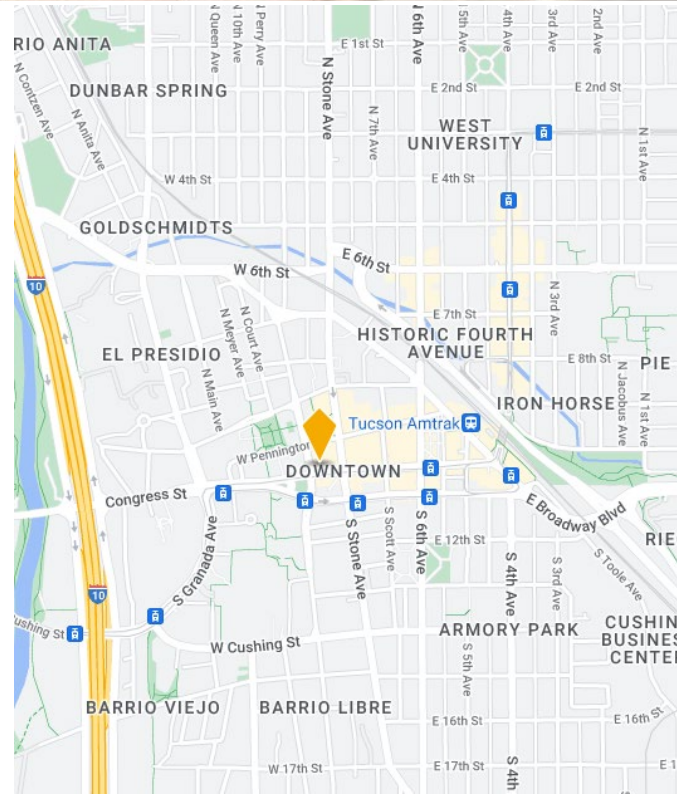


**6,052 SF 2<sup>nd</sup> Story Office - Plus 5,500 SF Basement**  
**Lease Rate: From \$20.25 / SF, Modified Gross**

**Property Highlights**

- Landlord to fund significant improvement allowance
- Outstanding location in the heart of Downtown
- Unique open floor plan with lots of exterior light
- Elevator and stairwell access to units
- Restaurants, entertainment & hotels just steps away
- Across the street from Pima County Courthouse
- Abundant parking in immediate proximity
- Modern streetcar stops across the street
- Basement can be used for retail, restaurant, or storage area

