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# THE TRINITY

CLASS A OFFICE FOR LEASE

Up to 18,014 SF

434 E. University Blvd, Tucson, AZ

**Now \$24.00/SF NNN**

**Full Commission to Outside Brokers**

▶ **PLAY VIRTUAL TOUR**  
**1ST FLOOR**

▶ **PLAY VIRTUAL TOUR**  
**2ND & 3RD FLOOR**







# IT'S TIME TO MOVE TO A BETTER SPACE

Now it is more important than ever to be in space reflective of your business. Space that is modern, well-designed and innovative with the technology and sustainability features to create a safe and SMART workplace for your team. Whether you're upscaling, consolidating or looking for a location close to downtown, we have the space for you.

view to north from interior



# THE TRINITY

## SMART BUILDING FEATURES

### TECHNOLOGY FEATURES:

- Restrooms enhanced with hands free entry, faucets, lights and low-water use toilets
- Lobby equipped with hands free entry
- Upgraded HVAC system with hospital grade air filters
- High ceilings for better air flow and distribution
- Key-card access
- “Cool” roof with exoinsulation system
- High efficiency, passively shaded, dual glazed windows with Low E coating
- LED lighting throughout the building
- Electric car charging stations
- Maintenance-free durable exterior skin building

### SUSTAINABILITY FEATURES:

- Infill Development between downtown Tucson and the University of Arizona and anchored by eclectic and booming 4th Avenue district
- Streetcar stop in front of building
- Permeable pavement in parking lot for water replenishment of aquifer
- Enhanced insulation to manage heat gain
- Xeroscape landscaping
- Second floor roof terrace for outdoor gathering space
- West side cantilever for shade and covered parking



dramatic, shaded entry passage

# THE TRINITY

## BUILDING STATISTICS

**EXPECTED OCCUPANCY:**  
Immediate Occupancy

**AVAILABLE SPACE:**  
Up to 18,014 SF  
(2nd & 3rd floors)  
550 SF exterior terrace

**NNN RENT:**  
\$24.00/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

434 E. University Blvd, Tucson, Arizona

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2ND & 3RD FLOOR](#)



