

FOR

**SALE &
LEASE**

**155 N. Rosemont Blvd., Tucson AZ 85711
Class A Professional Office Building**

**50,000 SF BUILDING
25,000 SF FOR LEASE**



Richard M. Kleiner, MBA
Principal, Office Properties
+1 520 546 2745
rkleiner@picor.com

Alexis Corona
Associate, Office Properties
+1 520 546 2729
acorona@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

OUTSTANDING PURCHASE OPPORTUNITY FOR INVESTOR OR OWNER-USER

- Owner-User occupies 2nd Fl & enjoys rent from 1st Fl tenant
- Building financials available upon request
- Parcel can readily accommodate building expansion

SALE SUMMARY

FOR SALE	\$9,750,000 (\$195/SF)
BUILDING SQ FT	1st Floor: 25,000 Sq Ft – Leased 2nd Floor: 25,000 Sq Ft- Available TOTAL: 50,000 Sq Ft
1ST FL TENANCY	OpenText www.opentext.com has been tenant since 2007. Current term to 9/30/28
YEAR BUILT	1998 / Renovated 2015
PARKING	390 total spaces (7.8 / 1,000) incld. 24 covered
SIGNAGE	Building and Monument
PARCEL	5.72 Acres – 127-01-003T & -004J
ZONING	O-3 Office

SUPERB LEASE OPPORTUNITY FOR TENANT – FULL OR PARTIAL FLOOR

- Raised floor system & adaptable layout
- Turnkey improvements for immediate occupancy

LEASE SUMMARY

FOR LEASE	\$16.50/SF NNN + abatement based on term
AVAILABLE	2nd Fl – 25,000 SF. Can be demised into 2 Suites – see plans on next page

AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	12,570	113,671	265,354
DAYTIME EMPLOYEES	13,536	59,990	129,965
AVG HOUSEHOLD INCOME	\$93,723	\$80,077	\$84,288

