

5151 E. BROADWAY BLVD

Tucson, Arizona 85711

- Tucson's Landmark Class A Office Building
- Tucson's Finest Views!

FOR LEASE

1,000 – 40,000 RSF

\$25 – \$30 per RSF Full Service*

*PLEASE CONTACT BROKER FOR PRICING



On-Site
Fitness Center
w/ Lockers & Showers



Snack & Coffee
Kiosk



Panoramic
City Views



Dry Cleaning
Service



Two Level 3 EV
Charging Stations



Spoke
Co-Working



Food
Trucks



Energy
Efficiency

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7/11/2025

Incentives available through Rio Nuevo



Property Highlights

- Located in the [Rio Nuevo District](#)
- Iconic landmark Class-A building with exceptional visibility and identity
- Building and rooftop signage available
- Turnkey suites ready for immediate occupancy
- Stunning mountain and city views with floor to ceiling windows
- Five separate, fully redundant fiber networks available in the building
- Wireless Internet available throughout the building via rooftop provider
- Full-Service leases
- Abundant parking - ±1,250 parking spaces, including ±525 covered spaces
- High-profile location in the heart of Tucson's Midtown Business District
- Professional onsite management

Tenant Amenities

- Updated lobby common area designed for coffee breaks and casual conversations with coworkers
- Catalina Conference Center with seating for 20
- Lobby coffee and snack kiosk
- Fully equipped and renovated fitness facility
- 24/7 access
- Convenient to public transportation
- Overnight building security
- Numerous onsite services: dry cleaning and weekly food trucks
- Walking distance to retail, restaurants, hospitality, businesses, and postal services

Energy Efficiency

- High Speed Destination Dispatch Elevator System
- High efficiency LED lighting throughout
- Precise comfort control via programmable digital HVAC controls
- Two Level 3 DCFC 50 kW EV charging stations
- Building part of Tucson Electric Power grid redundancy program

Tenant Amenities: Fully equipped and renovated fitness facility & a new coffee/snack kiosk



Fitness Center



Lobby



BFL Conference Room



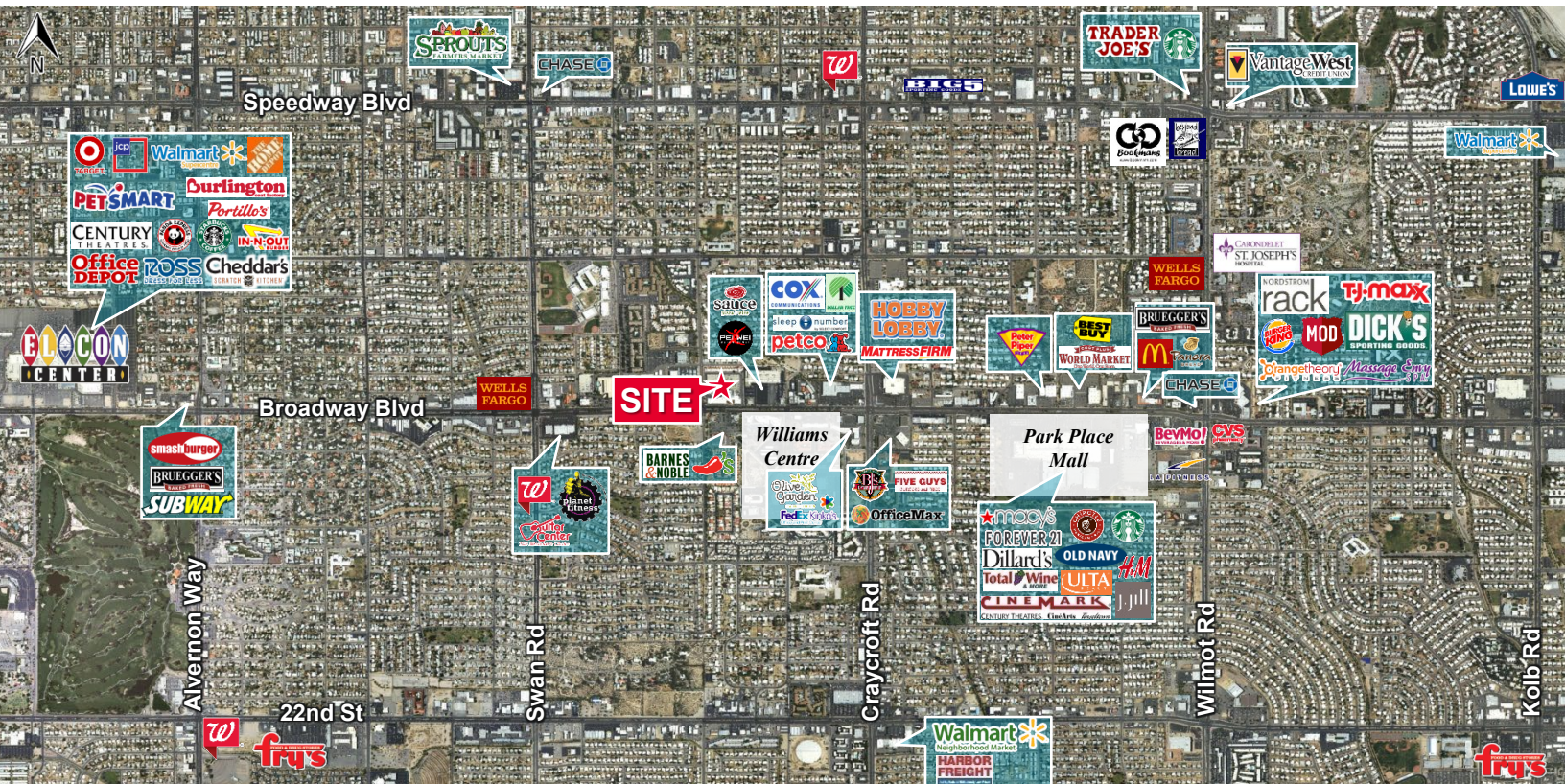
**Sample image for illustrative purposes only*

