



FOR LEASE OR SALE

WILLIAMS CENTRE TECHNOLOGY CAMPUS

5411 E. WILLIAMS BLVD. | TUCSON, AZ 85711



Single- or Multi-Tenant Class A Building with Expansion Opportunity



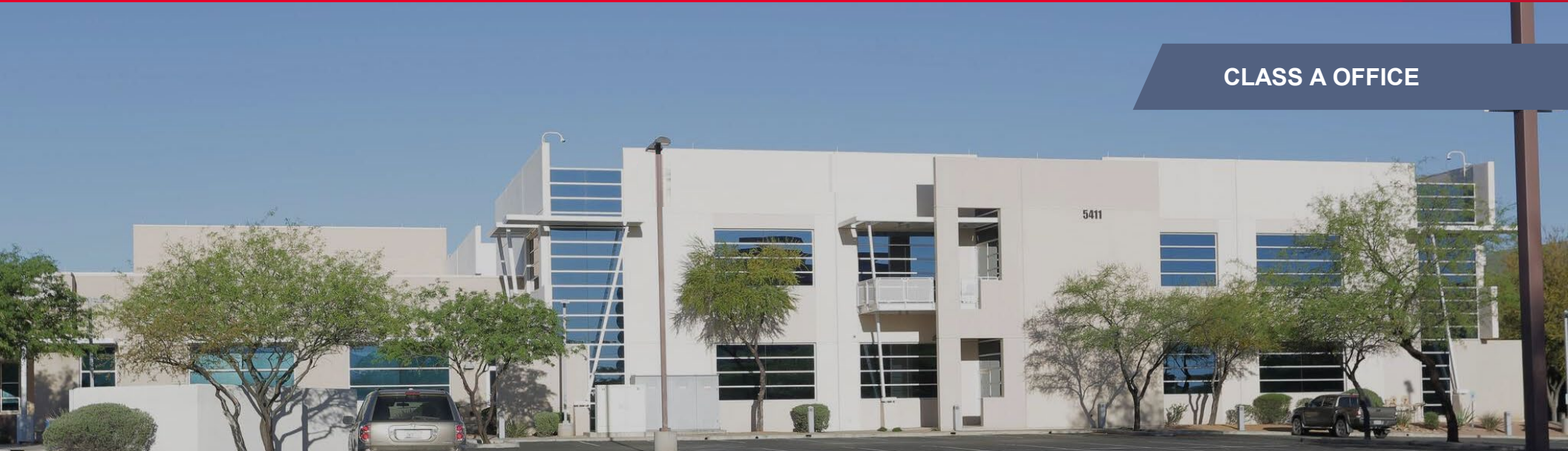
PICOR

FOR LEASE OR SALE

WILLIAMS CENTRE TECHNOLOGY CAMPUS

5411 E. WILLIAMS BLVD. | TUCSON, AZ 85711

CLASS A OFFICE



125,000 SF Class A Office Building

Please Contact Agent for Lease Rate and Sales Price

Property Highlights

- The office building is in the highly sought-after Williams Centre office park, Tucson's premiere centrally located class A suburban office location.
- The property can accommodate single or multi-tenancy use as it benefits from three (3) unique reception areas that provide first floor and second floor access.
- Very functional layout, with ability to expand both building and parking.
- Significant building infrastructure in place.

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tنيان@picor.com

Area Amenities

- Williams Centre is located in the heart of Tucson with quick access to the University of Arizona, Davis-Monthan Air Force Base, highways and desirable residential areas. The property is within a 20-minute commute to most of Tucson, including the Catalina Foothills.

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

9/12/2022

Property Details

FUNCTIONAL RECTANGULAR FLOOR PLATES

- Each floor plate is 25,000 square feet providing maximum tenant flexibility.
- Floors are a mixture of open work areas, some exterior offices with significant glass line, conference rooms and technical lab spaces.
- Floor-to-ceiling grid heights are 12 feet. Substantial natural light flows into the space.
- Second story floors include multiple balconies with panoramic views of the Catalina Mountains.
- The first floor 25,000 square foot expansion consists of a reception area, board room, conference space, a kitchenette break area and an equipment testing lab.

BUILDING AND PARKING STRUCTURE EXPANSION CAPABILITY

The 25,000 square foot single-story addition constructed in 2008 / 2009 was designed and constructed to accommodate a 25,000 square foot second-story addition. Infrastructure is in place to complete the expansion should a tenant or tenants need a larger building or floor plate.

