



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

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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 <i>Seller to Credit Buyer for Year 1 Rent Differential at Close</i>	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	-

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.



**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.

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