

AVAILABLE FOR SALE

MULTI-TENANT OFFICE BUILDING

5055 E. Broadway Blvd.

Tucson, AZ



WWW.MARKIRVIN.COM

For more information please
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3777 E. Broadway Blvd, Suite 210
Tucson, Arizona, 85716

SALE PRICE: **\$ 9,800,000 (\$107/SF)**

BUILDING SF: **± 91,865 SF**

OCCUPANCY: **± 89%**

CURRENT NOI: **\$769,364**

LAND SF: **± 258,311**

ZONING: **0-3 (City of Tucson)**

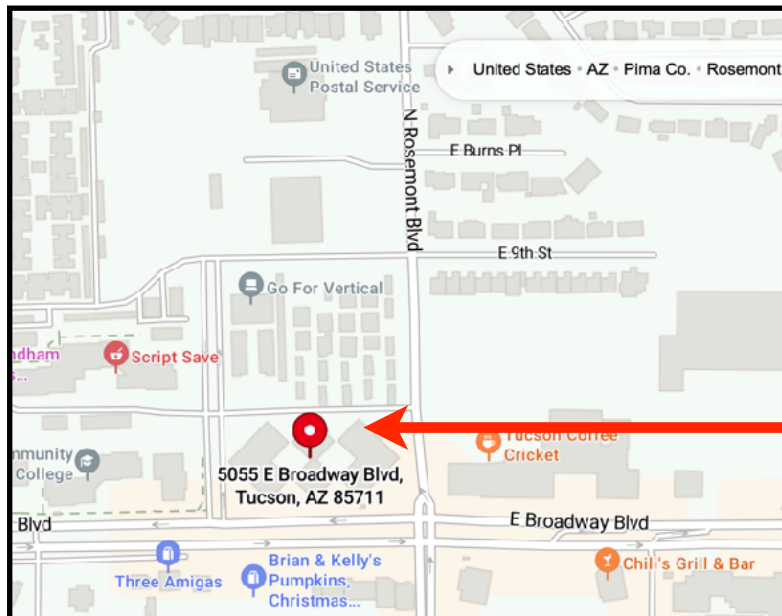


Please note that the information contained herein has been obtained from the owner of the property or other sources that we deem reliable. Although we have no reason to doubt its accuracy, we do not guarantee it. As with any leasing or buying opportunity, a prospective Tenant or Buyer should conduct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

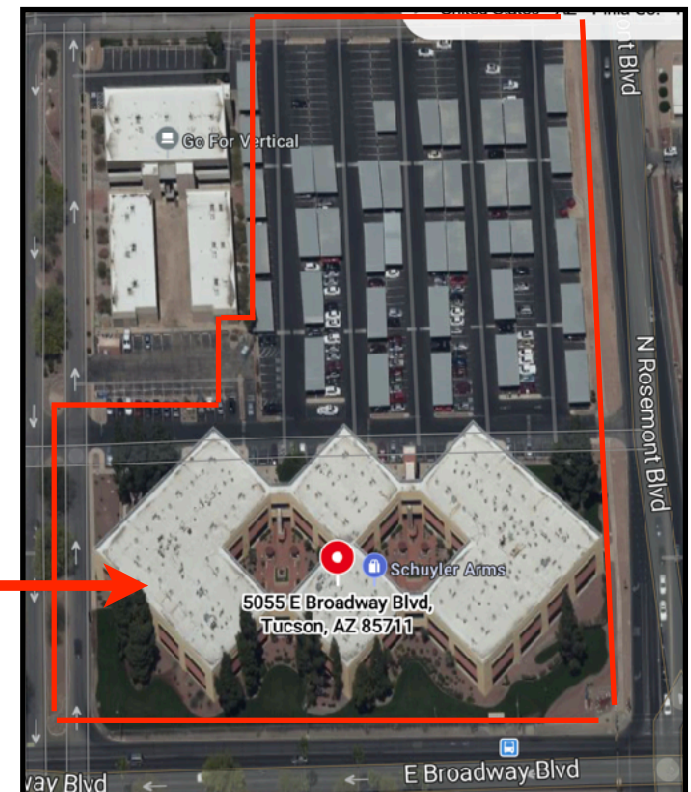
New World Plaza is situated at the northwest corner of Broadway and Rosemont in Tucson's "East Central" office sub-market. This is the largest of Tucson's office sub-markets with 10.4 million square feet of inventory and posting a year-end occupancy rate of 89%, compared to 88% overall in the city. Average rents in this sub-market are in the \$22 - \$23.50 SF per year range.

