

AVAILABLE FOR SALE OR LEASE
CENTRE EAST OFFICE CAMPUS
7810 - 7840 E. Broadway Blvd.
SWC of Broadway Blvd. and Pantano Rd.
Tucson, Arizona



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3777 E. Broadway Blvd, Suite 210
Tucson, Arizona, 85716



SALE PRICE:	\$ 6,300,000
LEASE RATE/TYPE:	\$ 18.00 SF/YR (gross/full-service)
BUILDING:	± 96,217 square feet
LAND:	± 314,573 square feet (7.22 Acres)
ZONING:	C-1 (City of Tucson)

Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct its own due diligence on the property and seek legal, tax and real estate advice from competent advisors or other such professional.

Centre East is a four-building garden-style office campus development situated at the southwest corner of Broadway Blvd. and Pantano Road, essentially anchoring Tucson's Eastside office sub-market area.

Priced at just over \$65 SF (improved) or +-\$20 SF (land), the property offers an excellent owner-user opportunity for a company seeking a campus atmosphere and the ability to grow. It is also well priced for an investor.

Offering approximately 15,000 SF per floor, or just under 30,000 SF per building, Centre East provides extensive open and covered parking areas strategically and conveniently situated throughout the campus. The property is easily adaptable to tenants requiring open collaborative design or more intense office configurations.

The development consists of three fairly identical 2-story office buildings (7820, 7830 and 7840 E. Broadway) each consisting of just under of 30,000 square feet. Additionally, a stand-alone building at 7810 E. Broadway consists of approximately 6,800 square feet and also offers excellent signage options, as does the rest of the campus. A vacant pad at the south end of the property provides additional expansion of lease opportunities.

<u>BUILDING ADDRESS</u>	<u>TAX PARCEL</u>	<u>BUILDING SF</u>	<u>STATUS</u>	<u>YR BUILT</u>
7810 E. Broadway	134-14-001G	6,904	Vacant	1986
7820 E. Broadway	134-14-001K	29,954	Leased	1974
7830 E. Broadway	134-14-001K	29,771	Vacant	1974
7840 E. Broadway	134-14-001K	29,588	Vacant	1974
150 S. Pantano	134-14-001J	0	Vacant	1974
		96,217		

The property, despite being 31% occupied, currently generates just over \$80,000 annually in Net Operating Income, providing great upside as those other buildings are leased. **Detailed property income and expense information may be obtained by interested parties executing a confidentiality agreement.**

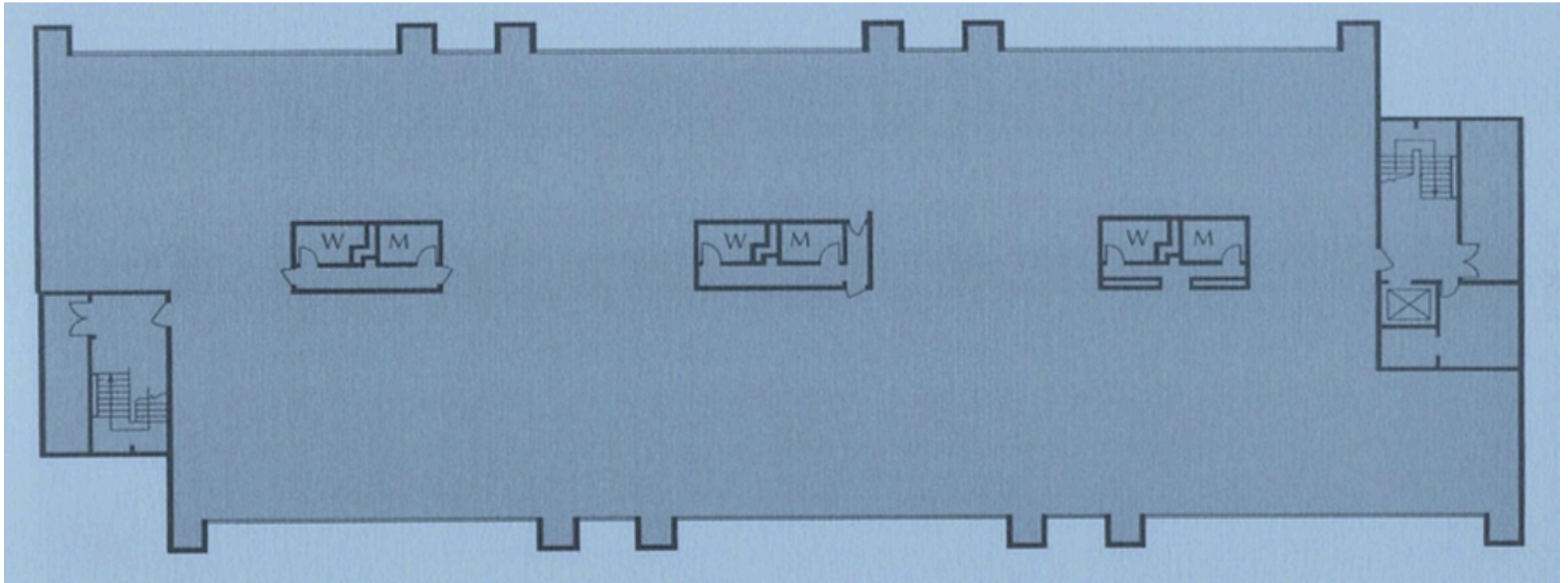
For a 360° interactive photograph of the site and the surrounding area please click on the following link:
<https://viewer.hangar.com/360?productId=AY981Ze0>

