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THE TRINITY

CLASS A OFFICE FOR LEASE-Up to 18,014 SF
434 E. University Blvd, Tucson, Arizona



CUSHMAN &
WAKEFIELD



PICOR

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THE TRINITY

434 E. University Blvd, Tucson, Arizona

BUILDING FEATURES & STATISTICS

PROPERTY FEATURES:

- Creative office shell space, open central core with room for the imagination to design
- High ceilings and open plan to move and change as you grow
- Floor to ceiling windows and designed to LEED standards for sustainability
- Convertible second floor roof terrace
- Next door to Time Market and adjacent to the eclectic Fourth Avenue Business District which offers over one hundred shops, restaurants and bars
- Easy access via the Modern Streetcar to the University of Arizona and Downtown

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



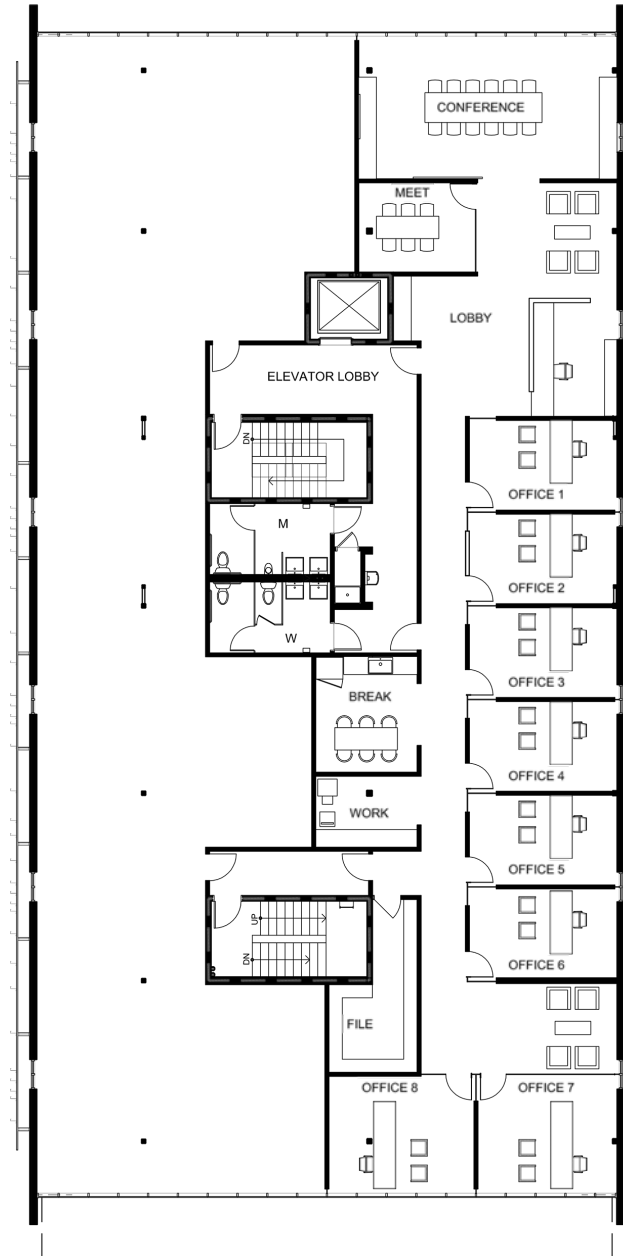
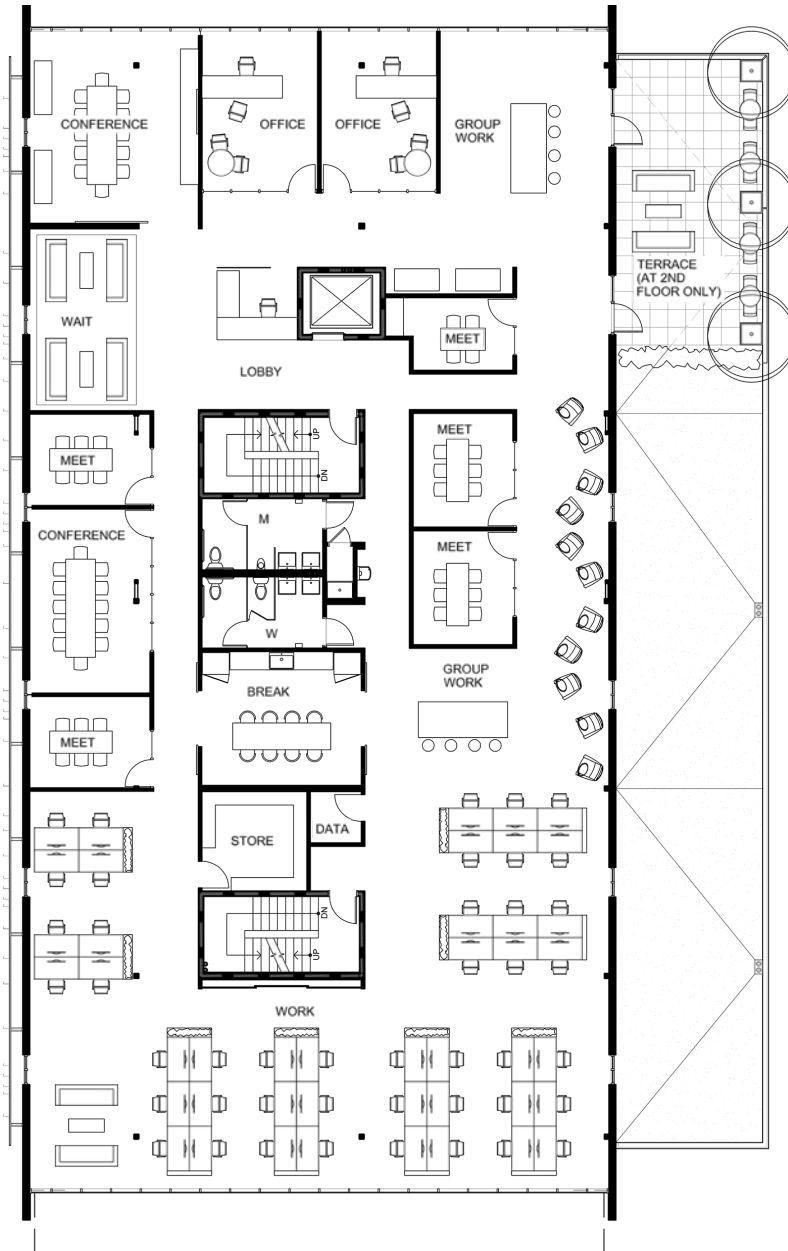
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CONCEPTUAL FLOOR PLANS 2ND & 3RD FLOORS

