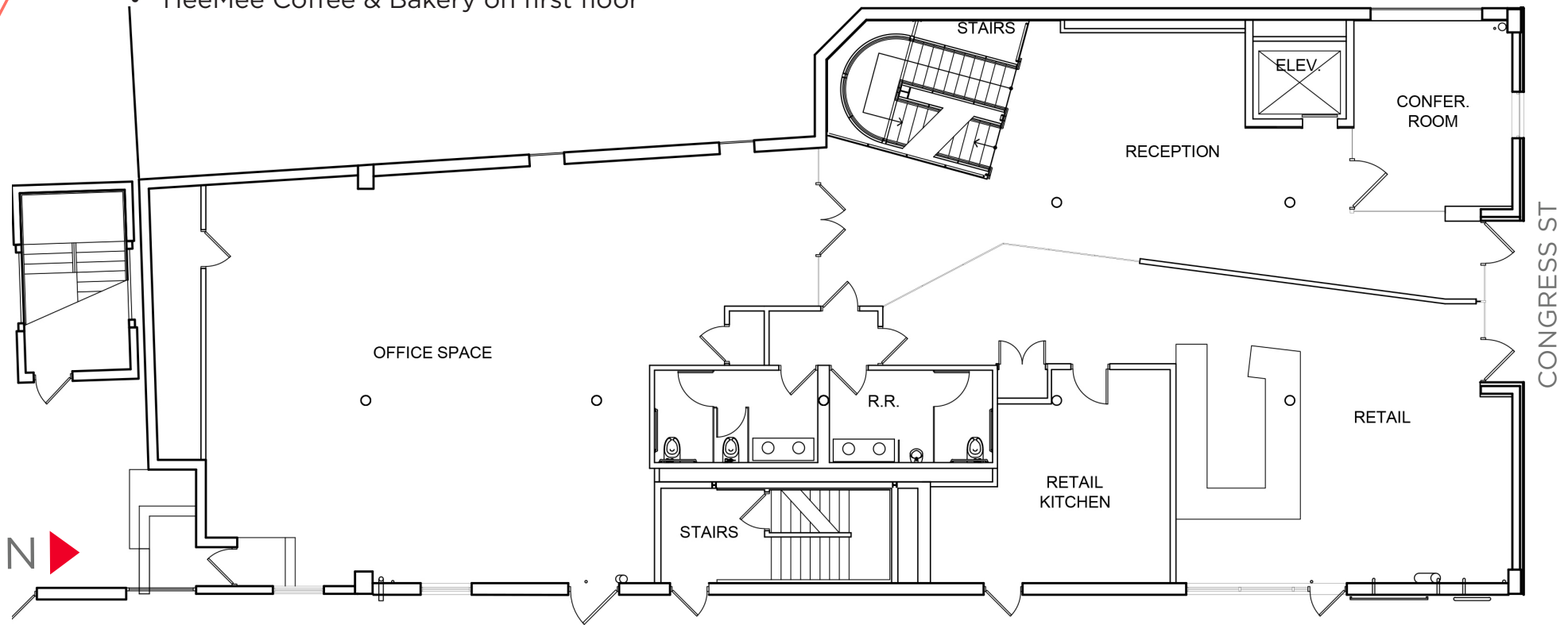
- Full-service kitchen & break area



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FLOOR PLAN 1ST FLOOR