Coffee & Snack Kiosk

Common Conference Room (16th Floor Views!)



Trade Area Map





Choice of ISPs			
Provider	Cable Type	Network Type	Cable Distribution
Century Link	Copper & Fiber	Type 1	Full Coverage
First Digital	Fiber	Type 1	Full Coverage
SimplyBits	Fixed Wireless	Rooftop Connection	Full Coverage
COX	Coaxial	Cable Network	Full Coverage
Verizon	Fiber	Type 1	Full Coverage
Zayo	Fiber	Type 1	Full Coverage
Cogent	Fiber	Type 1	Full Coverage





Connectivity Features




- Quintuple fiber redundancy with five providers on five distinct/separate fiber optic circuits. Offering dedicated Business Grade Internet access with unrivaled upload and download speeds.
- Dedicated telecom risers protect telecom cables from risk of damage.
- Abundant riser capacity available to support future telecom needs of tenants and ISPs throughout the entire building.
- Secured location for all Telecom equipment reduces the potential for service disruption.
- Numerous provider options offer Tenants most competitive pricing in market.



Building Power

- **Rare Redundant Power Grid** - Building is part of Tucson Electric Power Grid Redundancy program, where power switches automatically to adjacent Grid during utility outages.
- **Only Commercial High-Rise** - Office Building in Tucson with this feature.
- **Emergency back-up generator** - for life safety issues; powers egress lighting and elevators in the event of power outage.

Information on Cabling Use, Distribution & Network Definitions

CABLING TYPE	USE
 Copper	Used in order Digital Subscriber Line (DSL) networks, these networks use copper telephone lines to provide internet access to customers.
 Coaxial	Used in most Cable provider networks. Typically used for Television sets or Modems.
 Fixed Wireless	Rooftop based antenna networks are used for both primary and secondary forms of connectivity. Top choice for redundant connection because it doesn't rely on existing wire line cabling into a building. Fixed Wireless should not be confused with Satellite Dishes which provide Television service and minimal internet capabilities.
 Fiber	Most technologically advanced form of cabling used in buildings. Signals can travel for greater distances at faster speeds.

DISTRIBUTION TYPE	DEFINITION
 Direct to Tenant Space Only	Carrier runs a single cable from where their equipment is located to the tenant they are servicing. This is not ideal for a tenant ordering new service as it could require extensive construction which will delay the tenant getting timely service.
 Partial Distribution	Partial Distribution is defined as a distribution point every 6-10 floors. Carrier places several distribution points within the building where they can connect additional cables for tenants. A distribution point can either be a termination box or a coil of spare cabling. For new service requests, partial distribution is less time intensive than direct to tenant space cables.
 Full Distribution	Carrier places distribution points (a termination box or a coil of spare cabling every 5 floors or less and can easily serve any tenant in the building. This setup drastically reduces the time it takes for tenant to receive new service.

NETWORK TYPE	DEFINITION
1 Type 1	Carrier owns the fiber entering the building.
2 Type 2	Carrier is using someone else's fiber, copper or coax to reach a tenant.
 Phone Company or Cable Network	Carrier is entering the building with Copper Phone Cables or Coaxial Cables. These usually only offer slower internet speeds.
 Rooftop Connection	Rooftop connections are designated for Fixed Wireless providers. See definition above.