Conceptual pans, to be modified per specific requirements.

A. FULL FLOOR OPEN CONCEPT - 9,007 SF

C. HALF FLOOR ENCLOSED OFFICES - 4,305 SF



THE TRINITY
OFFICE

ROB PAULUS ARCHITECTS LTD.

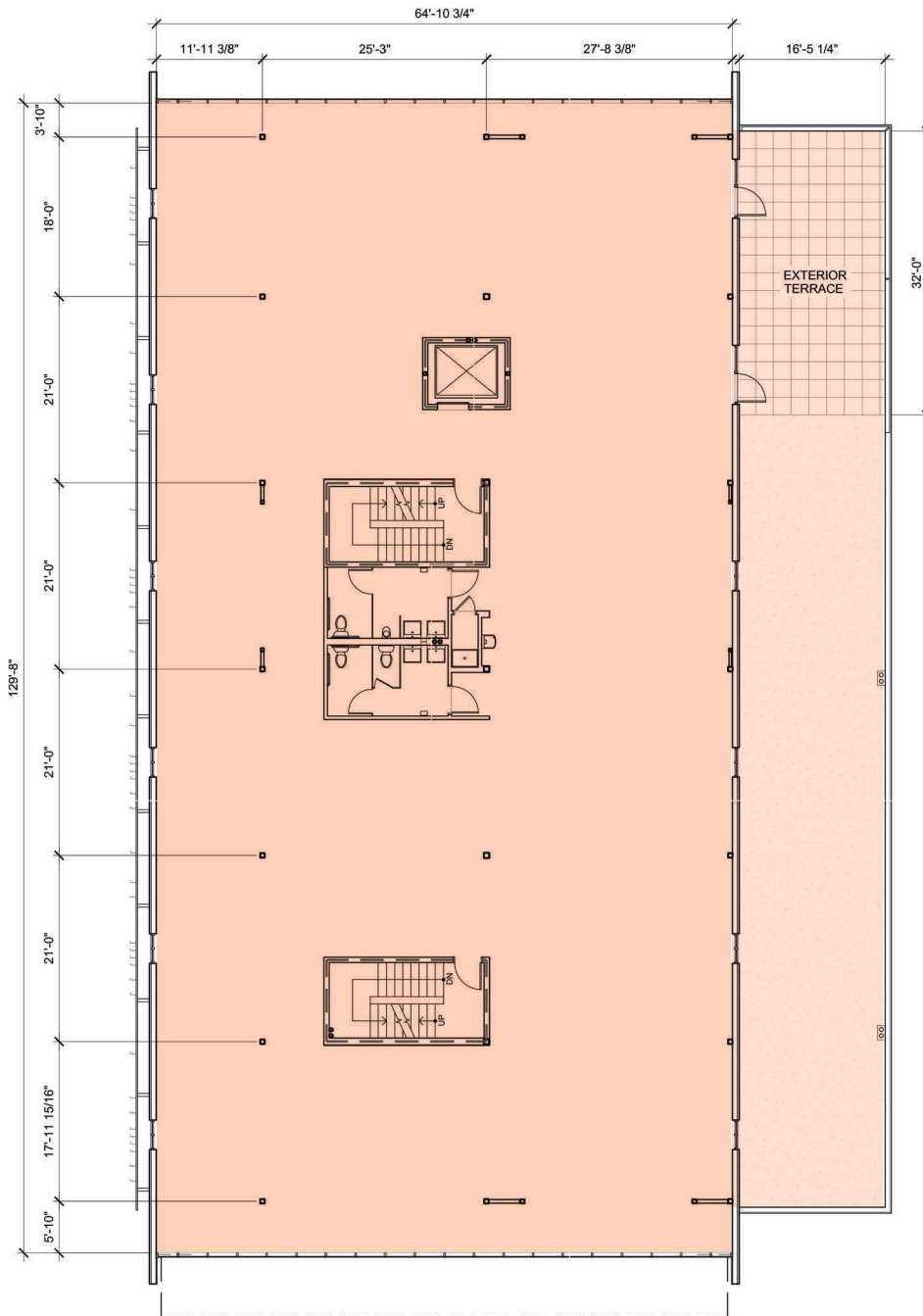
990 EAST 17TH STREET SUITE 100