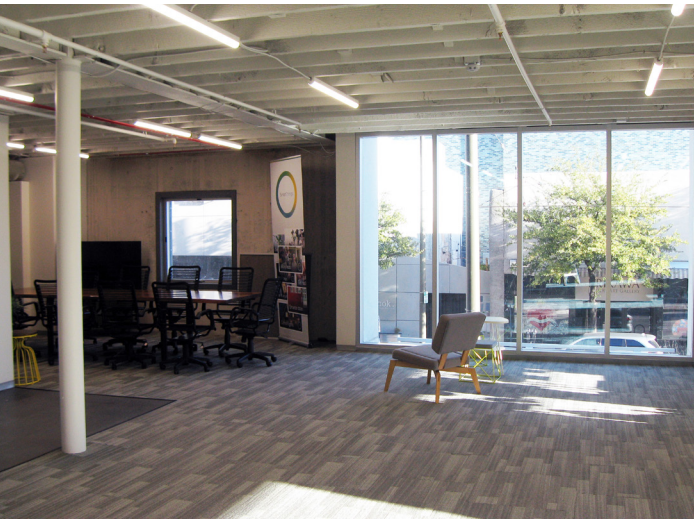
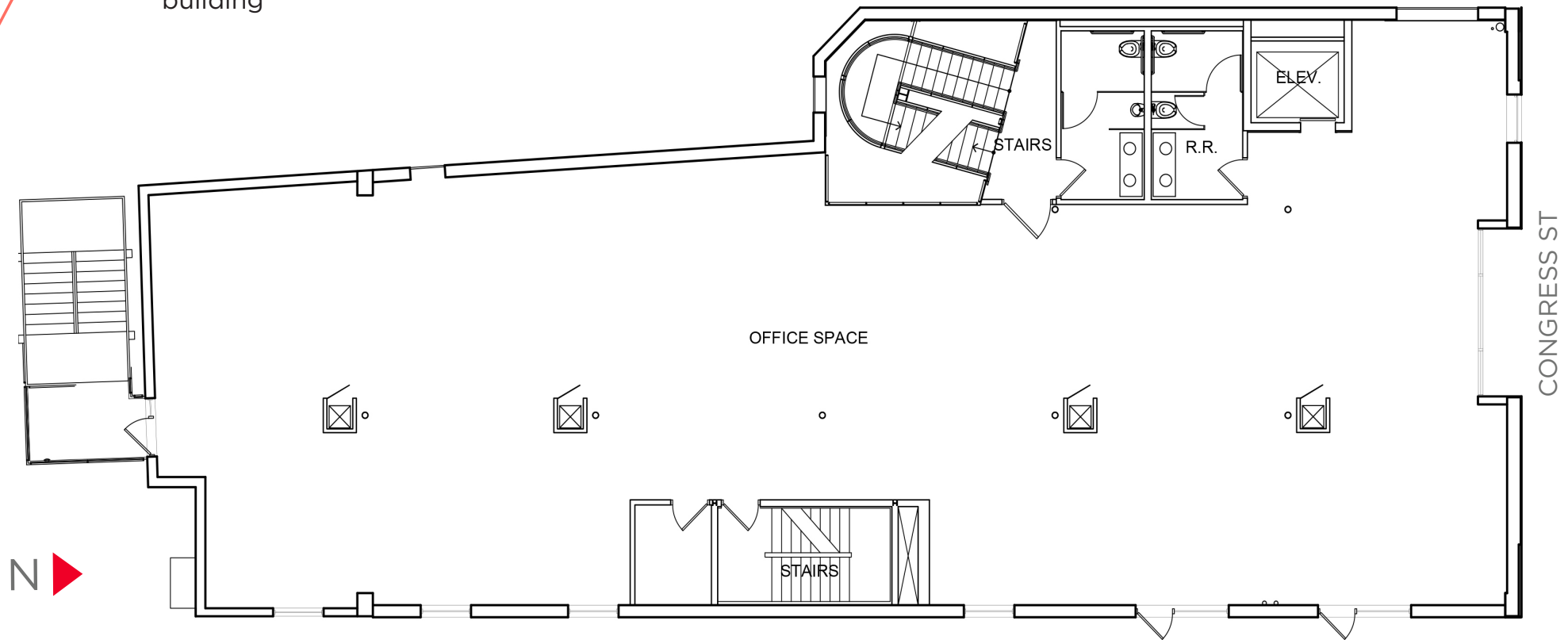
- Building receptionist on first floor
- HeeMee Coffee & Bakery on first floor