on the streetcar route



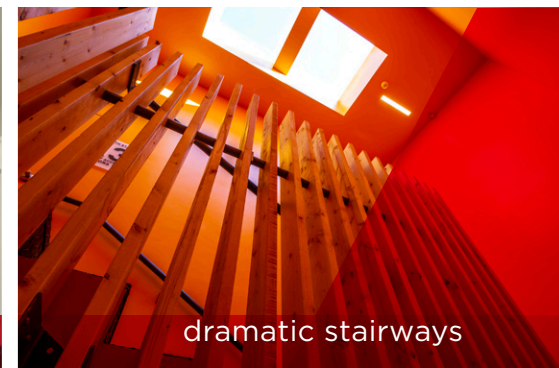
shaded glazing



EV charging stations

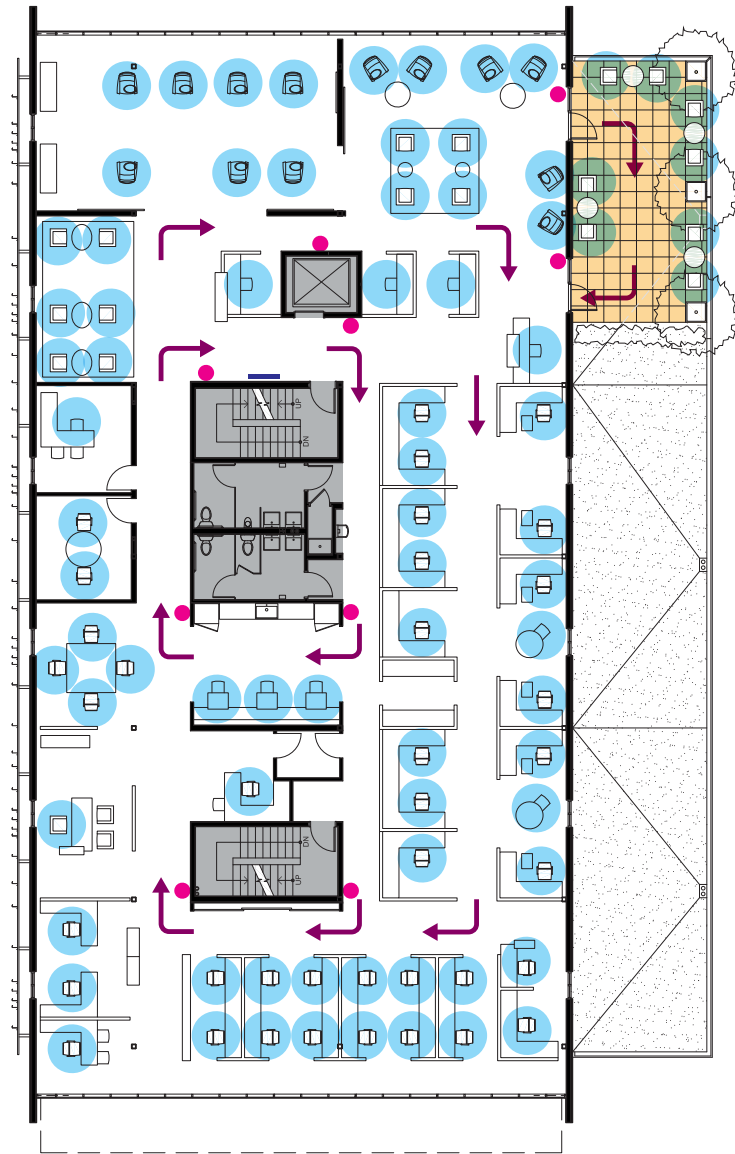


touchless bathrooms



dramatic stairways

# THE TRINITY



## CONCEPTUAL FLOOR PLAN FOR A POST COVID WORKPLACE

TO BE MODIFIED PER SPECIFIC REQUIREMENTS

- ONE WAY TRAVEL CORRIDORS
- TEMPERATURE CHECK-IN STATION
- SANITIZING STATION
- 6' CLEAR SPACE
- OUTDOOR SPACE

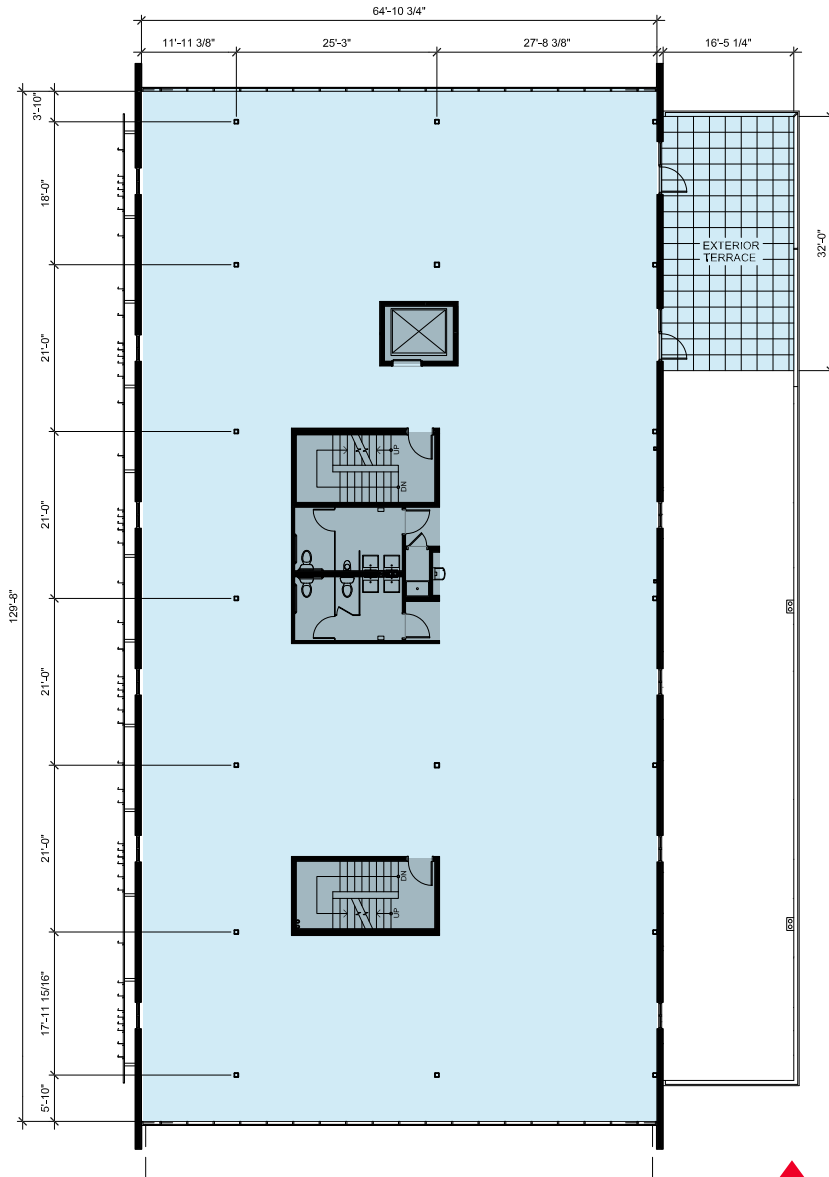