Additional parking can be accommodated by potentially adding a parking deck.

Zoning is PAD-1 and allows for buildings up to 200 feet on the site. The existing two-story buildings are 39 feet.

SIGNIFICANT BUILDING INFRASTRUCTURE TENANT CONSIDERATIONS

Previous tenants have operated equipment labs in portions of the building, including clean rooms and significant infrastructure adaptable for a variety of functions.



Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Property Details

Lobbies	Three (3). One (1) visitor and two (2) employee lobbies. The employee lobbies are secured, open two-story lobbies. They both have access to an open stairwell and elevator. The visitor lobbies could become main entrance lobbies for a future tenant(s).
Parking	Surface parking with some covered, canopy stalls on the east and west portion of the parking area. 660 total stalls, with 644 regular stalls and 16 handicap stalls. 5.28 / 1,000 parking ratio (per site plan).
Ceiling Height	Approximately 12' to the ceiling grid in the office areas providing significant infusion of natural light.
Raised Floor	Virtually all space in North and South Buildings have raised floors (except mechanical, electrical and restrooms).
Balconies	Multiple second story balconies.
Conference Space	Each floor has multiple conference floors. The central building also provides multiple conference rooms with flexible dividers to accommodate a large variety of small to large meeting room options.
Elevators	Four (4) total – two (2) in south building and two (2) in north building.
Stairwells	Six (6) total – three (3) in each lobby area and one (1) in the opposite area of the building.

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com



Property Details

Bathrooms	<p>Central core restrooms are located on each floor of each building</p> <p><u>South Building</u> – each floor</p> <ul style="list-style-type: none"> • Men's – five (5) urinals and five (5) stalls • Women's – four (4) stalls <p><u>North Building</u> – each floor</p> <ul style="list-style-type: none"> • Men's – four (4) urinals and three (3) stalls • Women's – five (5) stalls <p><u>Center building</u></p> <ul style="list-style-type: none"> • Three (3) single stall restrooms
Showers	<p>Men's and women's showers are in the North building. Tucson is known as an outdoor recreation hub and bicycling to work and outdoor recreation are common.</p> <ul style="list-style-type: none"> • Women's – two (2) on the first floor • Men's – four (4) on the second floor
HVAC	Rooftop HVAC units with a mixture of original and replaced units.
Power	9,000 amp 480/277V electrical.
Signage	Currently, three (3) top building signs and separate monument signs.
Generators	Two (2) life safety generators.
Data Center	Approximately 1,000 - 1,500 square foot raised floor data center on the second story of the north building. Fiber is currently provided by Cox.

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Property Details

Outdoor Picnic Tables	Eight (8) picnic tables are placed outside of the central building area. Additionally a common area table accessible to neighboring tenants is located outside the north building.
Furnishings	May be available Heyworth & Herman Miller 300+ Modular units 80-90 Furnished offices
Roof	The north and south buildings were resealed approximately two (2) years ago.
Unique Infrastructure	Testing labs - Twenty-six (26) testing labs of various sizes. There are two (2), larger main labs on the first floor. One (1) is approximately 10,000 square feet of clean room space with dedicated power and two (2) dedicated HVAC units. Lab space can remain as lab space, or be converted to conference rooms or office space. <ul style="list-style-type: none"> • High purity DI water • Compressed air • Liquid nitrogen system (plumbing to stay) • Natural gas • Two-overhead grade level doors to access central plant machinery room • Truck court to the machinery room

