SINGLE TENANT INVESTMENT OPPORTUNITY | COX COMMUNICATIONS TUCSON OPERATIONS CENTER

±30,899 SF ON ±4.86 AC | 1440 E 15TH ST. TUCSON, AZ 85719

- Leased through September 2032
- Two (2) 5-Year Renewal Options at FMV
- Occupied by Subsidiary of Cox Communications (S&P, BBB Credit Rated) since 1990
- $521,785 Year 2 NOI | 6.34% Cap Rate

8767 E. Via de Ventura #290
Scottsdale, AZ 85258

RGcre.com

MAX **SCHUMACHER**, SIOR
480.214.9403
Max@RGcre.com

PATRICK **SHEEHAN**, SIOR
480.214.9405
Patrick@RGcre.com

JACK **HANSEN**
480.214.9421
Jack@RGcre.com

BUILDING HIGHLIGHTS

- ±30,899 SF Total Square Footage on ±4.86 AC Site
  - ±28,591 SF Main Building (Office / Warehouse)
  - ±1,808 SF Remote Building
  - ±500 SF Training Building
- 231 Parking Spaces (±7.5 Spaces Per 1,000 SF)
- P-1 Zoning (Allows for Outdoor Storage)
- Built in 1990 | Complete Interior Remodel 2024

INVESTMENT HIGHLIGHTS

- $521,785 Year 2 NOI | 6.34% Cap Rate
- Fully Leased to a Subsidiary of Cox Communications, Inc. (CCI) through September 2032
- Two (2) Additional Five (5) Year Options at Fair Market Value
- Occupied by Same Tenant Since 1990
- **Asking Sale Price: $8,225,000**

LOCATION HIGHLIGHTS

- Central Infill Location | 2 Miles to Downtown Tucson and University of Arizona
- Regional Access | Proximity to I-10, Hwy SR 210, and Kino Pkwy
- Hard to Find Land to Building Ratio

LEASE ABSTRACT

$521,785
Year 2 NOI

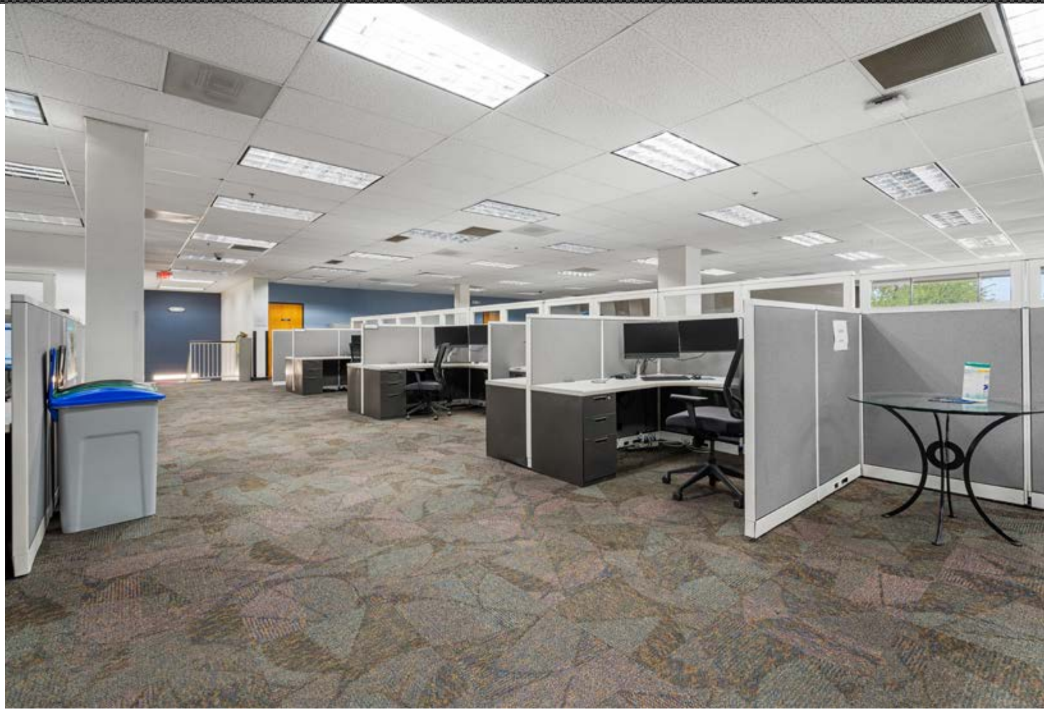
6.34%
Cap Rate

Absolute Net Lease
Lease Type

1.0%
Annual Escalations

RENT SCHEDULE

	PERIOD	MONTHLY RENT + NNN	ANNUAL RENT	$ / SF
Year 1 *Seller to Credit Buyer for Year 1 Rent Differential at Close*	8/1/2026 – 9/30/2027	$42,069.20	$504,830.40	$17.66
Year 2	10/1/2027 – 9/30/2028	$43,482.15	$521,785.80	$18.25
Year 3	10/1/2028 – 9/30/2029	$43,911.01	$526,932.12	$18.43
Year 4	10/1/2029 – 9/30/2030	$44,363.70	$532,364.40	$18.62
Year 5	10/1/2030 – 9/30/2031	$44,792.57	$537,510.84	$18.80
Year 6	10/1/2031 – 9/30/2032	$45,245.26	$542,943.12	$18.99
Renewal Option 1	10/1/2032 – 9/30/2037	Fair Market Value	Fair Market Value	-
Renewal Option 2	10/1/2037 - 9/30/2042	Fair Market Value	Fair Market Value	-



MAX **SCHUMACHER**, SIOR PATRICK **SHEEHAN**, SIOR JACK **HANSEN**

TENANT OVERVIEW

COX COMMUNICATIONS

Cox Communications is one of the largest privately-held broadband and telecommunications providers in the United States, offering internet, cable television, and phone service to residential and business customers across 18 states. The company is a wholly-owned subsidiary of Cox Enterprises, Inc., a family-owned conglomerate headquartered in Atlanta, Georgia, with roughly $21 billion in annual revenue across its telecommunications, automotive, and media holdings.

