



4400 BROADWAY

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Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



4400 BROADWAY

IDEAL LOCATION | TURNKEY AMENITIES | AMPLE PARKING | ONSITE PROPERTY MANAGER

With eight stories of flexible floor plans, 4400 Broadway is the destination for Tucson businesses. Office spaces range from 250 to 12,000 square feet

For leasing information, contact Michael Gross at 520.577.7000.



4400BROADWAY.COM

4400
Broadway

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AMENITIES

FEATURES

COMMUNITY

Contemporary lines and park-like exterior make 4400 Broadway a destination for Tucson's business community. Expansive lawns welcome visitors into a tasteful lobby with outdoor tables that are a favorite for lunches and breaks.

Upcoming renovations include floor-to-ceiling design improvements in the lobby and each of the restrooms. The building's entrances, restrooms, and parking are fully accessible to those with limited mobility.

CONFERENCE ROOM

For meetings and events, a conference room is available complimentary to tenants by appointment, weekdays from 8:00 am to 5:00 pm. Conveniently located on the 6th floor, the room includes conference telephone, whiteboard, and seating for up to 12 people.

SECURITY

A uniformed guard is on duty during extended hours, supported by the building engineer and property manager. After hours, tenants can access the second through eighth floors using a security card.

ONSITE MANAGEMENT

Our experienced property manager and building engineer are on-property during regular business hours. Their offices are conveniently located in the sixth-floor executive suites.

EXECUTIVE SUITES

For businesses seeking a full-service solution, 4400 Broadway's executive office suites feature spaces complete with reception, mail, telephone, janitorial, conference room, and more.

IN-BUILDING AMENITIES

BANKING

Pacific Premier Bank

Monday through Friday, 9 am to 4 pm



FITNESS

Creating one in the lower level which can be used during business hours

DINING & DELI

CN Bistro

Monday through Friday 7 am to 7:30 pm

Also open Saturday and Sunday

BEAUTY

Daisy Diamond's Hair Salon

Tuesday through Saturday 9 am to 7 pm

Sunday by appointment call 520-300-5500

4400 Broadway is fully-appointed with ample parking for tenants and visitors alike, as well as the convenience of in-building banking, dining, fitness, conference facilities, and more.

Eight stories of flexible floorplans feature office space from 250 to 12,000 square feet. Premium and standart custom finishes available.

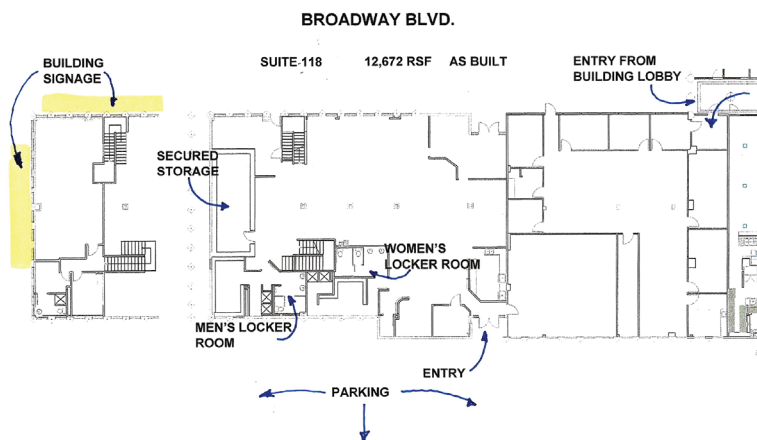
Full-service executive suites also available, inquire for more detailed information

For leasing information, call 520-577-7000

1st Floor

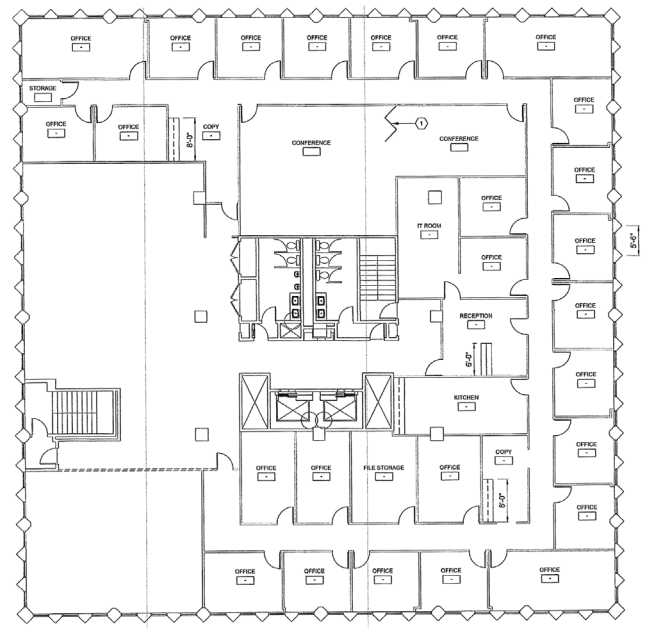
12,672 RSF

- West Wing
- Own parking, restrooms
- Great bulding signage



5th Floor

10,000 RSF



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4400 AMENITIES

The 4400 Broadway Building is about to start renovations again to the 7th Floor Elevator Lobby common areas and restrooms. The Common Areas on the 1st – 6th Floors have been completed.