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



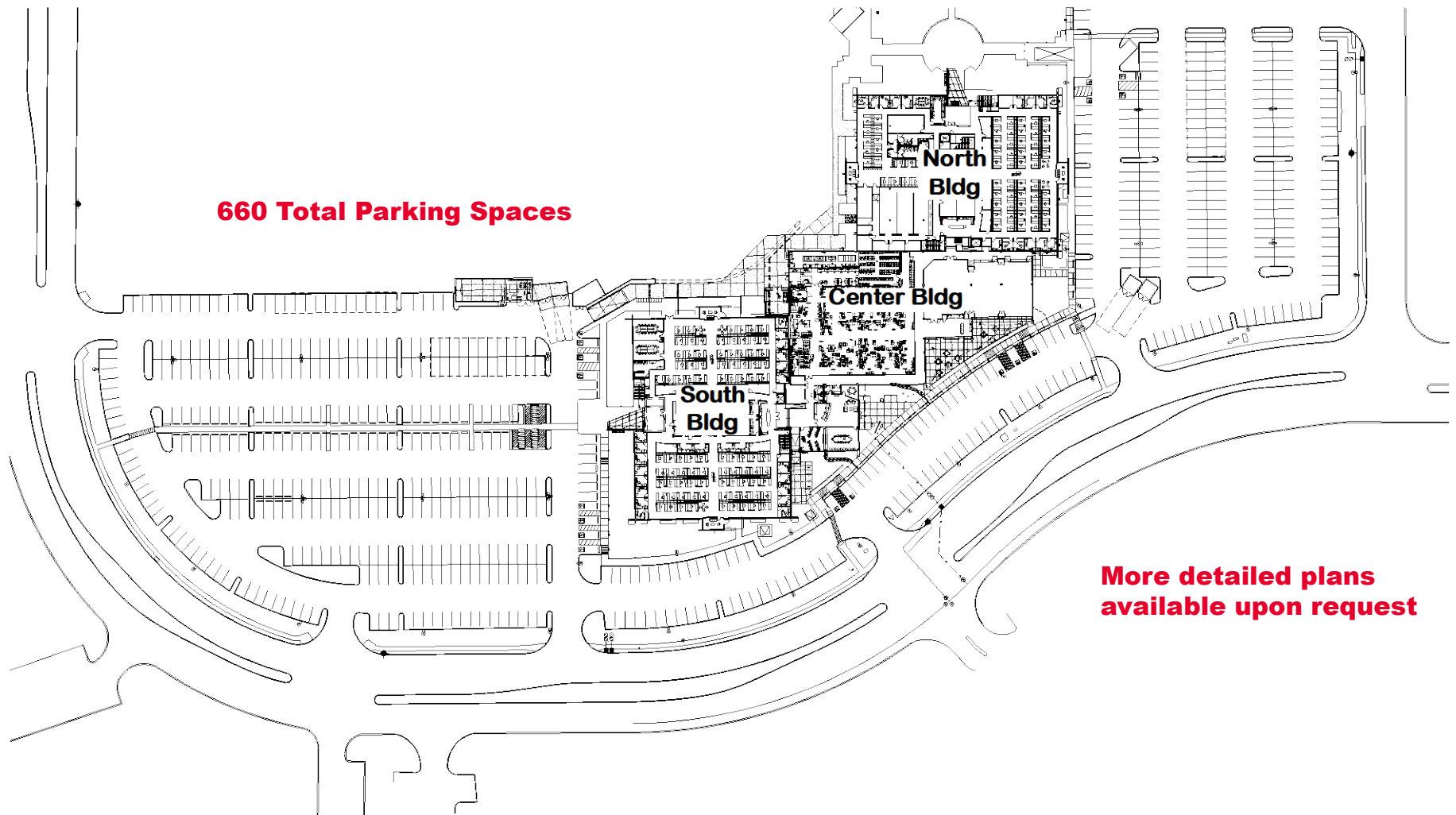
PICOR

FOR LEASE OR SALE

WILLIAMS CENTRE TECHNOLOGY CAMPUS

5411 E. WILLIAMS BLVD. | TUCSON, AZ 85711

Site Plan



Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

9/12/2022



