



Editor's Insights

Lucinda Smedley • published in the October 2017 issue

Tucson's office market is showing positive indicators as evidenced by this month's contributors—Cushman & Wakefield/PICOR's office team, Jeff Casper at CBRE, Mark Irvin and Kent Ahrens of AXIA. We've also included CBRE's update on the Phoenix office market as they tend to be a leading indicator of trends that will likely emerge in Tucson. This issue also includes updates on new projects at the University of Arizona and Bourn's City Park project, which despite a long delay developing the site, will be a great contribution to downtown's continued revitalization.

On the topic of downtown development, Rio Nuevo recently issued a request for proposals for development of the Pima County owned property located on the north side of Broadway between Scott and 6th Avenue. The RFP calls for proposals that create a mixed-use development with innovative, high quality design compatible with surrounding development. Specifically, the Proposal should include at least an eight-story structure with a minimum of 150,000 square feet of Class A retail, professional and/or corporate offices, with ground floor retail/restaurant space fronting on Broadway Boulevard, with adequate parking for occupants and members of the public and vehicular entry and exit from Scott Avenue, and/or Sixth Avenue. The Proposal must include a minimum of 500 parking spaces, with a minimum of thirty (30) parking spaces to be made available to the District. Proposals are due on October 20, 2017. According to sources, there has been strong interest for this site and there are several strong projects in the works.

The 2nd Annual Downtown Now State of Downtown event, co-presented by Rio Nuevo and Downtown Tucson will be held on November 1, from 5:30–7:30pm, at the TCC. Info and free registration for the first 300 guests at <https://www.downtownnowtucson.com/>.

Pima County Real Estate Research Council will discuss the findings of their office market study at their quarterly meeting on November 9, from 8am–10am, at Tucson Association of Realtors. There will be a moderated panel discussion after the study presentation. Register at www.pcrerc.org.

TENWEST Festival, a weeklong celebration of arts, entrepreneurship, technology, and communities, will be held October 14–22, 2017. Join culture-makers, technologists, professionals, & community builders alike in being a part of what inspires our next Tucson. TENWEST Festival is central to the mission of Startup Tucson: driving economic development in southern Arizona by fostering the entrepreneurial ecosystem, creating an environment where technologist and innovators can develop their ideas into real businesses, and holding events that reflect these goals. <http://tenwest.com/>.

Sun Corridor's Annual Meeting is scheduled for October 19, 2017, from 11:30am to 1:30pm, featuring keynote address by Dr. Robert C. Robbins, President, The University of Arizona. More info and register at www.suncorridorinc.com.

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