

AVAILABLE FOR LEASE

OFFICE BUILDING

100 S. Church Ave, Tucson, AZ



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For more information please contact:

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3777 E. Broadway Blvd, Suite 210
Tucson, Arizona, 85716



AVAILABLE SUITES:	TENANT A NORTH	± 3,527 SF
	TENANT A SOUTH	± 2,284 SF
LEASE RATE:	\$27.50 SF/YR	
LEASE TYPE:	Full-Service (Gross) *	
TENANT IMPROVEMENTS:	Negotiable	
ZONING:	OCR - 2 (City of Tucson)	
RENOVATED:	2021	

Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct its own due diligence on the property and seek legal, tax and real estate advice from competent advisors or other such professional.

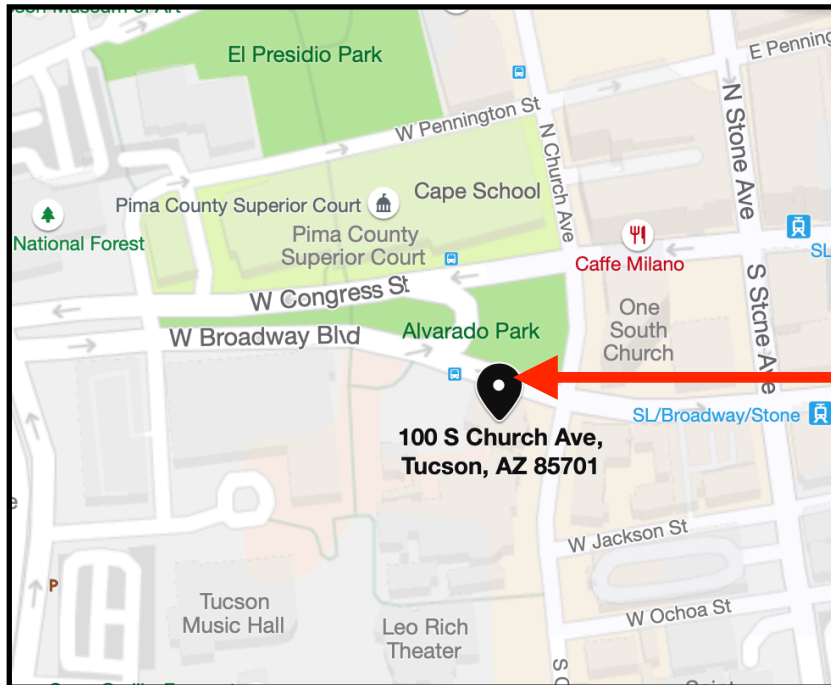
* Tenant is responsible for janitorial costs to its premises

PROPERTY OVERVIEW

Situated in the heart of Downtown Tucson, this 3-story office building was recently purchased and renovated by the law firm of Farhang & Medcoff, who also occupy the first two floors. The third floor office space, consists of $\pm 9,205$ square feet, of which $\pm 5,811$ SF is available for lease.

The property is situated at the corner of Church and Broadway on the Tucson Convention Center Campus. The TCC went through a major \$70M renovation that includes major improvements and upgrades at the TCC, the Music Hall, Leo Rich Theatre, and the historic Ekbo Fountains. Two new parking garages, with close to 900 parking spaces, are being constructed and one is completed. The modern street car and city bus service is located immediately in front of the property on Broadway.

Additionally, the new six-story 245 Flin Luxury Apartment are next door. Further, the TCC campus also includes the recently completed 175 room Doubletree Hotel. Also, located immediately across the street on the other corner is the mixed use project at One South Church consisting of office, retail, residential and a recently approved hotel conversion.



SUBJECT



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FLOOR PLAN

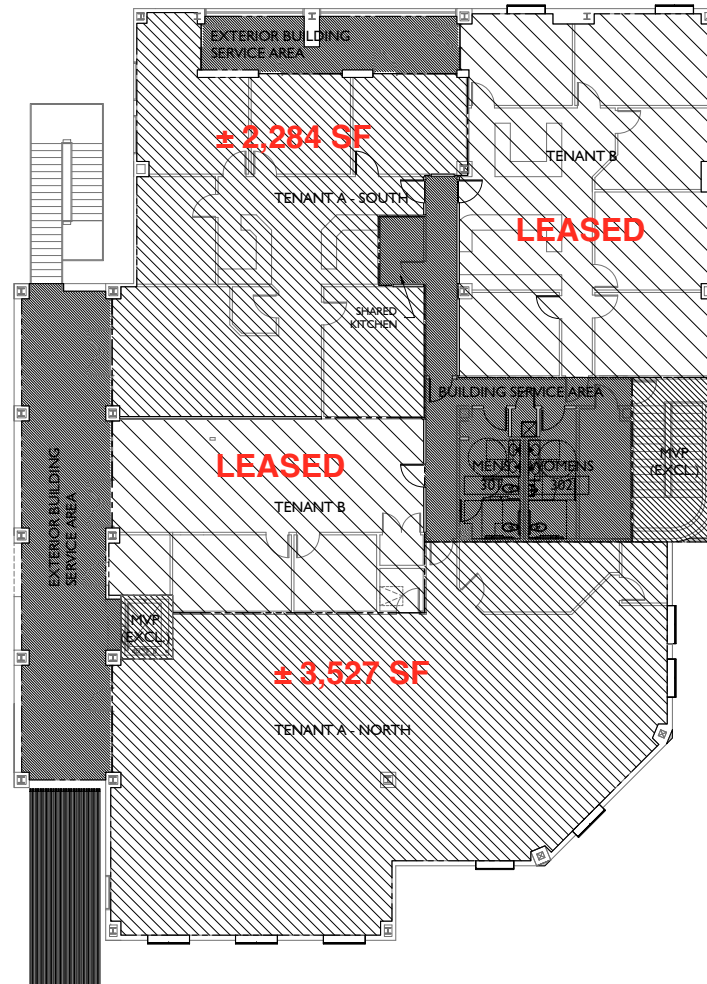
(Not to scale)

AVAILABLE:

Tenant A South: ± 2,284 SF

Tenant A North: ± 3,527 SF

± 5,811 SF



AREA LEGEND:

	TENANT A NORTH- 2,820 USF, 3,527 RSF
	TENANT A SOUTH- 1,827 USF, 2,284 RSF
	TENANT B - 2,569 USF, 3,213 RSF
	MAJOR VERTICAL PENETRATION (RENTABLE EXCLUSION)
	BUILDING SERVICE AREA 1,809 SF (1,744 THIS FLOOR PLUS 65 SF ELEVATOR LOBBY ON 1ST FLOOR) = 25.1% LOAD FACTOR

100 S CHURCH - RENTABLE AREA

THIRD FLOOR

NORTH

SCALE: 3/32" = 1'-0"

DATE: 04.04.23

JOB# 18100



NOTE: THIS IS A
SCHEMATIC ONLY SITE
PLAN AND SUBJECT TO
MUNICIPALITY
APPROVALS, ALL
DIMENSIONS
REFERENCE USE ONLY.

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