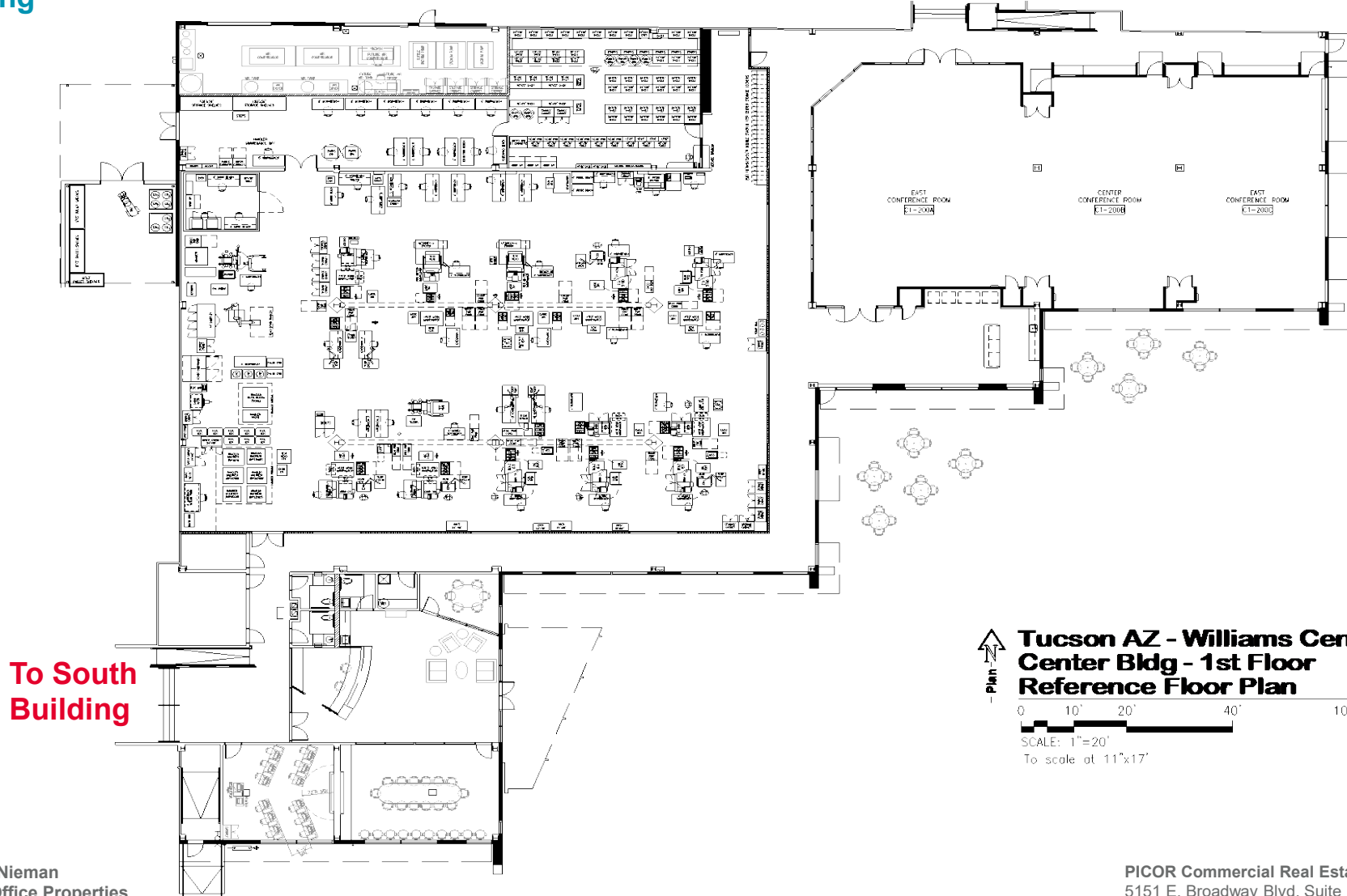
FOR LEASE OR SALE

WILLIAMS CENTRE TECHNOLOGY CAMPUS

5411 E. WILLIAMS BLVD. | TUCSON, AZ 85711

Central
Building

To North Building



**Tucson AZ - Williams Centre
Center Bldg - 1st Floor
Reference Floor Plan**

0 10' 20' 40' 10/26/18

SCALE: 1"=20'
To scale at 11"x17"