New World Plaza is comprised of four interconnected garden-style office buildings totaling \pm 91,865 square feet and includes two well appointed interior courtyards for the tenant's enjoyment. Currently, New World Plaza is roughly 89% occupied and the major tenants have all renewed. Net Operating Income increased during 2024 is over \$100,000 from the year before.

There are 238 uncovered and 198 covered parking spaces for a total of 436 parking spaces. The buildings were constructed in 1974 and have been professionally managed and exceptionally well maintained.



SUBJECT



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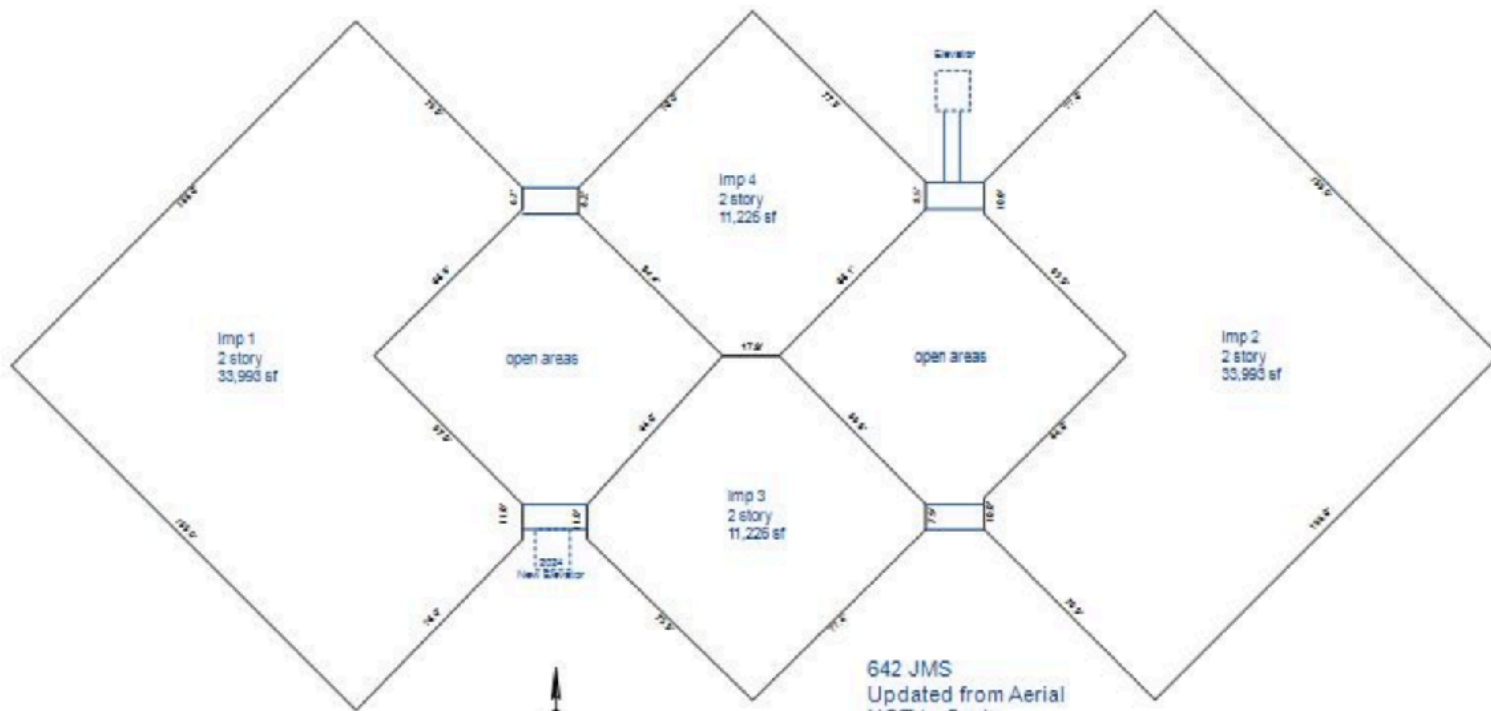


Detailed property information including rent roll, building operating costs, tenant detail, title report, ALTA survey, and other confidential property information to be provided to a potential Buyer after the completion a Non-Disclosure Statement and confirmation of their financial ability.