TUCSON ARIZONA 85719 520.624.9805
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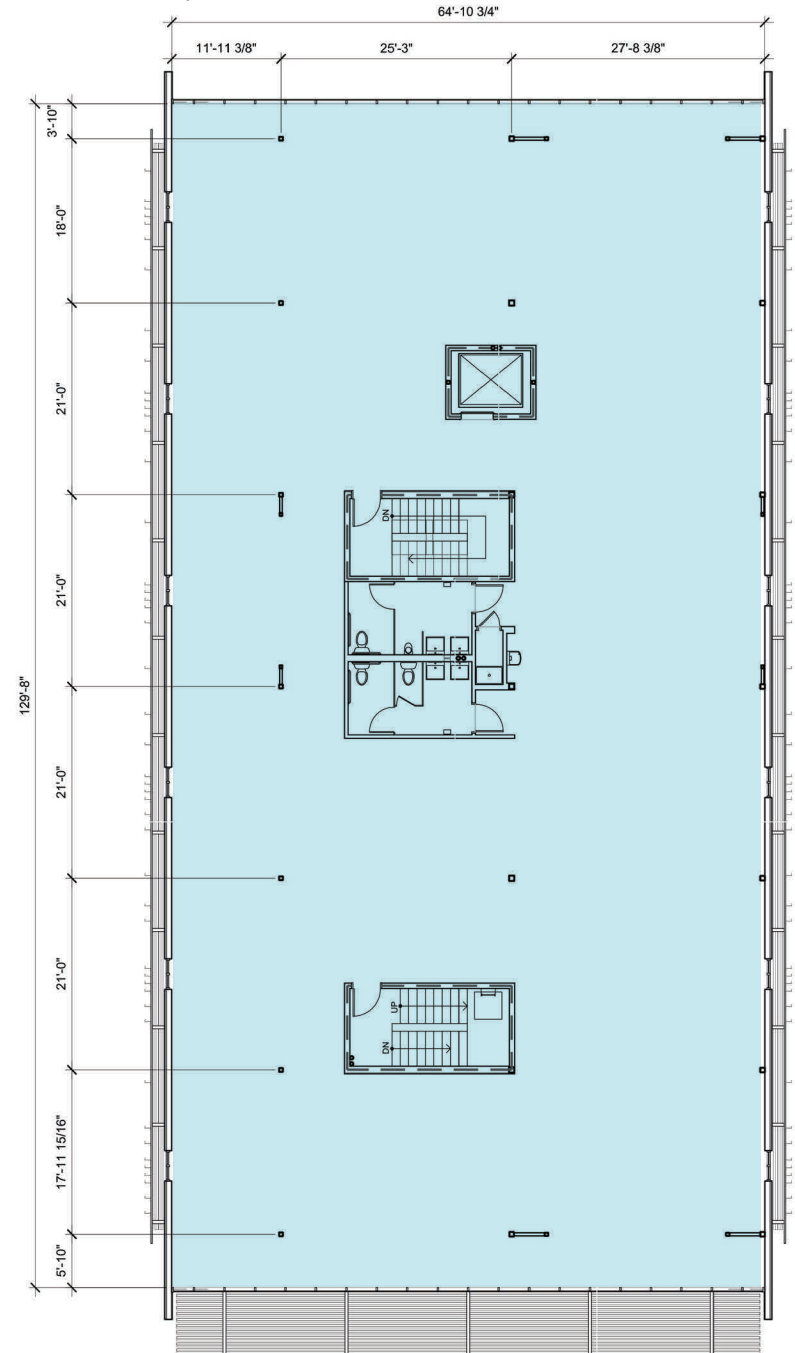
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2ND FLOOR
9,007 SF- Interior | 550 SF- Exterior Terrace



