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# THE TRINITY

CLASS A OFFICE FOR LEASE  
Up to 18,014 SF  
434 E. University Blvd, Tucson, AZ  
BEST PRACTICES DESIGN FOR  
COVID-FREE WORKPLACE

 **PLAY VIRTUAL TOUR**  
**1ST FLOOR**

 **PLAY VIRTUAL TOUR**  
**2ND & 3RD FLOOR**

 **CUSHMAN &  
WAKEFIELD**

 **PICOR**  
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# **CUSTOMIZE YOUR SPACE WITH COVID-PREVENTION BEST PRACTICES TO KEEP YOUR EMPLOYEES HEALTHY AND PRODUCTIVE**

Why retrofit sub-par older space when you can embed today's needed health and safety measures into your environment from the start?

view to north from interior

# THE TRINITY

## BUILDING FEATURES

### PROPERTY FEATURES:

- Creative, modern shell space. Customizable for your company's needs
- High ceilings and floor to ceiling windows provide incredible views and natural light
- Designed to LEED standards for sustainability
- Electric car charging on site
- Adjacent to Time Market
- Walk, bike or ride to the University of Arizona and Downtown

### HEALTHY DESIGN:

- Best Design Practices for Covid-Free Workplace that enhances safety, promotes calmness and reduces anxiety
- Lobby & bathrooms equipped with hands free entry, faucets and light control
- Upgraded building HVAC System with hospital grade air filters
- Social distancing signage & disinfectant in elevator & common areas
- Infra-Red temperature screening system at lobby
- Second floor roof terrace offers outdoor, fresh air gathering space
- High ceilings allow for better air flow and distribution



dramatic, shaded entry passage

# THE TRINITY

## BUILDING STATISTICS

**EXPECTED OCCUPANCY:**  
Immediate Occupancy

**AVAILABLE SPACE:**  
Up to 18,014 SF  
(2nd & 3rd floors)  
550 SF exterior terrace

**NNN RENT:**  
\$26.00/SF

**NNN CHARGES:**  
Est. \$6.00/SF

**TI ALLOWANCE:**  
Negotiable

**PARKING:**  
21 Spaces per floor  
Additional nearby off-site parking  
available, approx. 4.5/1000 parking

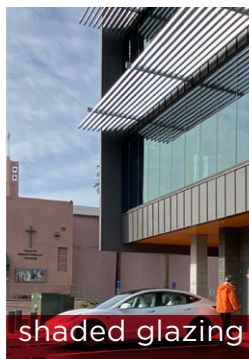
434 E. University Blvd, Tucson, Arizona

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1ST FLOOR](#)

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2ND & 3RD FLOOR](#)