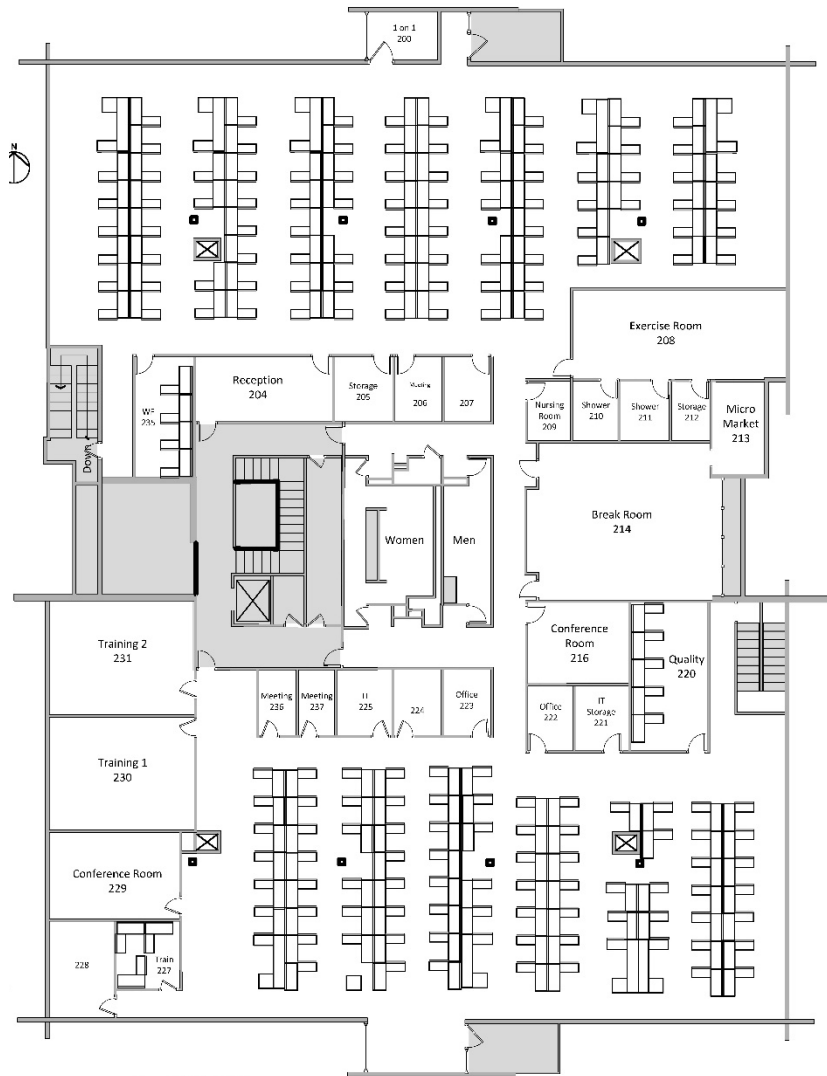


PROPERTY HIGHLIGHTS

- Class A professional office building
- Stunning mountain views with floor to ceiling windows
- Outstanding building visibility & identity
- Extraordinarily abundant parking & 24/7 Access
- Ease of access - conveniently located near Broadway Boulevard
- Neighborhood amenities include retail, restaurants, hospitality & postal service

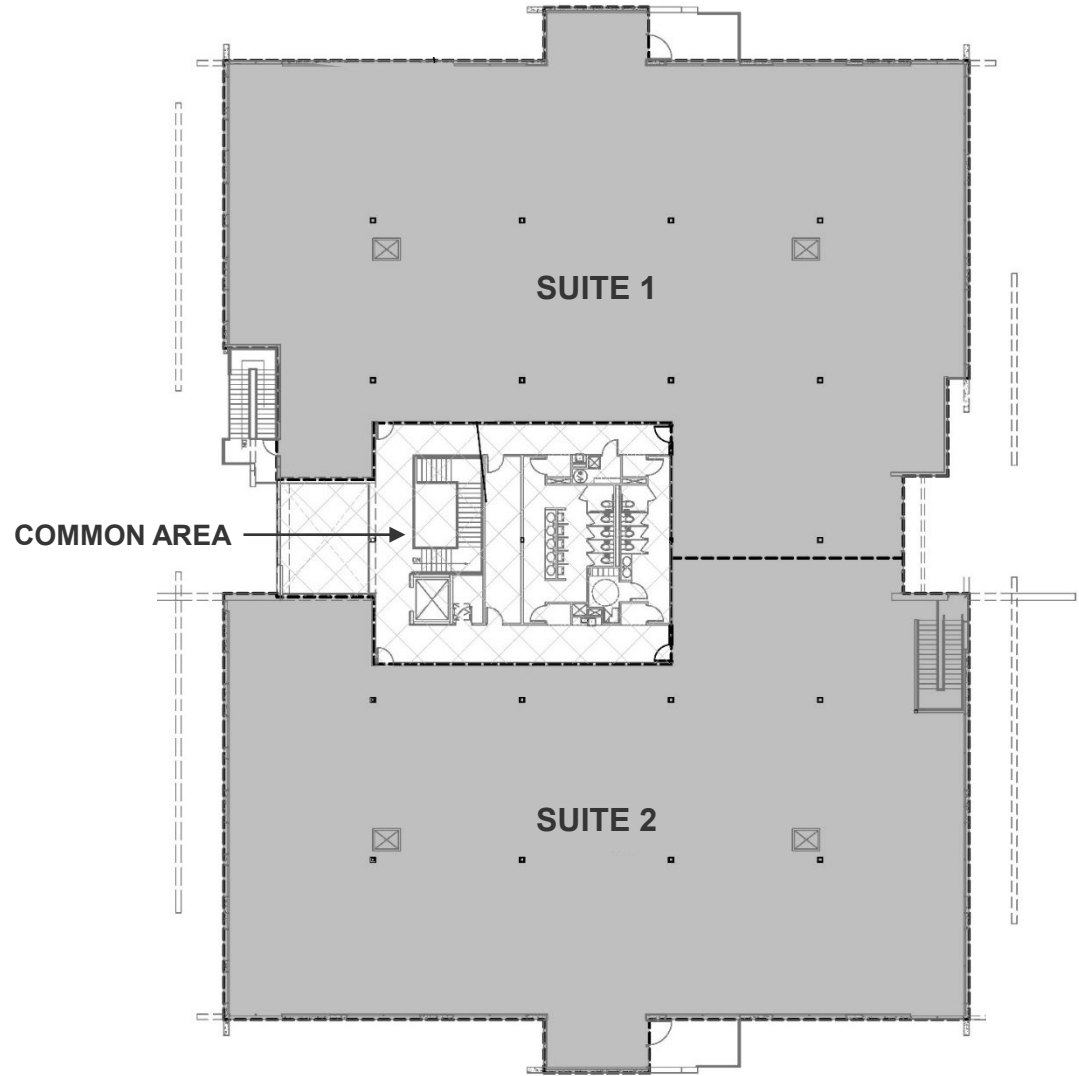
2ND FL – 25,000 SF ‘AS IS’ PLAN AND DEMISING PLAN FOR 2 SUITES