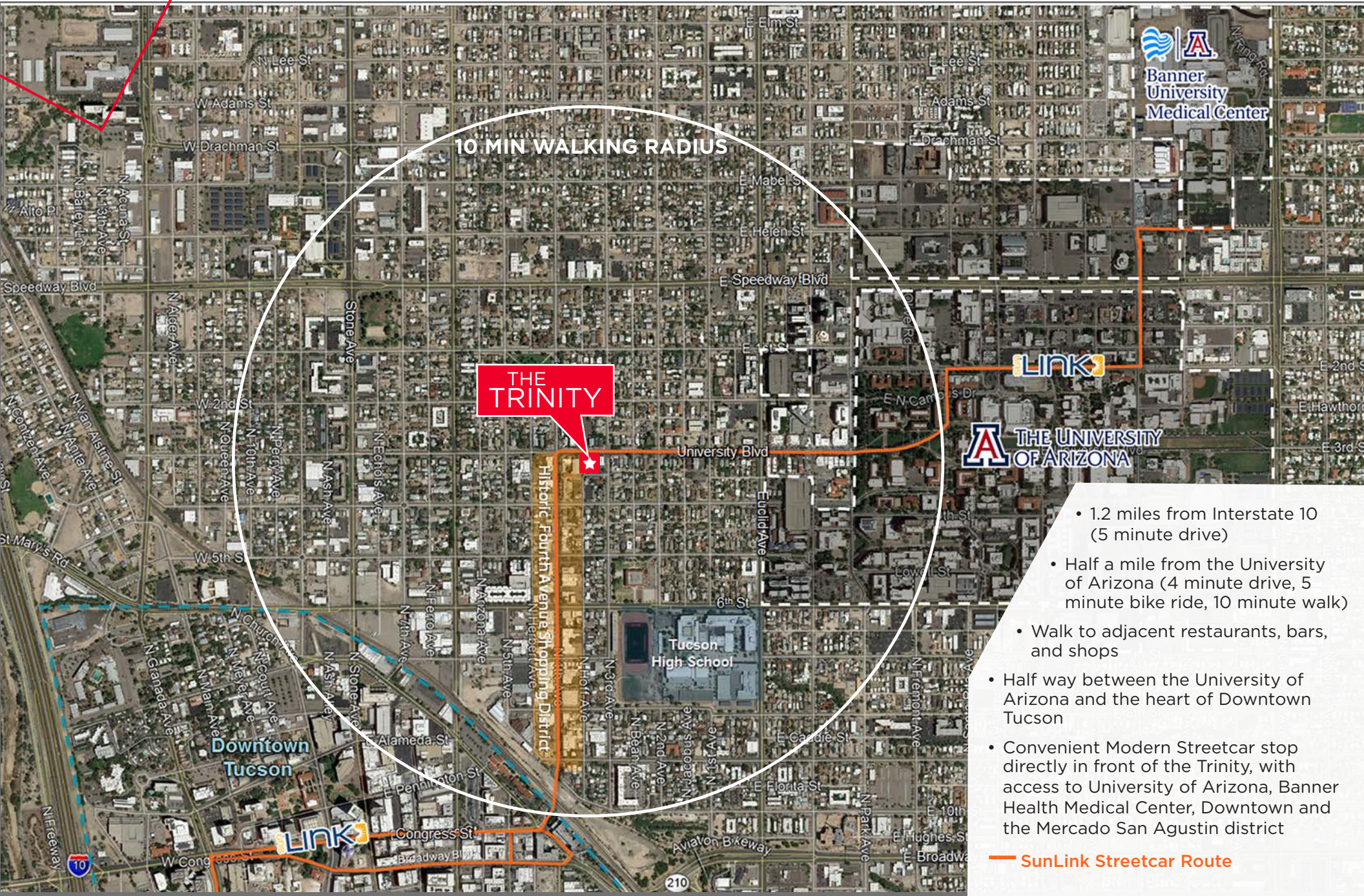
FLOOR PLANS

3RD FLOOR
9,007 SF- Interior



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10 MIN WALKING RADIUS

- 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

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Join Tucson's urban renaissance in true Creative 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. The Trinity is a live, work, play space appealing to the modern workforce.



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