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



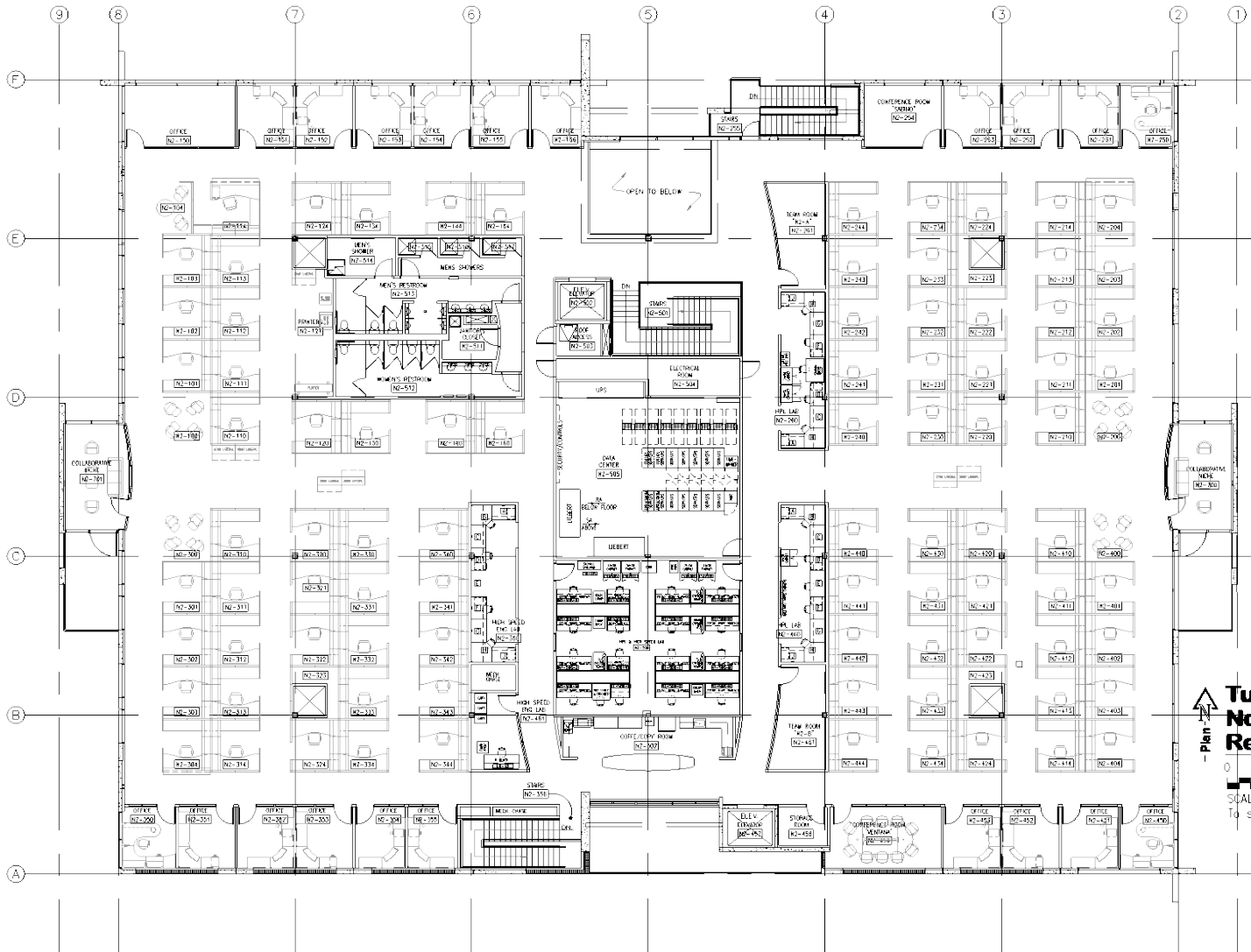
WILLIAMS CENTRE TECHNOLOGY CAMPUS
5411 E. WILLIAMS BLVD. | TUCSON, AZ 85711

[illegible]

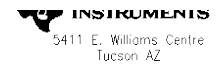
To Center Building

9/12/2022

North Building
2nd Floor



Tucson AZ - Williams Centre
North Bldg - 2nd Floor
Reference Floor Plan
10/26/18
SCALE: 1/16"=1'-0"
To scale of 11'x17'