on the streetcar route



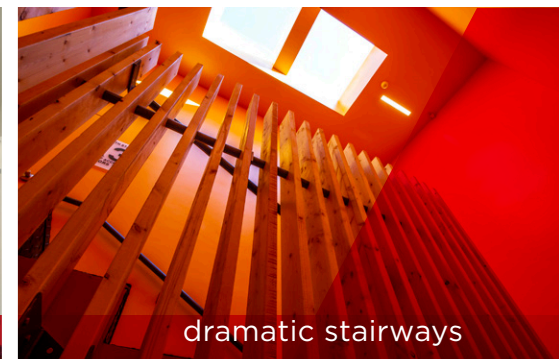
shaded glazing



EV charging stations

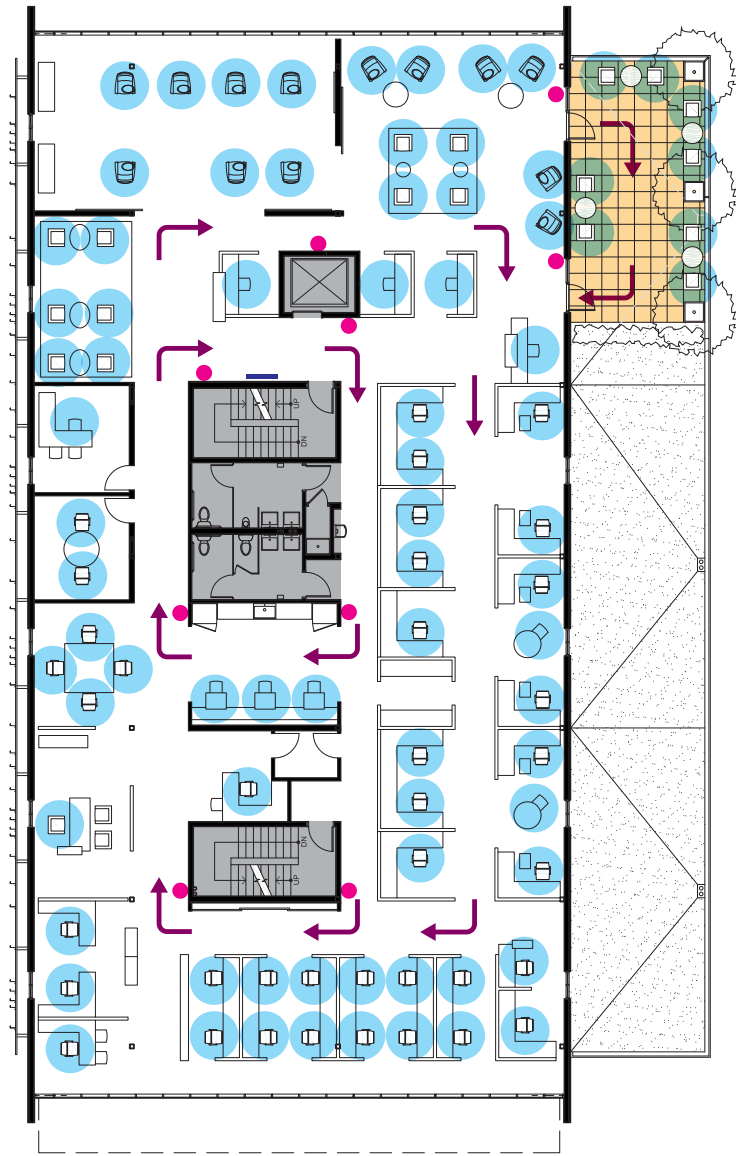


touchless bathrooms



dramatic stairways

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## CONCEPTUAL FLOOR PLAN FOR A COVID-FREE WORKPLACE

TO BE MODIFIED PER SPECIFIC REQUIREMENTS

-  ONE WAY TRAVEL CORRIDORS
-  TEMPERATURE CHECK-IN STATION
-  SANITIZING STATION
-  6' CLEAR SPACE
-  OUTDOOR SPACE

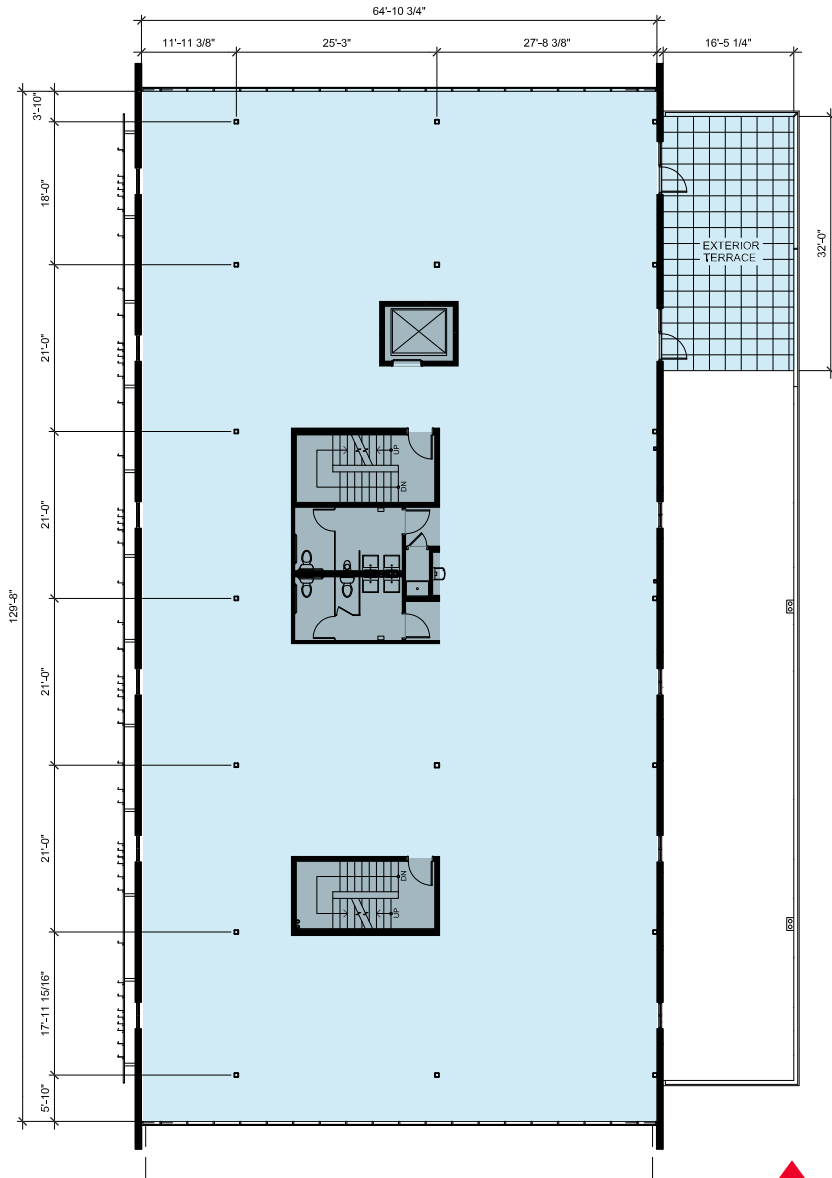


9,007 SF- Interior | 550 SF- Exterior Terrace at 2nd floor

# THE TRINITY

▶ **PLAY VIRTUAL TOUR**  
**1ST FLOOR**

▶ **PLAY VIRTUAL TOUR**  