We have a Main Floor Lobby restaurant (CN Bistro and Deli) that serves breakfast, lunch and light dinners.

We have a hair salon that caters to tenants in the building.

Our Property Manager and Engineer are on site.

Our Security Company that comes online about 5:30am till about 7:30pm and security card access for the 2nd - 8th floors after-hours access and lighted parking areas are other huge benefits at 4400.

Our HVAC System has approx. 26 - 28 zones per floor and is computer controlled. One component is a window curtain vent that throws air down onto the exterior windows so heat does not radiate into the space. The other zones are controlled by all the sensors in the spaces and in the plenum so the temperature stays regulated to the desired temperature versus having cold or hot areas throughout that just can't be properly controlled.

We have great parking for tenants and clients to the building. What we have and are creating is a one of a kind building for Tucson, with very affordable rental rates. And because of our consistency regarding management, our operating costs are totally under control versus some of the competition that have sold a few times over the last 5 - 10 years.

AS A HUGE AMENITY, WE ARE INCREASING THE RENTS BY 3% ANNUALLY AND DO NOT HAVE PASS THROUGHS OF INCREASES IN BUILDING OPERATING EXPENSES IN FUTURE YEARS.

For Internet and/or Telephone Services: Our providers are Cox, Century Link, Time Warner – Level 3 and Bluespan.

Fire Monitor and Control Systems: All fire monitor and control systems meet the current code requirements for the City of Tucson with horns and strobes as well as smoke detectors throughout the building.



AMENITIES Cont

Common Area/Restroom Upgrades: All common areas and restrooms are being upgraded to include, carpet, tile, paint and plumbing fixtures which will enhance the overall appearance and provide a much nicer looking environment.

Lighting Upgrades: Replacement of all lighting in the Main Floor Lobby, common hallways, restrooms, entry areas and tenant spaces with high efficiency lights is underway. We will also be upgrading the ceiling tiles throughout the common areas of the building to a regular (revealed edge) tile.

Elevator Upgrades: Both elevators were recently finished with their refurbishment, which included replacement of all motors, cables, controls and cab remodeling. A card reader for after hour's access to the 2nd – 8th floors has also been installed for security. These upgrades brought our elevators up to the latest code requirements.

Backup Generator: The backup generator will provide emergency power to the building in the event of any unforeseen power outage.

Accessibility: The 4400 Broadway Building is currently fully accessible to the physically challenged and there are conveniently located disabled parking spaces and fully accessible restrooms and building entry.

Sun Tran Bus Transit: The 4400 Broadway Building is serviced by Bus Route #8 with service beginning at 5:30 a.m. and continuing throughout the weekdays at 10 minute intervals until 10:00 p.m. On weekends, service of Bus Route #8 begins at 7:00 a.m. and continues at 20-30 minute intervals until 6:30 p.m.

Building Exterior: The Building's clean and contemporary lines stand as a landmark on the Broadway Boulevard corridor. The 4400 Building is surrounded by an expanse of lawn, with mature trees and landscaping highlighted by a mini-park with flowers. Tables with umbrellas are provided for outdoor lunches.



AMENITIES Cont

Proximity to Other Amenities:

PACIFIC PREMIER BANK *

CN Bistro and Deli *

4400 Hair Salon *

Randolph Tennis Courts

Reid Park Zoo

El Con Mall

University of Arizona

Hi Corbett Field

***Located within the 4400 Building**

Most Bank Branches

Park Place Mall

Randolph Golf Course

United States Post Office

FRIENDLY BUILDING:

Due to tenants meeting in the restaurant, Bank, hair salon, park benches for breaks, they get to know each other and talk versus going into a “cold” building just to work. 4400 has a very professional, but almost homey environment due to these amenities.

A person can get your smoothie or coffee / breakfast at the restaurant versus sitting in line at an overpriced coffee place, have a light lunch and walk around the 4400 perimeter at lunch, take home a meal for dinner while listening to some light music while it is being prepared. 4400 has not only a great working environment, but also in house amenities that no other building in Tucson can offer.

The restaurant at 4400 was always a great meeting place for people in the building and not in the building. Whether it is a breakfast meeting before work or wrap up dinner meeting at the end of the day, it is a great amenity to have at the 4400 Broadway!!!

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