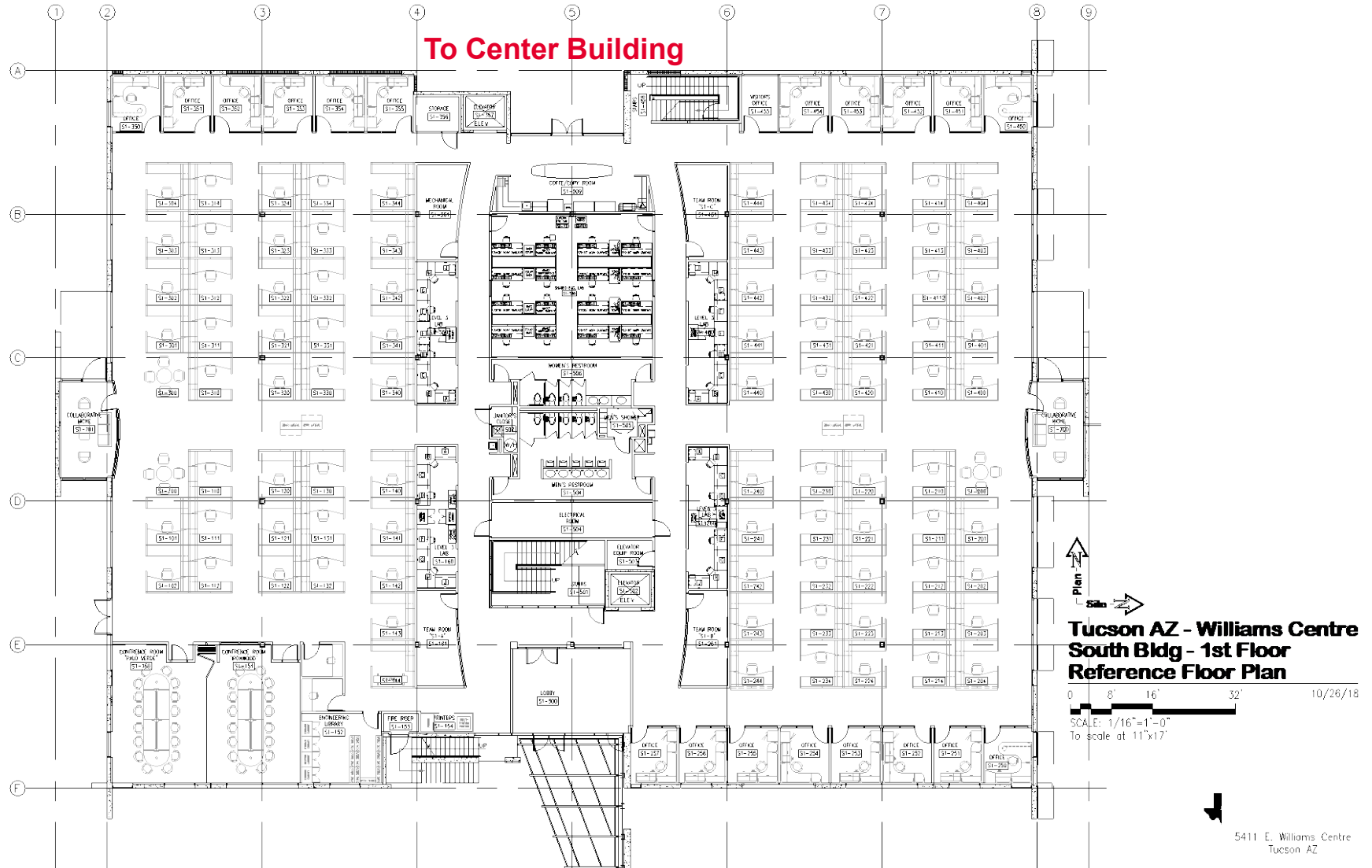
Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