**2ND & 3RD FLOOR**



## 2ND FLOOR

9,007 SF- Interior | 550 SF- Exterior Terrace at 2nd floor

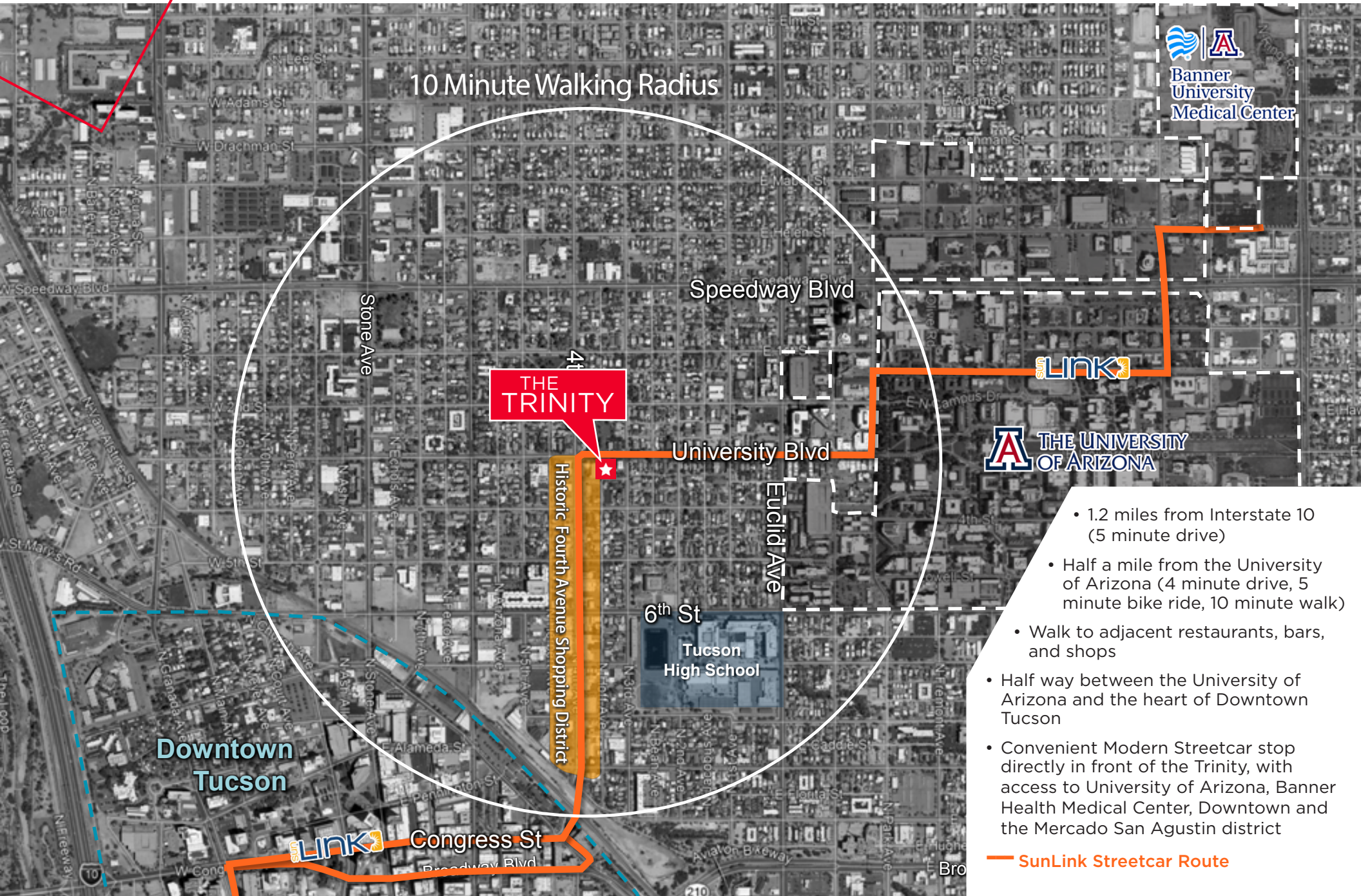


## 3RD FLOOR

9,007 SF- Interior

# THE TRINITY

434 E. University Blvd, Tucson, Arizona



10 Minute Walking Radius

THE TRINITY



- 1.2 miles from Interstate 10 (5 minute drive)
- Half a mile from the University of Arizona (4 minute drive, 5 minute bike ride, 10 minute walk)
- Walk to adjacent restaurants, bars, and shops
- Half way between the University of Arizona and the heart of Downtown Tucson
- Convenient Modern Streetcar stop directly in front of the Trinity, with access to University of Arizona, Banner Health Medical Center, Downtown and the Mercado San Agustin district

— SunLink Streetcar Route

THE  
**TRINITY**

LOCATE YOUR BUSINESS WHERE YOUR TEAM WANTS TO  
**LIVE, WORK + PLAY**





# THE TRINITY

434 E. University Blvd  
Tucson, Arizona

## CREATE THE HEALTHY, PRODUCTIVE OFFICE SPACE YOUR BUSINESS NEEDS

Join Tucson's urban renaissance in fresh, modern, Class A Office Space in the historic West University Neighborhood. Minutes from downtown Tucson and the University of Arizona, this urban space is leading the revitalization of the eclectic Fourth Avenue Business District.

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