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TYPICAL “FIRST” FLOOR PLAN 7820, 30 & 40 E. Broadway Blvd

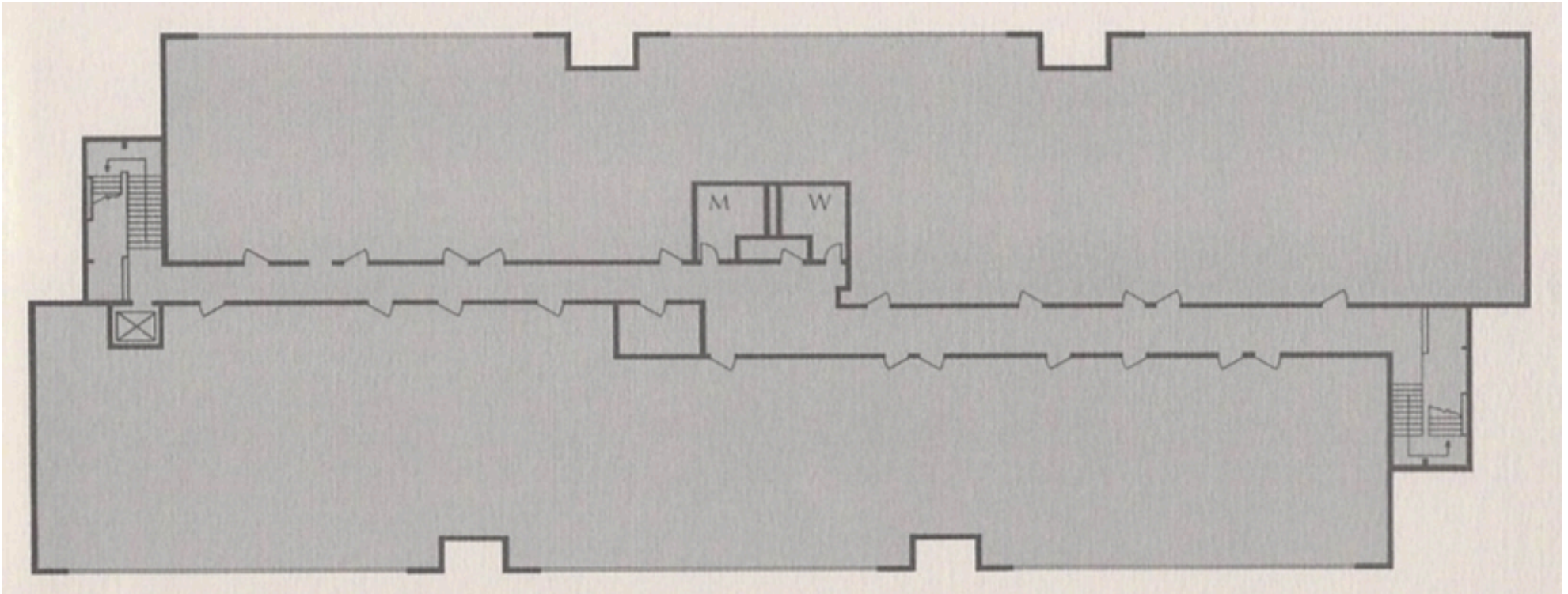


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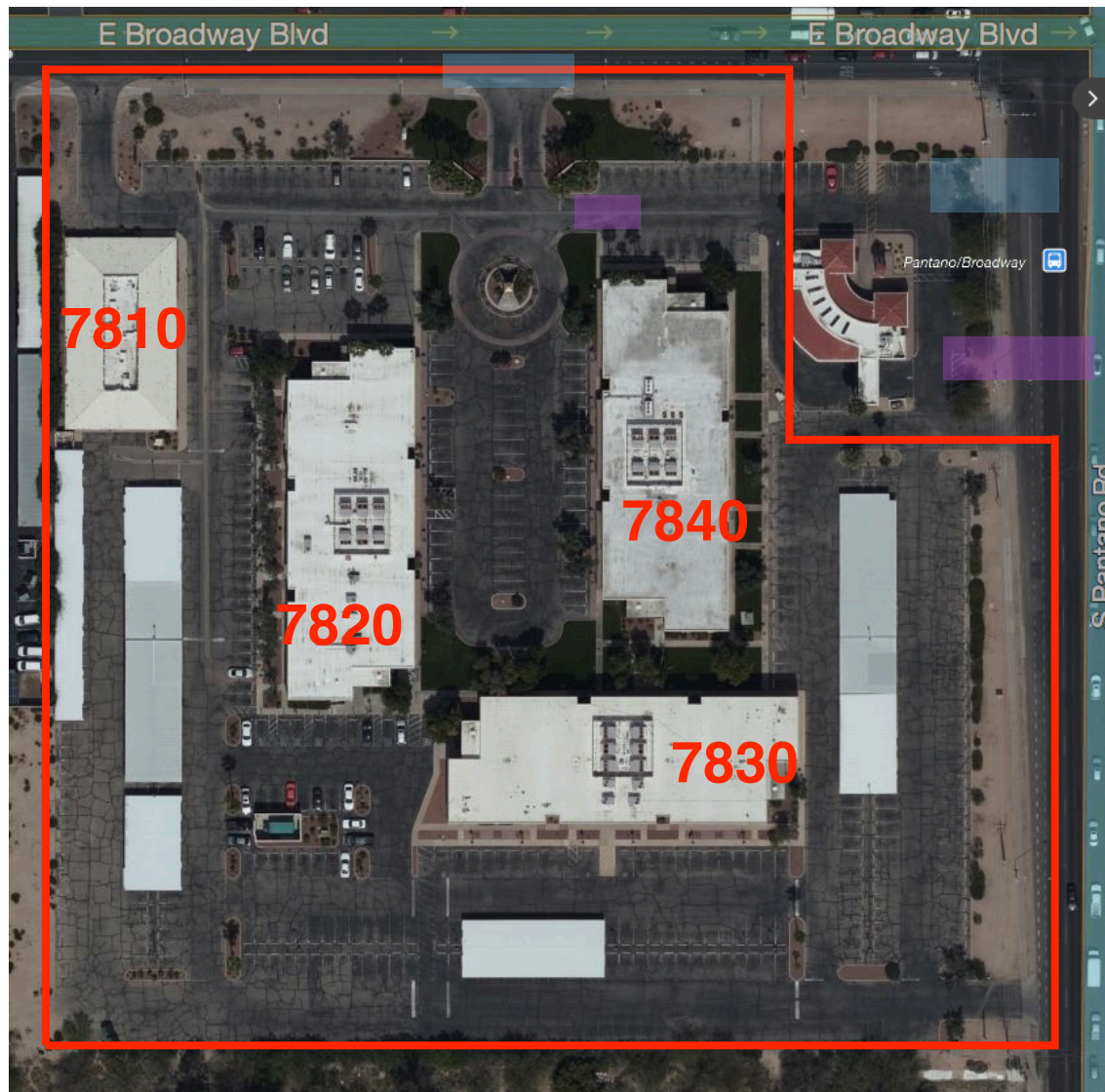