LONG-TERM TENANT COMMITMENT

Cox Communications and its predecessors have occupied the property since 1990 — 34 years of continuous use as the company's Southern Arizona operations hub. The tenant has since consolidated additional functions into this site, including Cox Media and sales team operations, and conducts all required employee training here.

INVESTMENT-GRADE CREDIT

The tenant is a subsidiary of Cox Communications, Inc., which holds an S&P credit rating of BBB (Stable outlook) and a Moody's rating of Baa2 (Stable outlook) on its senior unsecured debt.

ABSOLUTE NET LEASE STRUCTURE

The lease is structured on an absolute net basis, requiring the tenant to maintain the building and systems and relieving ownership of day-to-day operational responsibility. Cox has continued to reinvest in the asset, including a full interior remodel completed in 2024.

SIGNIFICANT ARIZONA FOOTPRINT

Cox is one of Arizona's largest private employers in the telecom sector, with more than 3,100 direct employees statewide and a total Arizona economic impact estimated at roughly $5.5 billion annually, supporting an estimated 11,000+ jobs across the state. The company has invested more than $2.7 billion in Arizona communications infrastructure since 2010 and now operates 30,000+ miles of fiber and coaxial infrastructure statewide, serving roughly 2.5 million subscribers in the Phoenix metro alone. Cox also contributes an estimated $84 million+ annually in Arizona state and local taxes and franchise fees.


PimaCommunityCollege
UNIVERSITY OF ARIZONA
Banner Health
6TH ST
UNITED FIRE
Life Safety is Serious Work
DOWNTOWN TUCSON
AMTRAK
TUCSON UNIFIED SCHOOL DISTRICT
BROADWAY BLVD
UNITED STATES POSTAL SERVICE
210
CITY CLERK'S OFFICE
SHIFT TRANSIT
SUBJECT
RSD
CUBESMART self storage
TUCSON CONVENTION CENTER
TUCSON POLICE
zygo
Mission Linen Supply
ABC Supply Co. inc.
STANDARD RESTAURANT SUPPLY TUCSON, AZ
DJ ROOFING LLC
Linde
Arizona Commercial Lighting
HERRERA'S AUTOMOTIVE
SIMS LIFECYCLE SERVICES
TFS
HASTINGS COATINGS
TAE electrical
TRANSMISSION & AUTOMOTIVE OUTLET
210
ARIZONA capacitors
Sign-Up Sign Services, Inc.
22ND ST
10
10
RESTAURANT DEPOT
ALLIED The Careful Movers
UNION PACIFIC

DISCLAIMER:

This information package has been prepared to provide a general overview of the property and to establish preliminary interest among potential buyers. It is not intended to serve as a comprehensive analysis of the property, nor does it replace a thorough due diligence investigation. Rein & Grossoehme and its agents have not conducted independent investigations regarding the property, its tenants, operational history, financials, leases, square footage, age, environmental conditions (including but not limited to contaminants, mold, asbestos, or pollutants), or compliance with local, state, and federal regulations. No warranties or representations are made regarding the financial condition, business performance, or intentions of any tenant occupying the property. The information provided herein has been obtained from sources deemed reliable; however, Rein & Grossoehme and its agents make no guarantees or assurances regarding its accuracy or completeness. Any projections, estimates, or financial models included are for illustrative purposes only and do not necessarily reflect actual or future property performance.

PROSPECTIVE BUYERS ARE STRONGLY ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION OF ALL PHYSICAL, FINANCIAL, AND OPERATIONAL ASPECTS OF THE PROPERTY TO DETERMINE ITS SUITABILITY FOR THEIR NEEDS. WE FURTHER RECOMMEND CONSULTING WITH LEGAL, TAX, AND FINANCIAL PROFESSIONALS REGARDING ANY CONSIDERATIONS THAT MAY IMPACT THE DECISION TO PURCHASE THE PROPERTY.

CONFIDENTIALITY:

The information contained in this package, along with any additional materials provided by Rein & Grossoehme, is strictly confidential and intended solely for evaluating the potential acquisition of the property. This information may not be copied, shared, or used for any purpose other than property evaluation. Should this information be shared with third parties for advisory purposes, those parties must also be informed of its confidential nature and agree to maintain strict confidentiality. Prospective buyers may not communicate with tenants or employees of the property without prior written consent from the property owner or the owner's designated representative.

NON-CIRCUMVENTION:

All inquiries, discussions, and negotiations related to the sale of this property must be conducted through Rein & Grossoehme Commercial Real Estate. Prospective buyers and their agents agree not to engage directly with the property seller regarding the transaction. Brokers who fail to adhere to this requirement waive any right to commission-sharing arrangements with Rein & Grossoehme.