**South
Building
1st Floor**

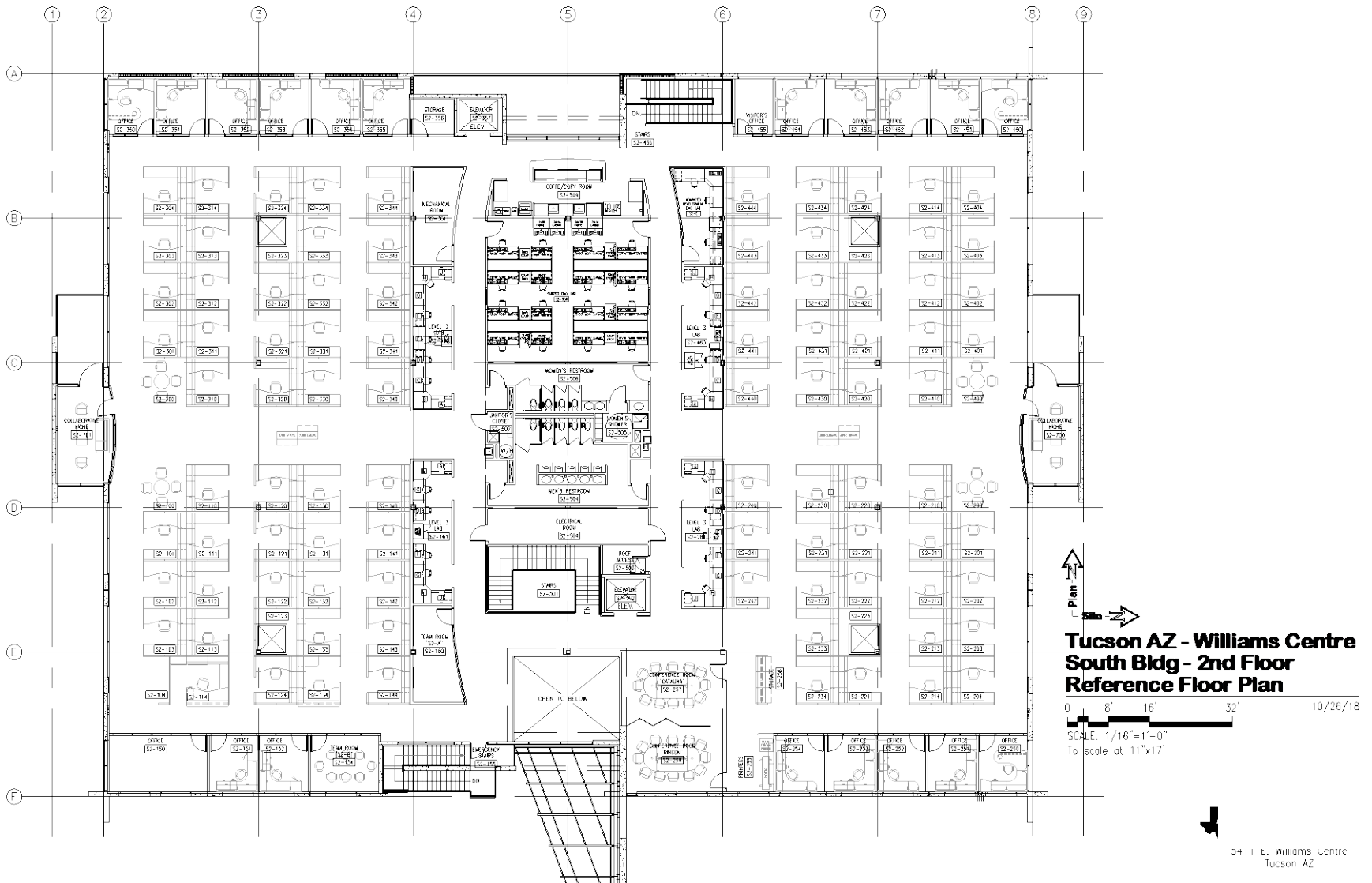


Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

**South
Building
2nd Floor**


Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com



FOR LEASE OR SALE

WILLIAMS CENTRE TECHNOLOGY CAMPUS

5411 E. WILLIAMS BLVD. | TUCSON, AZ 85711

EXPANSION OPPORTUNITY



Potential Expansion

- The central building has been designed and constructed to accommodate 25,000 SF second story, creating a building of 150,000 SF.

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tنيeman@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2022. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

9/12/2022



PICOR

FOR LEASE OR SALE

WILLIAMS CENTRE TECHNOLOGY CAMPUS

5411 E. WILLIAMS BLVD. | TUCSON, AZ 85711



Within a Three-Mile Radius

- 200+ restaurants
- 20+ hotels
- 13,000,000 SF of retail, including Park Place Regional Mall
- 2 major hospitals and ancillary health care providers

Close to...

- University of Arizona – 5 miles / 10 minute drive
- Downtown Tucson – 6 miles / 14 minute drive
- Tucson International Airport – 10 miles / 20 minute drive

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com



Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

The Location

Tucson

Tucson is the longest continuously inhabited community in North America. With a beautiful landscape and strong, growing business environment, Tucson is an ideal place to live and work.

The city has been named a Best Place to Raise Kids in Arizona by Businessweek.com every year since 2010.

Major business industries that define the Tucson region are Aerospace & Defense, Bioscience/Diagnostics and Renewable and Mining Technology.

POPULATION TRENDS

2000 1,179,925

2018 1,680,000

2025 1,908,000

1.7M

RESIDENTS IN THE
METROPOLITAN AREA



35 million people live within
a 500 mile radius of Tucson



Named a City for Best
Skilled/Educated Workforce
(GlobalTrade Magazine, 2017)



No. 4 Best City for
Millennials
(Money Magazine, 2015)

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Location overview

Business

The Southern Arizona labor force consists of 728,500 people. Major business industries that define the Tucson region are Aerospace & Defense, Bioscience/Diagnostics and Renewable and Mining Technology.

COMPANIES BY INDUSTRY



AEROSPACE & DEFENSE

- Raytheon Missile Systems
- Northrop Grumman
- Bombardier Aerospace
- Honeywell Aerospace
- Sargent Aerospace & Defense
- Universal Avionics
- Vector Launch
- World View Enterprises



BIOSCIENCE/DIAGNOSTICS

- Roche Tissue Diagnostics/Ventana Medical Systems
- IcaGen
- HTG Molecular
- Accelerate Diagnostics
- Pharos Diagnostics
- Critical Path Institute
- SynCardia
- Xeridien



RENEWABLE AND MINING TECHNOLOGY

- Caterpillar Surface Mining and Technology
- Freeport McMoRan
- Hexagon Mining
- Global Solar
- General Plasma
- SOLON Corporation
- Modular Mining
- Guardvant

MILITARY EMPLOYMENT



DAVIS-MONTHAN AIR FORCE BASE

- 11,607 employees

FORT HUACHUCA

- 9,629 employees

162ND FIGHTER WING

- 1,977 employees

"Copper mining has been a major industry for Arizona since the 19th century. Sixty percent of the nation's copper comes from Southern Arizona."