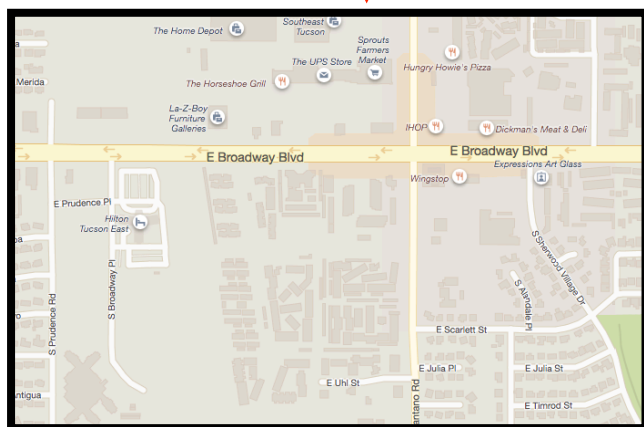
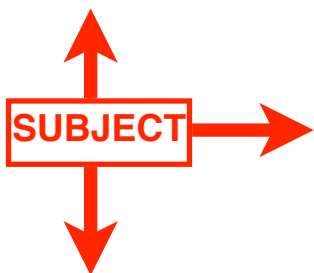
TYPICAL “SECOND” FLOOR PLAN 7820, 30 & 40 E. Broadway Blvd



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