



FREESTANDING OFFICE BUILDING **FOR SALE OR LEASE**

714 E. Rose Lane | Phoenix, AZ 85014

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

SALE PRICE
\$2,300,000 (\$271/SF)

LEASE RATE
\$17.00/SF (NNN)

FULL BUILDING SIZE
±8,500 SF

AVAILABILITY
±4,250 SF - ±8,500 SF

FURNISHINGS
Plug & Play Potential

DATE AVAILABLE
Immediately

PARCEL NUMBER
161-15-032A

2023 PROPERTY TAXES
\$14,676.72 (\$1.73/SF)



HIGHLIGHTS

- Very Desirable Freestanding Office Building with Tremendous Street Presence*
- Efficient Floor Plan Consisting of Perimeter Offices and Tasteful Interior Finishes*
- Effortless Pull Up Parking with the Majority Covered Stalls*
- An Abundance of Natural Light throughout with Extensive Glass Line*
- Occupancy Flexibility as the First & Second Floors can be Leased Separately*

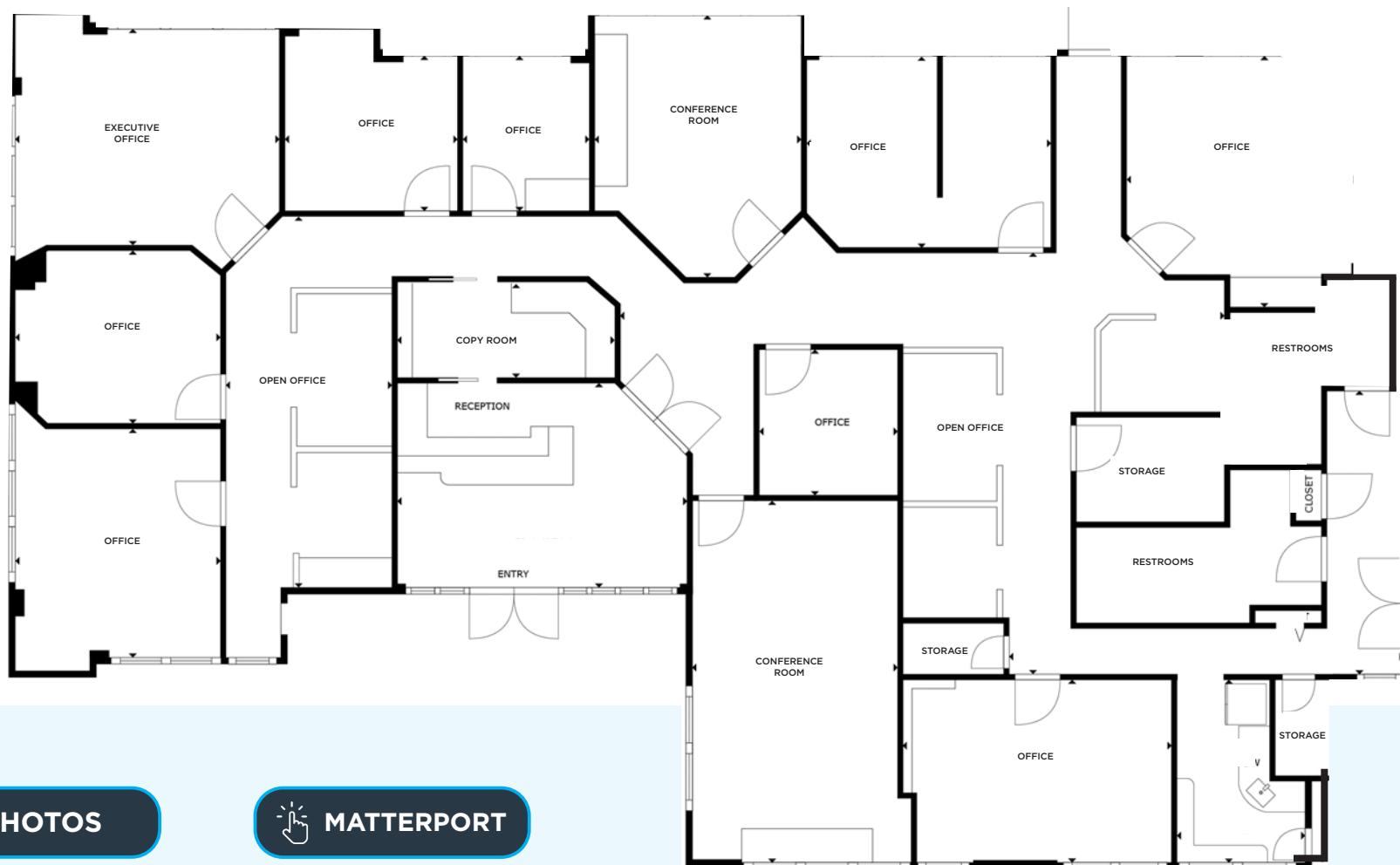


C-O
ZONING

±3.29/1,000 SF
PARKING

BUILT 1986/
RENOVATED 2017

PLUG &
PLAY

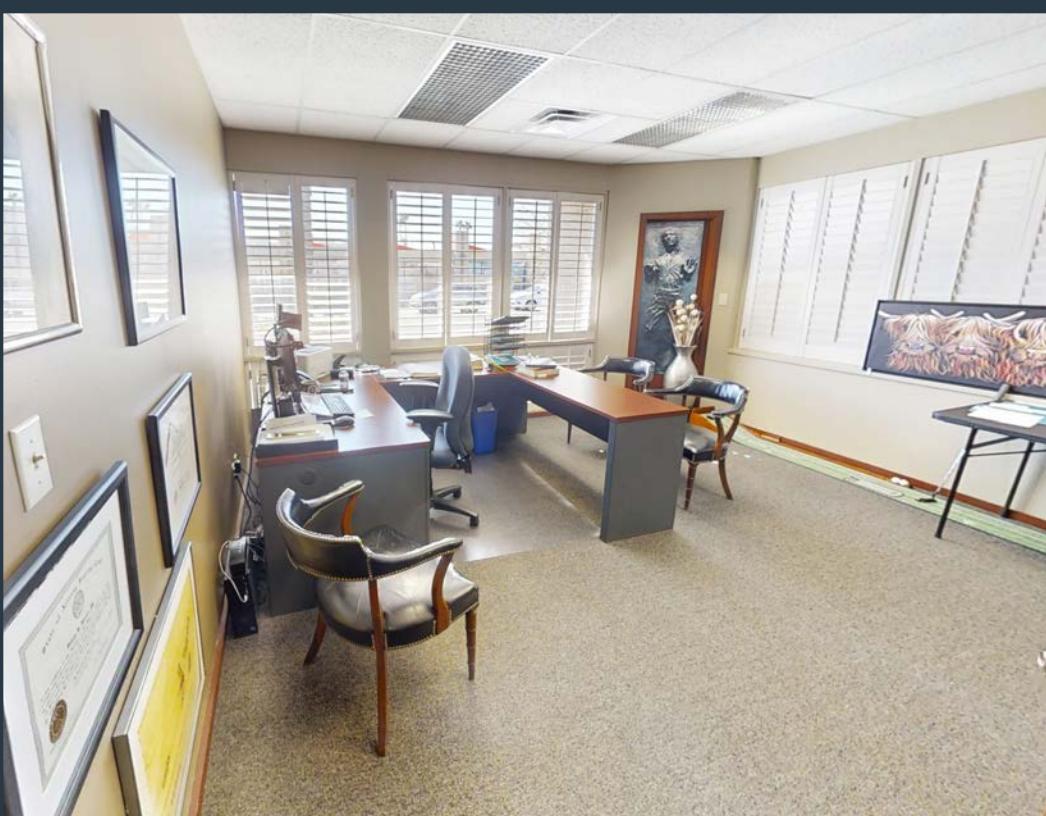
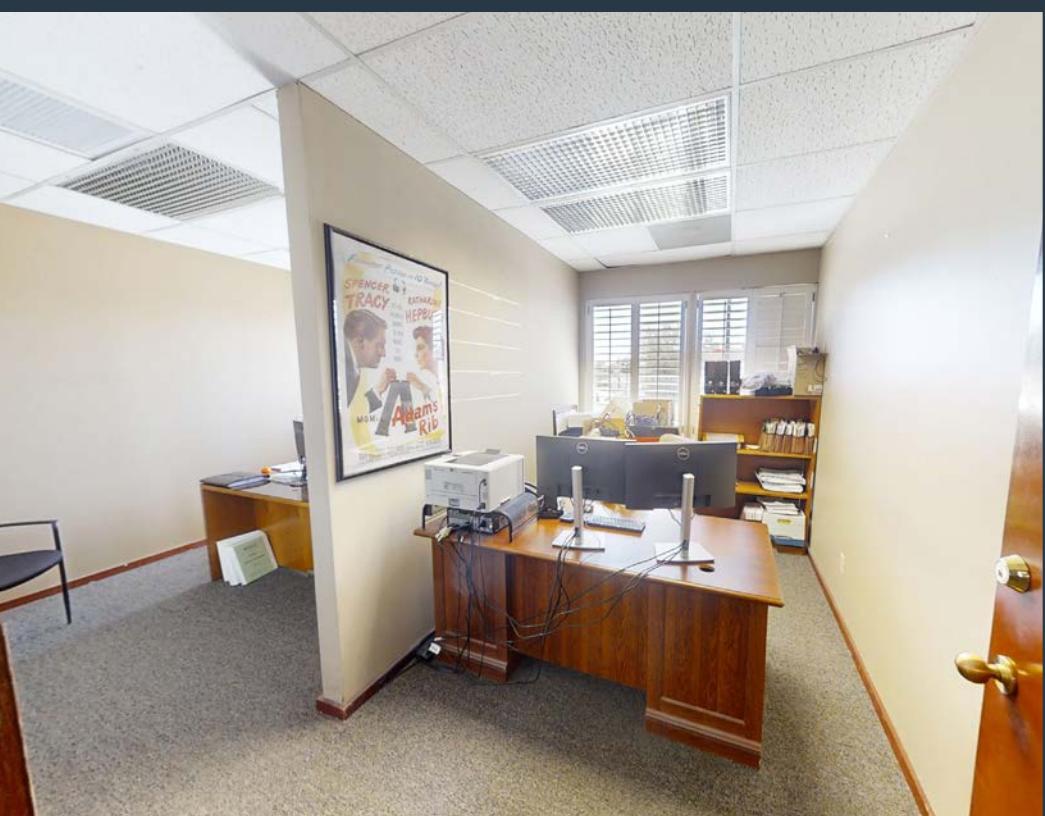


