



Editor's Insights

Lucinda Smedley • published in the November 2018 issue

As indicated by the insightful articles from the PICOR office team of Tom Nieman, Rick Kleiner and Ryan McGregor and CBRE's David Volk, Tucson's office market is ending the year on a strong note, fueled by strong job growth, employer confidence and new office construction. We are excited to include 12 new office projects in this issue ranging from smaller scale spec office space within mixed use projects to large 100,000+ sf build-to-suit projects. All the projects are located within strong employment corridors that are currently served by adjacent residential creating more opportunities throughout the region where residents can live, work and play in close proximity.

The new Geico building under construction at The Bridges will be the first office building within the mixed-use development and will attract other businesses and employers to the park much the same way the Caterpillar building is drawing more employers and businesses into downtown.

In other office sector news, Buzz Isaacson has recently reopened his namesake brokerage firm. Having been an independent broker for the majority of his 35-year career in commercial real estate, he reactivated Buzz Isaacson Realty LLC and purchased a 650-square-foot office condo at 2200 E River Road., Suite 108. The company will focus on representing landlords, tenants, buyers and sellers looking to occupy space and provide them with space planning services. He is joined by Annie Lewis and Alex Hardie, also from CBRE where they worked as a three-person team. Alex is involved in all aspects of landlord representation, tenant representation and commercial property sales, while Annie provides conceptual space planning, finish selection, and property marketing.



They are currently representing two unique listings along the streetcar route—the sale of the Visit Tucson building at 100 S. Church Avenue and the lease of the Merci building at 630 E. 9th Street. The Visit Tucson building, which is owned separately from the rest of the La Placita project, is the only building remaining after the recent demolition of

the La Placita property which is being redeveloped as “The Flin,” a 243-unit, market-rate apartment community. Constructed in 1978 and renovated in 2017 & 2018, the 3 story Visit Tucson building totals 22,500 sf and comes with the right to lease up to 56 parking spaces in the La Placita Parking Garage.



The former Merci property is an adaptive reuse property that includes 4,500 sf of flex space in an ideal urban location between Downtown and the U of A. Beautifully renovated with high-end fixtures, exposed brick walls, and stained concrete floors, the property includes a bar/kitchen, a secure parking lot, and a roll-up door. The property was originally built in 1947 as a laundromat.

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