AVAILABLE FOR LEASE

OFFICE BUILDING

100 S. Church Ave, Tucson, AZ

Up to ± 9,205 SF AVAILABLE

LEASE RATE:	$27.50 SF/YR
LEASE TYPE:	Full-Service (Gross) *
TENANT IMPROVEMENTS:	Negotiable
ZONING:	OCR - 2 (City of Tucson)
RENOVATED:	2021

WWW.MARKIRVIN.COM

For more information please contact:

JANINE IRVIN, CCIM
MARK IRVIN CCIM, SIOR
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3777 E. Broadway Blvd, Suite 210
Tucson, Arizona, 85716

MARK IRVIN COMMERCIAL REAL ESTATE SERVICES LLC

CCIM

SIOR

TUCSON CREW commercial real estate women

Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct its own due diligence on the property and seek legal, tax and real estate advice from competent advisors or other such professional.

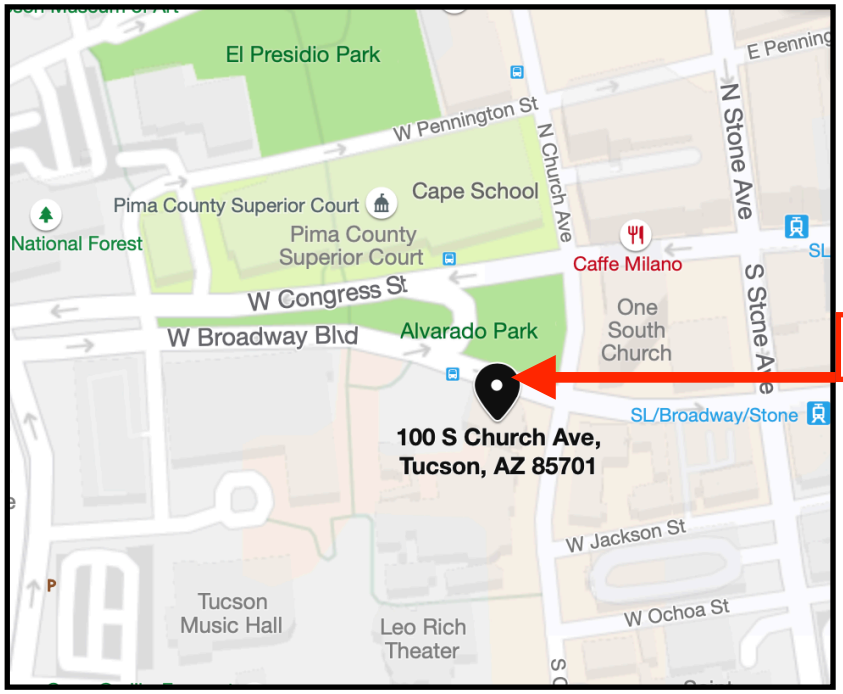
* Tenant is responsible for janitorial costs to its premises

PROPERTY OVERVIEW

Situated in the heart of Downtown Tucson, this 3-story office building was recently purchased and renovated by the law firm of Farhang & Medcoff, who also occupy the first two floors. The third floor office space, consisting of approximately 9,205 square feet, is available for lease.

The property is situated at the corner of Congress and Broadway on the Tucson Convention Center Campus. The TCC is going through a major $70M renovation that includes major improvements and upgrades at the TCC, the Music Hall, Leo Rich Theatre, and the historic Ekbo Fountains. Two new parking garages, with close to 900 parking spaces, are being constructed and one is completed. The modern street car and city bus service is located immediately in front of the property on Broadway.

Additionally, the new six-story 245 Flin Luxury Apartment are under construction immediately next door with a planned opening in summer, 2021. Further, the TCC campus also includes the recently completed 175 room Doubletree Hotel. Also, located immediately across the street on the other corner is the mixed use project at One South Church consisting of office, retail, residential and a recently approved hotel conversion.



SUBJECT

N

3777 E. Broadway, Suite 210, Tucson, Arizona, 85716 ~ Phone: (520) 620-1833 ~ Facsimile: (520) 620-1830

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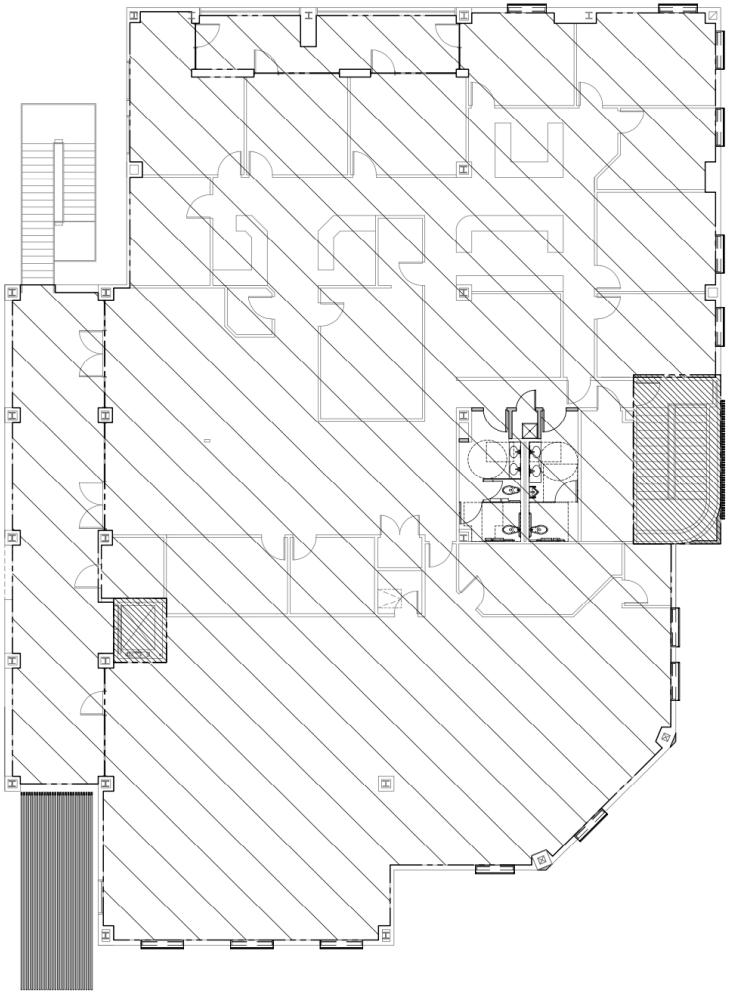
FLOOR PLAN



AREA LEGEND:

THIS FLOOR 9,045 SF

MAJOR VERTICAL PENETRATION (RENTABLE EXCLUSION)

BUILDING SERVICE AREA (CONTRIBUTES TO THE RENTABLE AREA FACTOR OF 1.01)

NORTH

100 S CHURCH - RENTABLE AREA
THIRD FLOOR

SCALE: 3/32" = 1'-0" DATE: 03.24.2021 JOB#18100

a.23 studios
340 S Convent Ave
Tucson, Arizona 85701
520.245.4010 phone

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