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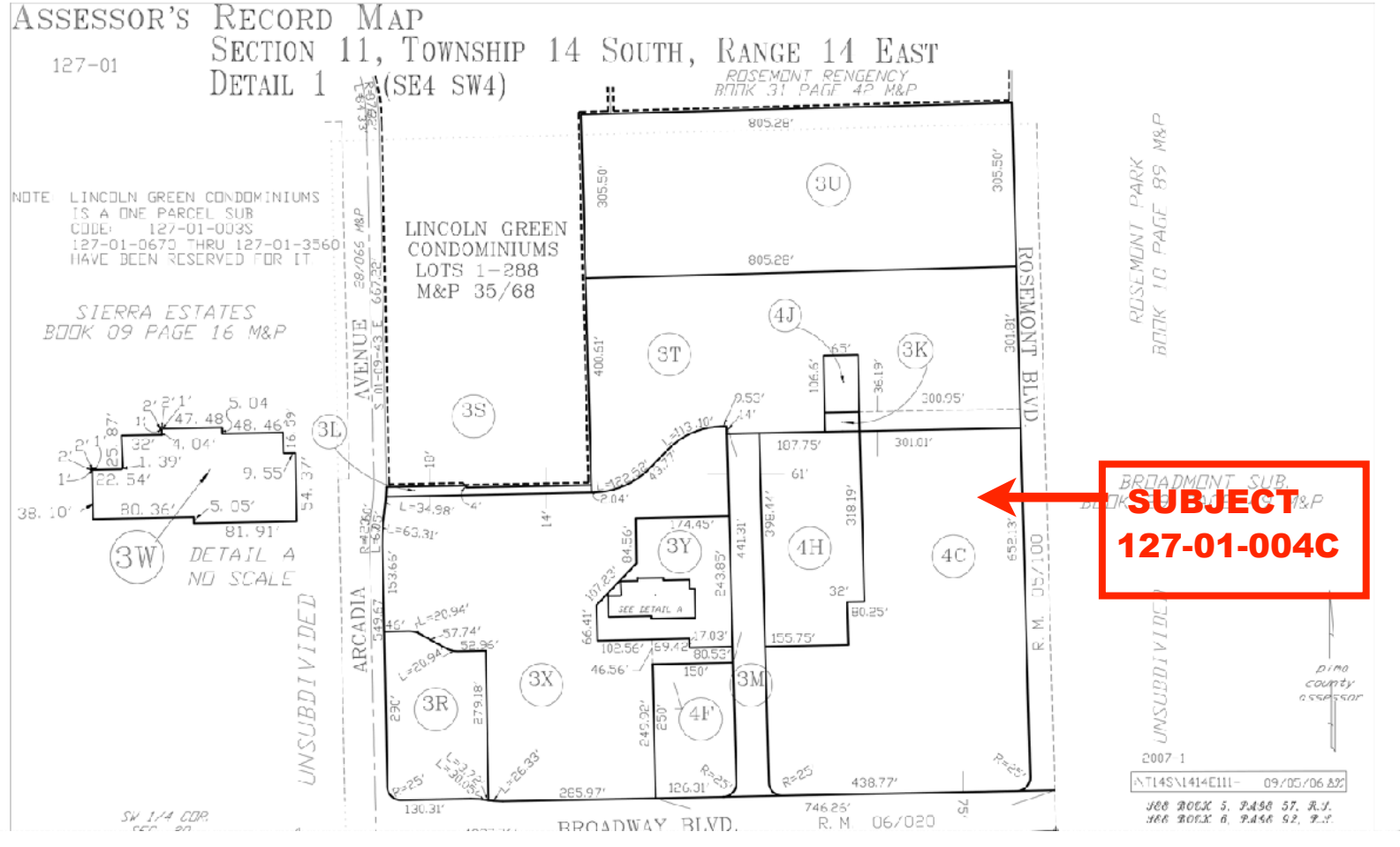




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