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## **4400 E. Broadway Blvd.**

- **LOCATION:** East Broadway Boulevard, in the heart of Tucson's main east-west arterial with the city's highest traffic flow--the prime location for every type of business and service.
- **TOTAL SIZE:** 121,300 net rentable square feet
- **AVAILABLE:** Currently there is approximately 1,500 – 6,000 rentable square feet available. Executive Suites (150 - 300 sq. ft.) are also available on the sixth (6th) floor. Storage is also available in the lower level at reduced rates.
- **TOTAL FLOORS:** 8
- **PARKING:** **4400 BROADWAY** provides ample parking, both covered and uncovered, for tenants, clients and visitors. **The parking area has just been totally replaced and re-striped.**

### **Current Building Rental Rate:**

\$19.50 per rentable square foot per year, Full Service, with normal pass throughs of increases in building operating expenses over a Base Year.

Exclusively Represented by:  
**Mike Gross**  
**Tucson Realty & Trust Co.**  
**520.577.7000**



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## BUILDING EXTERIOR

The buildings clean and contemporary lines stand as a landmark on the Broadway Boulevard Corridor. **4400 BROADWAY** is surrounded by an expanse of lawn, with mature trees and shrubbery highlighted by a mini-park with flowers. Tables with umbrellas are provided for outdoor lunches and breaks.

## LOBBY AND BUILDING INTERIOR

The southwest hues of the newly decorated lobby and building interior offer an inviting and tasteful atmosphere. The lighting finishes and carpeting complete a pleasing decor for a positive business environment. **The building lobby and entrance has recently undergone a transformation with the expansion of the Bank of Tucson into the Lobby area and the upgrading of the interior lobby. In the near future, further renovation will include a totally new entryway making the 4400 BROADWAY BUILDING a cornerstone for others to envy.**

## AMENITIES

- The following amenities and services are located in the **4400 BROADWAY BUILDING**.
- **Bank of Tucson**, a full service community bank specializing in client satisfaction, will be located in the East Wing of the building.
- **Java Café Restaurant** serving breakfast and lunch and has a plethora of desserts and pastries for those in between meal cravings.
- **Power Physique** which has large workout areas with the latest exercise equipment with personal training, locker rooms, an aerobics room plus much more and work out special deals for the Tenants in the building.
- **4400 Hair Salon**, which also offers a variety of services including manicures and pedicures.
- A conference room for use by the tenants in the **4400 BROADWAY BUILDING, free of any charge.**
- A day porter during the daytime hours.
- The building engineers are located within the building.
- Highly visible and landmark location on Broadway.

## SECURITY

A uniformed guard is on duty during times the **4400 BROADWAY BUILDING** is used by tenants after normal business hours. Our building day porter and engineers also walk through the building and the parking areas during most of the working hours for additional security.

## BUILDING MANAGEMENT

The **4400 BROADWAY BUILDING** is managed by Ms. Vicki Holben. Ms. Holben is located within the 6th floor Executive Suite Offices and has approximately 19 years of experience in professionally managing the **4400 BROADWAY BUILDING**. Our property management staff is dedicated to providing the highest level of service to the tenants of the **4400 BROADWAY BUILDING**.

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