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FLOOR PLAN 2ND FLOOR

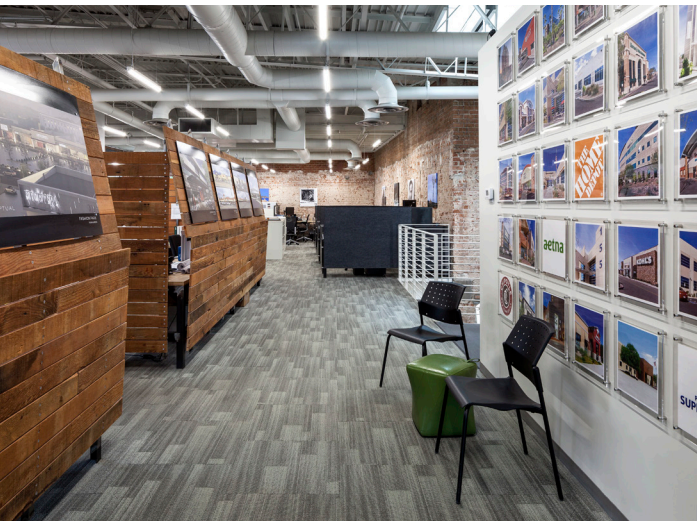
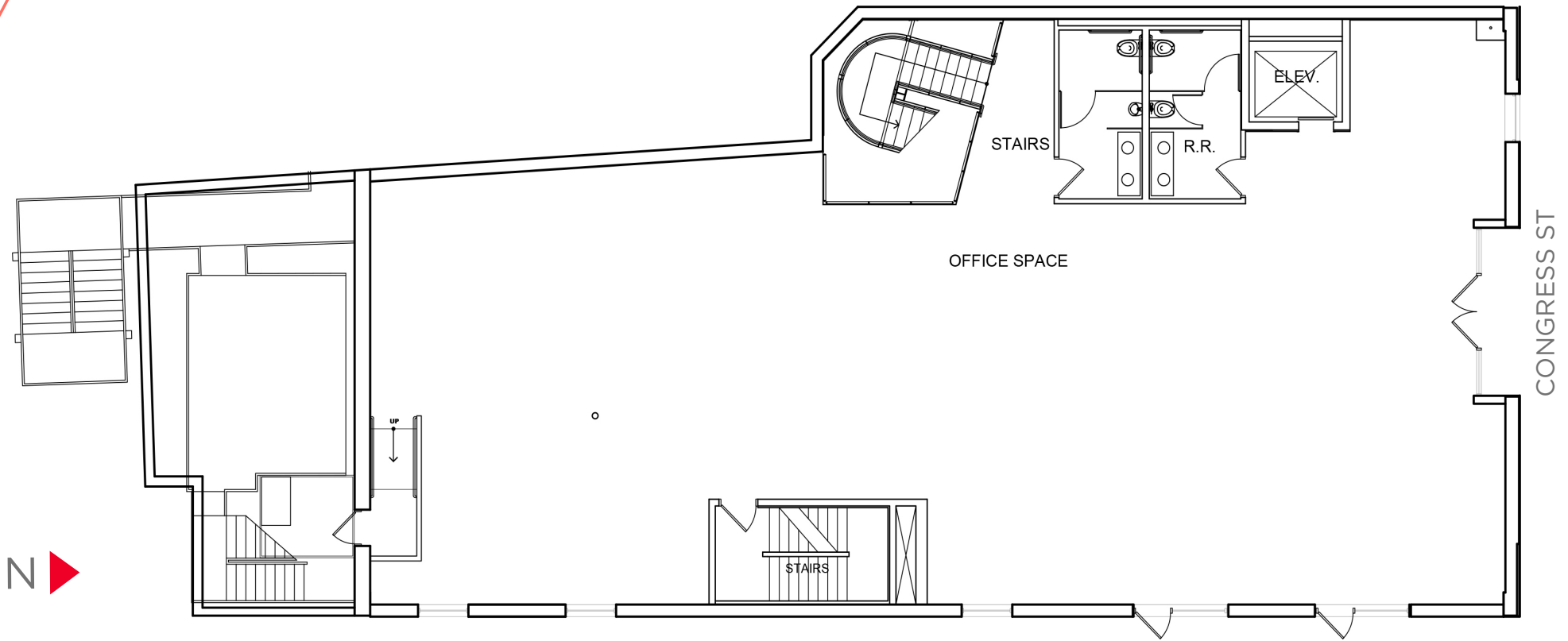
- Exterior balconies can be added to east side of building



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FLOOR PLAN 3RD FLOOR & PENTHOUSE

- Penthouse office 'getaway' on rooftop



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PICOR Commercial Real Estate Services
5151 E. Broadway Blvd Suite 115
Tucson, Arizona 85711
520 748 7100
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Located in the heart of downtown, 20 E. Congress is leading innovation in Downtown Tucson's Class "A" office environment. Smartly remodeled by architect Rob Paulus, the building retains its historic charm while incorporating cutting-edge improvements. Having been recognized by UNESCO as a City of Gastronomy, you're in walking distance of Tucson's emerging food scene and multiple entertainment, hotel and residential venues. Easy access via the Modern Streetcar to the University of Arizona.



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