



8 STORIES OF FLEXIBLE FLOOR PLANS WITH AMENITIES

Prime east-central business district location with numerous amenities and ample parking including covered parking available. Day porter, on-site building engineer and property manager for convenience.

- ✓ **Rent Price:** \$20.50/sf full service
- ✓ **Suite Sizes:** 200 ± 1,717 RSF
- ✓ **Zoning:** OCR-1
- ✓ **Amenities:** ample parking, banking, dining, hair salon
- ✓ **Location:** 4400 E. Broadway Blvd, Tucson, AZ 85711

Exclusively Represented by:
Tucson Realty & Trust Co.

333 N. Wilmot Rd., Suite 340, Tucson, AZ 85711
www.tucsonrealty.com

MIKE GROSS
520-577-7000
mgross7270@aol.com



FEATURES

COMMUNITY

Contemporary lines and a park-like exterior make 4400 Broadway a destination for Tucson's business community. Expansive lawns welcome visitors into a tasteful lobby, while outdoor tables are a favorite for lunches and breaks. The building's entrances, restrooms, and parking are fully accessible to those with limited mobility.

CONFERENCE CENTER

For meetings and events, a conference room is available complimentary to tenants by appointment, weekdays from 8:00 am to 5:00 pm. Conveniently located on the 6th floor, the room includes conference telephone, whiteboard, and seating for up to 20 people.

ONSITE SECURITY

A uniformed guard is on duty during extended hours, supported by the building engineer and property manager. After hours, tenants can access the second through eighth floors using a security card.

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OFFICE SPACE FOR LEASE



BUILDING AMENITIES

BANK

Hours:
Monday - Friday, 9:00 am to 4:00 pm

DINING

Hours:
Monday - Friday, 8:00 am to 4:30 pm

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