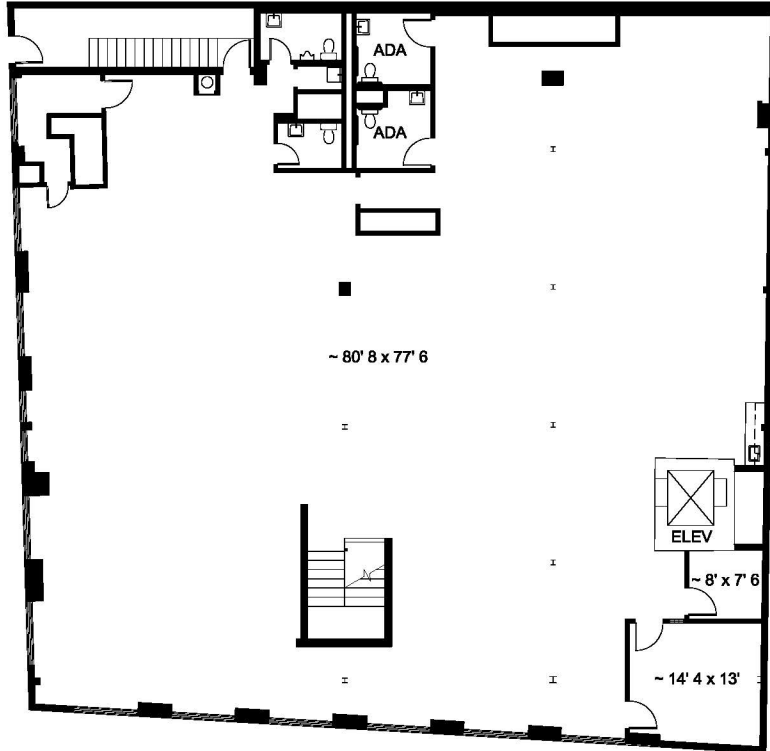


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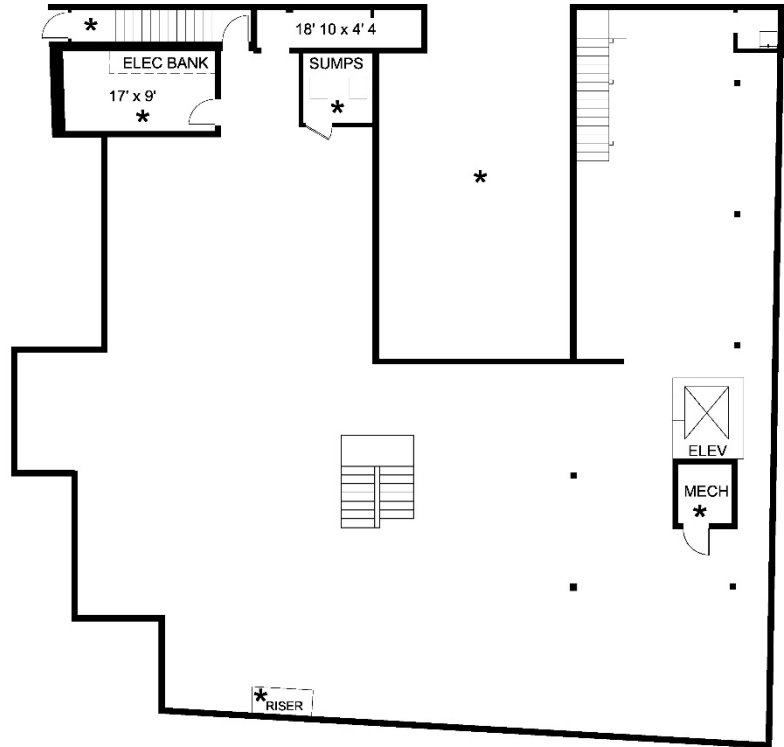
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**CURRENT FLOOR PLAN**

**2<sup>nd</sup> Story - 6,052 RSF**  
(office use)



**Basement – 5,500 RSF**  
(retail, restaurant, or storage use)



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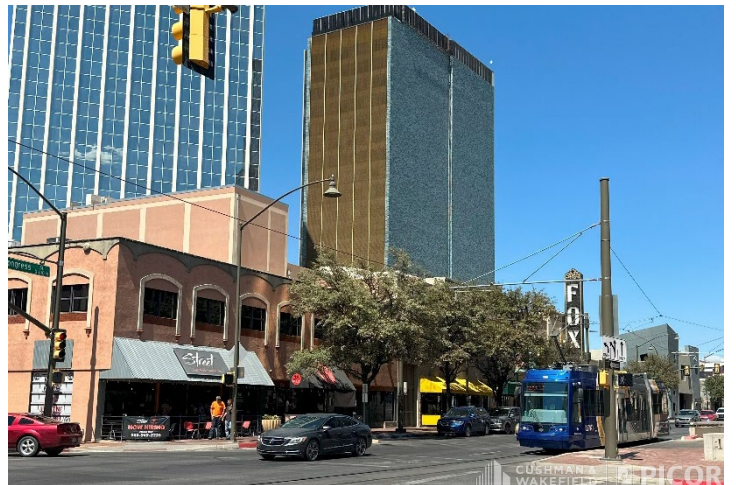
Concrete floor & exposed ventilation give a graceful industrial aesthetic



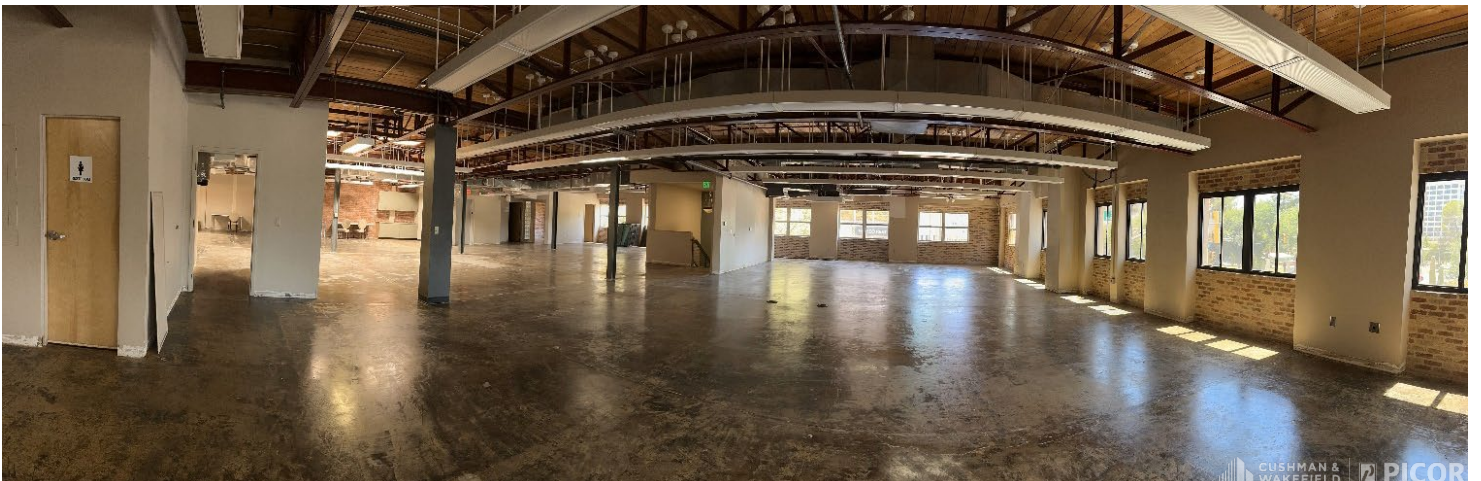
Exposed brick walls surround the space



ADA Compliant Restrooms



Abundance of restaurants nearby and trolley access



Open space with potential for many different concepts

**Trade Map**



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