‘As Is’ Modular Layout For Illustration



Rev 3/2/2017

Possible Demising



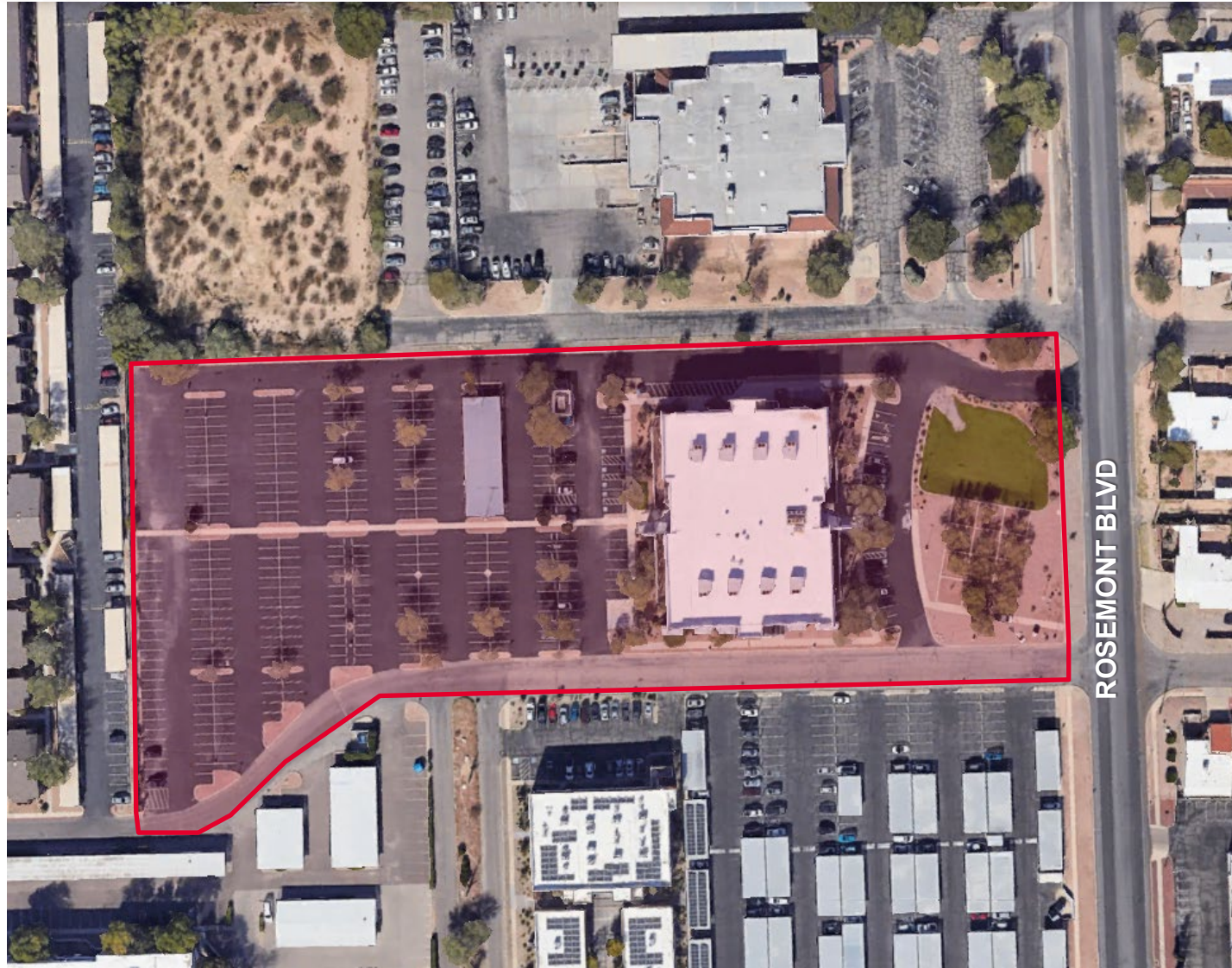
*Not to scale



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PROPERTY AERIAL



Typical Improvements



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PROPERTY PHOTOS