9,007 SF- Interior | 550 SF- Exterior Terrace at 2nd floor

# THE TRINITY

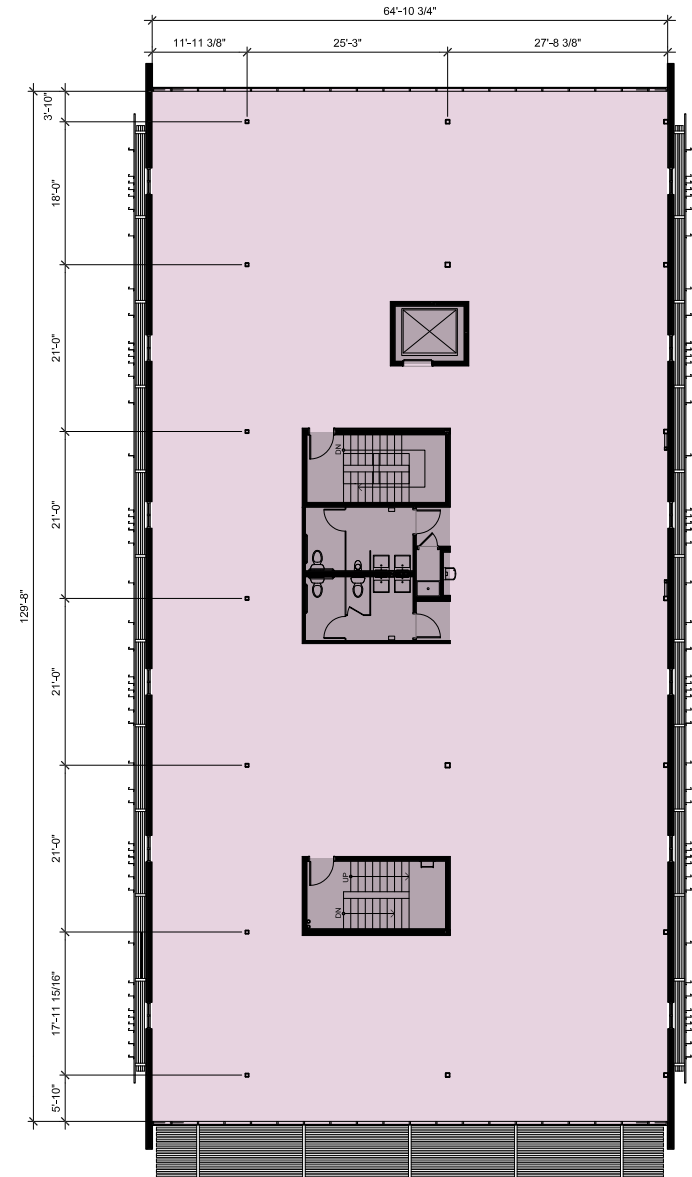
▶ **PLAY VIRTUAL TOUR  
1ST FLOOR**

▶ **PLAY VIRTUAL TOUR  
2ND & 3RD FLOOR**



## 2ND FLOOR

9,007 SF- Interior | 550 SF- Exterior Terrace at 2nd floor



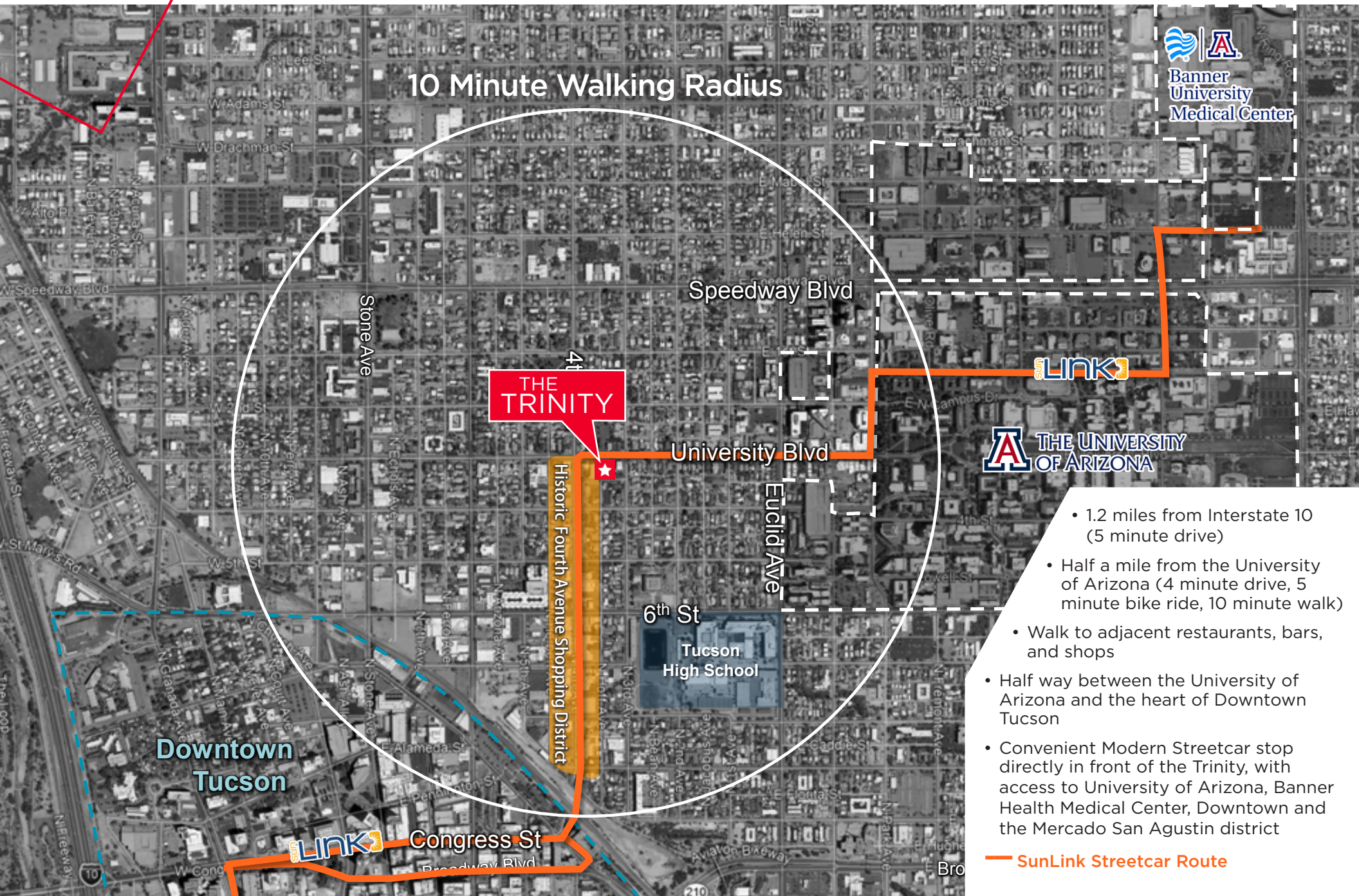
## 3RD FLOOR

9,007 SF- Interior



# THE TRINITY

434 E. University Blvd, Tucson, Arizona



10 Minute Walking Radius

THE TRINITY

Historic Fourth Avenue Shopping District

Tucson High School

Banner University Medical Center

THE UNIVERSITY OF ARIZONA

- 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



THE  
**TRINITY**

LOCATE YOUR BUSINESS WHERE YOUR TEAM WANTS TO  
**LIVE, WORK + PLAY**





# THE TRINITY

434 E. University Blvd  
Tucson, Arizona



## BE SMART AND MAKE THE MOVE TO THE TRINITY

Join Tucson's urban renaissance in fresh, modern, Class A 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.

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