"Much of the nation's mining technology research is done in Tucson in association with The University of Arizona."

—SunCorridor

728K

Person labor force in Southern Arizona

33

Median age in Tucson

38

Median age in Pima County

LARGEST EMPLOYERS

COMPANY

Raytheon Missile Systems

The University of Arizona

Davis-Monthan Air Force Base

Pima County

U.S. Border Patrol

Tucson Unified School District

University of Arizona Health Network

Freeport-McMoRan Copper & Gold Inc.

U.S. Army Intelligence Center

Fort Huachuca

State of Arizona

Wal-Mart

City of Tucson

Carondelet Health Network

Fry's Food Stores (Kroger)

Tucson Medical Center (TMC Healthcare)

Southern Arizona Veterans' Affairs

Asarco

GEICO

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

FOR LEASE OR SALE

WILLIAMS CENTRE TECHNOLOGY CAMPUS

5411 E. WILLIAMS BLVD. | TUCSON, AZ 85711

Living

The city is ranked as one of the most affordable communities in the United States.

MEDIAN HOUSING PRICES

U.S. AVERAGE	\$210,200
Greater Tucson, AZ	\$193,300
Greater Phoenix, AZ	\$227,300
Albuquerque, NM	\$189,800
Denver, CO	\$407,100
Las Vegas, NV	\$247,700
Riverside/San Bernadino, CA	\$329,400
Salt Lake City, UT	\$298,600
San Diego, CA	\$618,200



Average high temperature of 82 and a low of 54



The Wall Street Journal characterized the Tucson region as a "mini-mecca" for the arts



Over 30 museums to explore and enjoy including the world renowned Arizona-Sonora Desert Museum, Reid Park Zoo and the Pima Air & Space Museum



More than 40 exceptional golf courses in the area and three were ranked on the Conde Nast Traveler Golf Poll of the Top 100 Courses in the World



Four mountain ranges and 37,000 acres of parkland for camping and exploring



800 miles of bike paths



University football, basketball, baseball, softball, women's soccer and men's ice hockey games at the University of Arizona



The University of Arizona's Banner University Medical Center was named one of 50 best hospitals in America in by Becker's Hospital Review



Tucson has been chosen as Businessweek.com's "Best Place to Raise Kids in Arizona" distinction every year since 2010

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

Location overview

Learning

Tucson is home to The University of Arizona, the first public research university in Arizona as well as Pima Community College, the eighth largest college in the United States.

Tucson is also home to the No. 3, No. 4 and No. 27 best ranked high schools in the U.S. per U.S. News and World Report.

42K

University of Arizona
total enrollment

47K

Students enrolled in Pima
Community College

185+

Academic and vocational
programs at Pima
Community College

Traveling

Tucson International Airport has an \$7.4 billion economic impact to the area. Over 3.4 passengers use the airport on a yearly basis, and airlines are increasing service by adding more flights.

GATEWAY TO MEXICO



Interstates 10 and 19 provide a major trucking corridor to and from Mexico.

Tourism

With over seven million domestic overnight visitors per year and 20 major resorts, tourism accounts for a \$2 billion annual impact.

UNESCO has ranked Tucson as North America's first-ever City of Gastronomy.

FIVE-STAR RESORTS



- Arizona Inn
- Canyon Ranch
- Hilton El Conquistador
- JW Marriott Tucson Starr Pass
- Loews Ventana Canyon
- Miraval
- Omni Tucson National Resort
- Ritz Carlton Dove Mountain
- Westin La Paloma



Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tjnieman@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com



PICOR

FOR LEASE OR SALE

WILLIAMS CENTRE TECHNOLOGY CAMPUS

5411 E. WILLIAMS BLVD. | TUCSON, AZ 85711

Thomas J. Nieman
Principal, Office Properties
+1 520 546 2728
tnieman@picor.com

PICOR Commercial Real Estate Services
5151 E Broadway Blvd, Suite 115
Tucson, Arizona 85711
Phone: +1 520 748 7100
Picor.com