PHOTOS



MATTERPORT

FIRST FLOOR

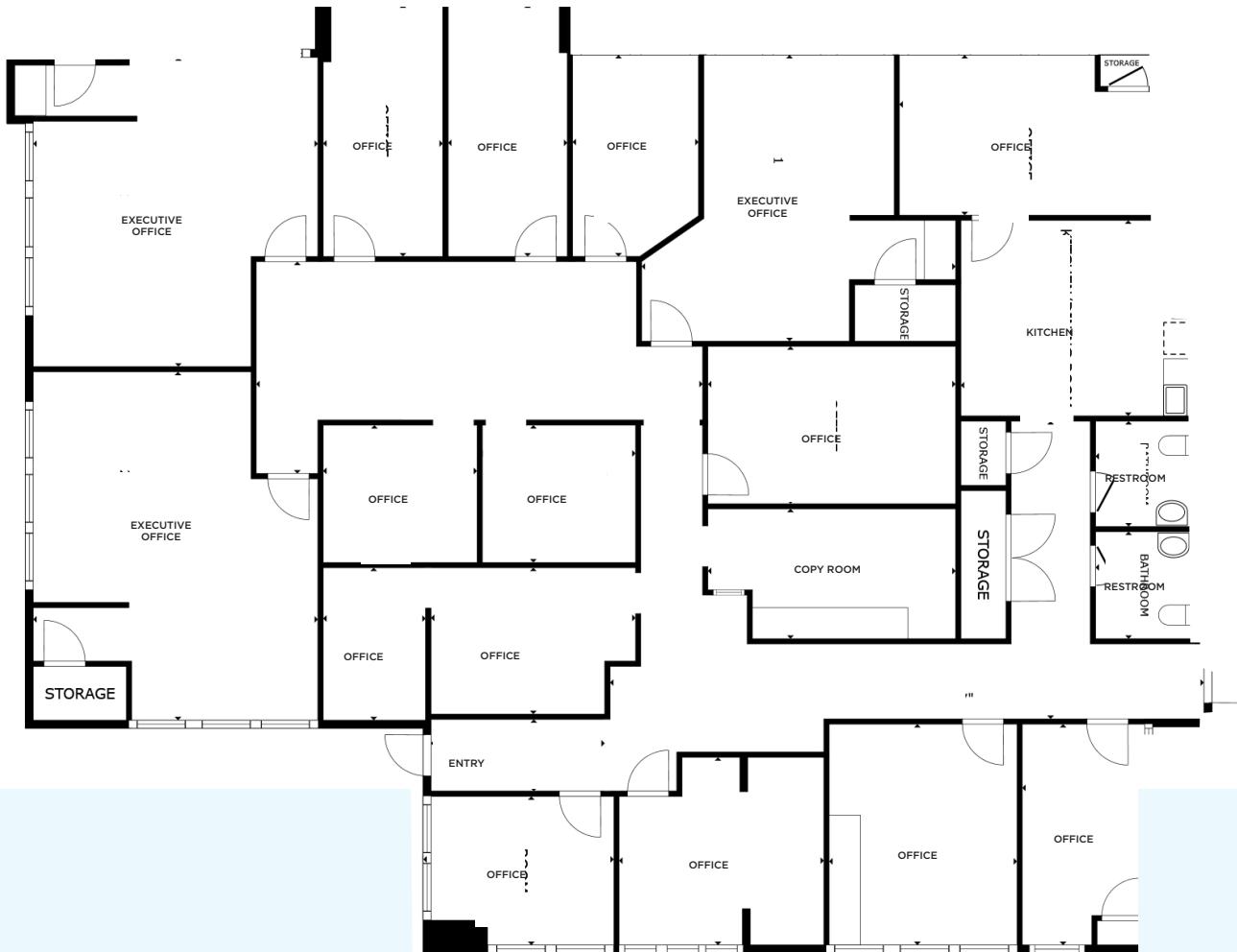




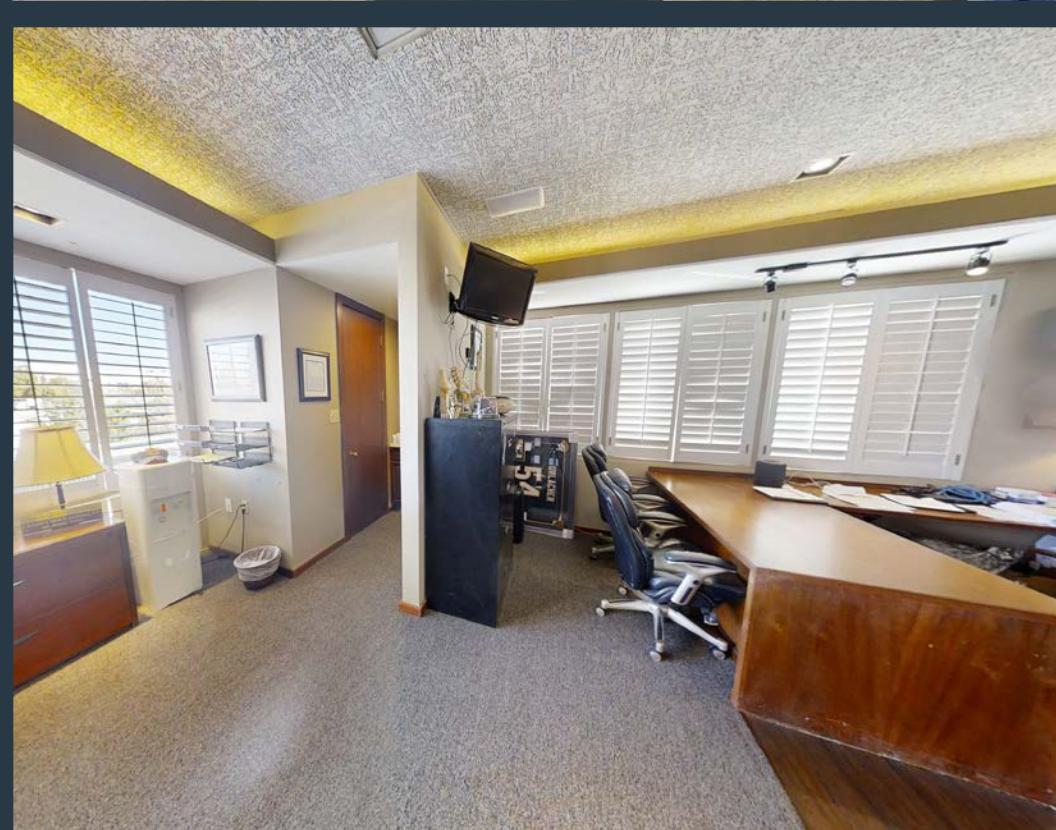
SECOND FLOOR

 PHOTOS

 MATTERPORT



SECOND FLOOR



AMENITIES



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