ONE SOUTH CHURCH

TUCSON'S PREMIER
OFFICE TOWER

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PROPERTY FEATURES

- Located along the SunLink Modern Streetcar Route connecting a vibrant downtown with the University of Arizona.
- Unparalleled panoramic views of the city and area mountain ranges.
- Outstanding design elements and superior interior finishes including 9'+ ceiling heights, expansive windows, a prominent three-story lobby with granite flooring and walls, and octagonal-shaped floor plates offering eight corner offices per floor or open space with dramatic views.
- Prominent building signage available, including building-top signage.
- Walking distance to federal and local courts, urban residences, and numerous retail and restaurant amenities.
- 24-hour security and on-site property management.
- Fiber and cable internet connectivity through multiple providers.
- Six passenger elevators and one freight elevator with card access capabilities for full floor tenants.
- Twelve to sixteen zones per floor with Variable Air Volume System which are continuously monitored by a state-of-the-art energy management system.
- Updated three level underground parking lot with 495 on-site parking spaces available, including arrangements for validated visitor parking. Numerous nearby commercial lots and garages provide opportunities for additional parking.

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STACKING PLAN

23	LEASED			
22	LEASED			
21	LEASED	Vacant ±1,037 RSF	LEASED	
20	LEASED			
19	LEASED		LEASED	
18	LEASED		LEASED	
17	LEASED			
16	Vacant ±2,326 RSF	LEASED	LEASED	
15	LEASED			
14	LEASED			
12	LEASED			
11	LEASED	±865 RSF	Vacant ±2,453 RSF	LEASED
10	LEASED			
9	LEASED	Vacant ±2,047 RSF	LEASED	Vacant ±1,762 RSF
8	Vacant ±12,445 RSF			
7	Vacant ±12,445 RSF			
6	Vacant ±2,786 RSF	LEASED		
5	Vacant ±12,445 RSF			
4	Mechanical/Storage			
3				
2	LEASED			
1	LEASED	LEASED	Vacant ±1,479 RSF	

AVAILABILITY

SIZE
23 floors ±240,811 RSF

AVAILABLE SPACE
±1,000 RSF to over ±40,000 RSF, including full floor availability.

LEASE RATE
$27.50/RSF, Full Service.

CLASS A OFFICE PROPERTY LOCATED IN THE HIGHLY DESIRABLE DOWNTOWN SUBMARKET

CLICK HERE TO VIEW PROPERTY OVERVIEW VIDEO

DOWNTOWN SUBMARKET

At the center of the live, work, play environment; One South Church is walkable to numerous dining and entertainment options, urban residences and hotels. The property also has great access to multiple mass transit options. One South Church is the destination for employers seeking an upscale office environment in an amenity rich location.

NEW BUSINESS

Since 2008, 240 new businesses have opened in Downtown. In 2015, 28 new businesses entered the Downtown Submarket.

over 62 IN-DEMAND DINING ESTABLISHMENTS

LIVE/WORK/PLAY

Downtown accomodates every need with upscale apartments, hotels and professional offices.

ENTERTAINMENT

Downtown has 57 cultural venues including museums, theaters, art galleries, jewelry, and film. The historic Fox Theatre, Rialto, and Club Congress bring local, regional, and national touring performers.

ONE SOUTH CHURCH

MODERN STREET CAR

3.9 miles of track connecting Downtown, to the 4th Avenue entertainment district and University of Arizona.

81 SCORE VERY WALKABLE

Downtown has one of the best walkability scores in Tucson.

99 SCORE VERY BIKEABLE

Biking is an extremely convenient alternative for transportation.

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DOWNTOWN PARKING MAP

DOWNTOWN AMENITIES

RESTAURANTS

reilly. · Coffee Change · El Charro Café · Café 54 · Baggin's Gourmet Sandwiches · HUB · Café a La C'ART · Sparkroot · diablo burger · La Cocina · Playground · urbanfresh · Pie Bird Bakery · 47 Scott · Cafe Poca Cosa · Cushing Street Bar & Restaurant · Downtown Kitchen + Cocktails · HUB · Casa Vicente Restaurante Español · nook. · Empire Pizza & Pub · Cartel Coffee Lab · Brueggers Baked Fresh · Roasted · Cup Cafe · Subway · Maynards · Veg in a Box · Ikes Coffee · El Minuto Cafe · OBON · Charro Steak · Batch · Sena Thai Bistro · Miss Saigon Vietnamese Restaurant

BUSINESSES

BANKS

Bank of America · CHASE · TOPCU · National Bank of Arizona · Wells Fargo · BBVA Compass · usbank

GROCERY

5 Points Market & Restaurant · Johnny Gibson's Downtown Market · Santa Cruz River Farmers' Market

HAIR & BEAUTY SERVICE

about me hair studio · cut · color · polish · Danny's Downtown Barbershop · The Hive Hair Lounge · estudio piel The Art of Aesthetics · SalonSalon

HEALTH & FITNESS

Caritas center for healing · FitWorks Cycling Support · the Y · Transit Cycles · Ritual By Kate's Magik · planet fitness · YogaOasis · Tucson Yoga

INNOVATION DISTRICT

Startup Tucson A Venture Community · connect Coworking

REAL ESTATE

Long Realty · Peach Properties Tucson Arizona 520-798-3331

PRINT & CREATIVE

ACE Fast Reliable Affordable · Old Pueblo Printers · QuikPrint Your Imaging Resource · Reproductions, Inc.

ACCOMODATIONS

LIVING

One North Fifth · oneeast · onewest Broadway · Herbert Residential · The Flats at Julian Drew Block · Encantada Luxury Apartment Homes · RendezVous Urban Flats · La Entrada Apartments

LODGING

The Hotel Congress Est. 1919 · AC Hotels Marriott · Royal Elizabeth · El Presidio Bed & Breakfast Inn · The Academy Lofts

TRANSPORTATION

sunLINK · sun tran · Amtrak

ENTERTAINMENT

Tucson Convention Center · The Rialto Theatre · Fox Tucson Theatre 17 West Congress · moca Museum of Contemporary Art Tucson · Tucson Museum of Art and Historic Block · CBRE

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FOR MORE INFORMATION, PLEASE CONTACT US:

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