



FREESTANDING OFFICE BUILDING **FOR SALE OR LEASE**

714 E. Rose Lane | Phoenix, AZ 85014

LEVROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL 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**



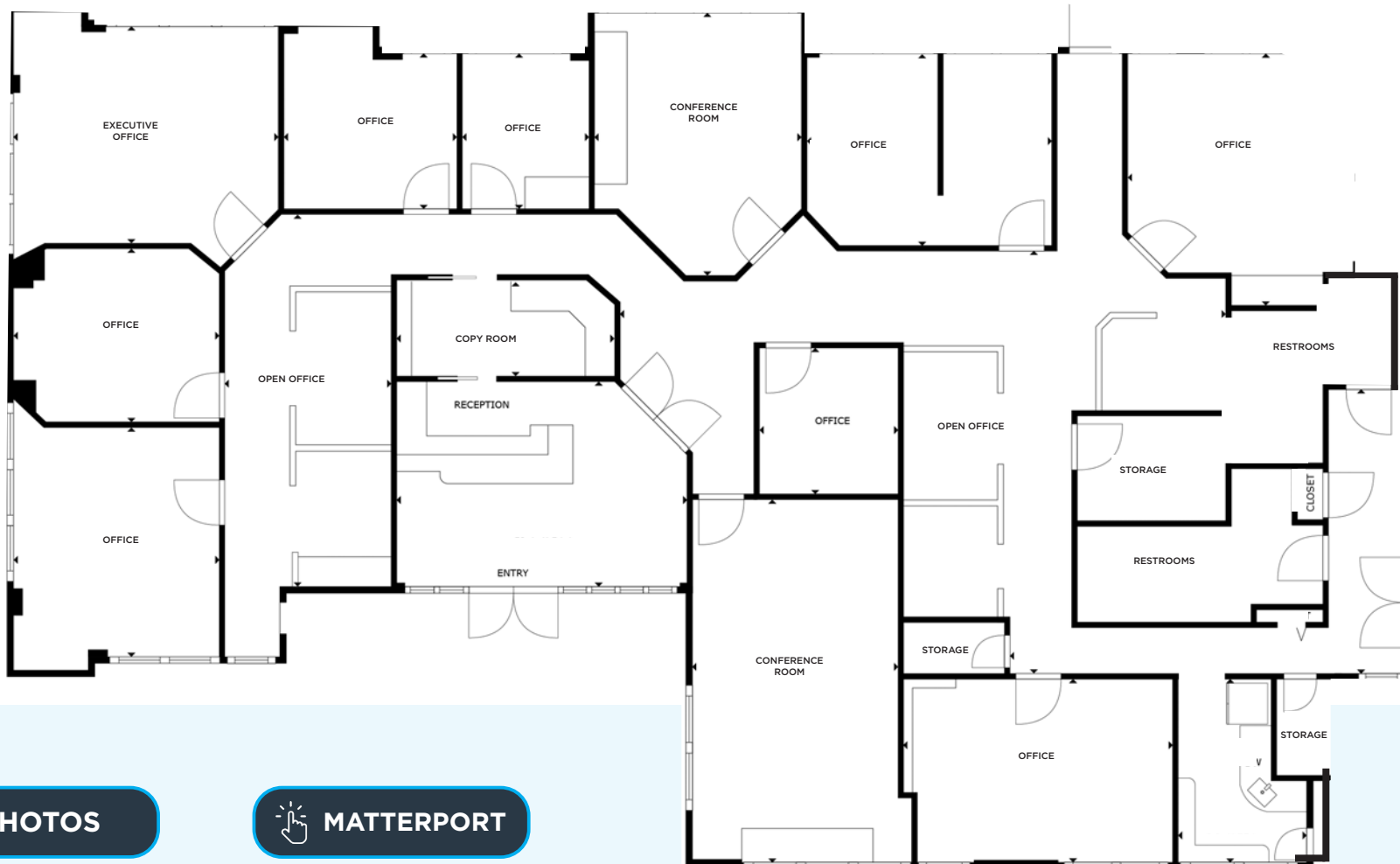
**±3.29/1,000 SF
PARKING**



**BUILT 1986/
RENOVATED 2017**



**PLUG &
PLAY**

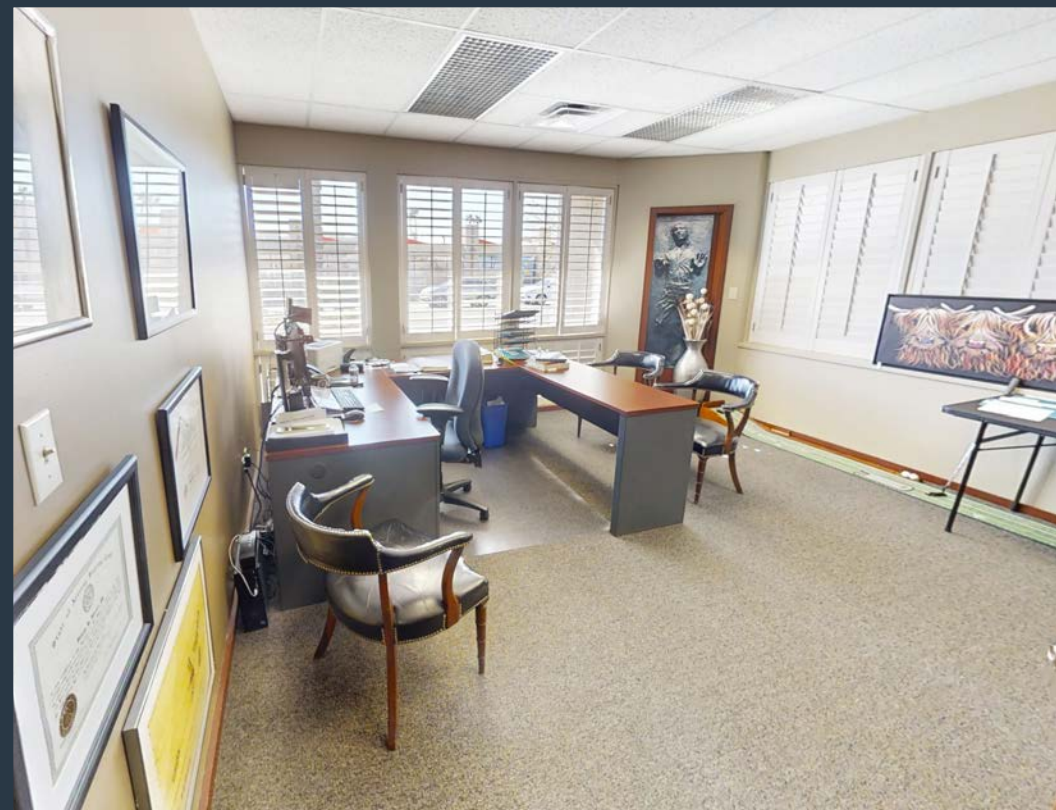
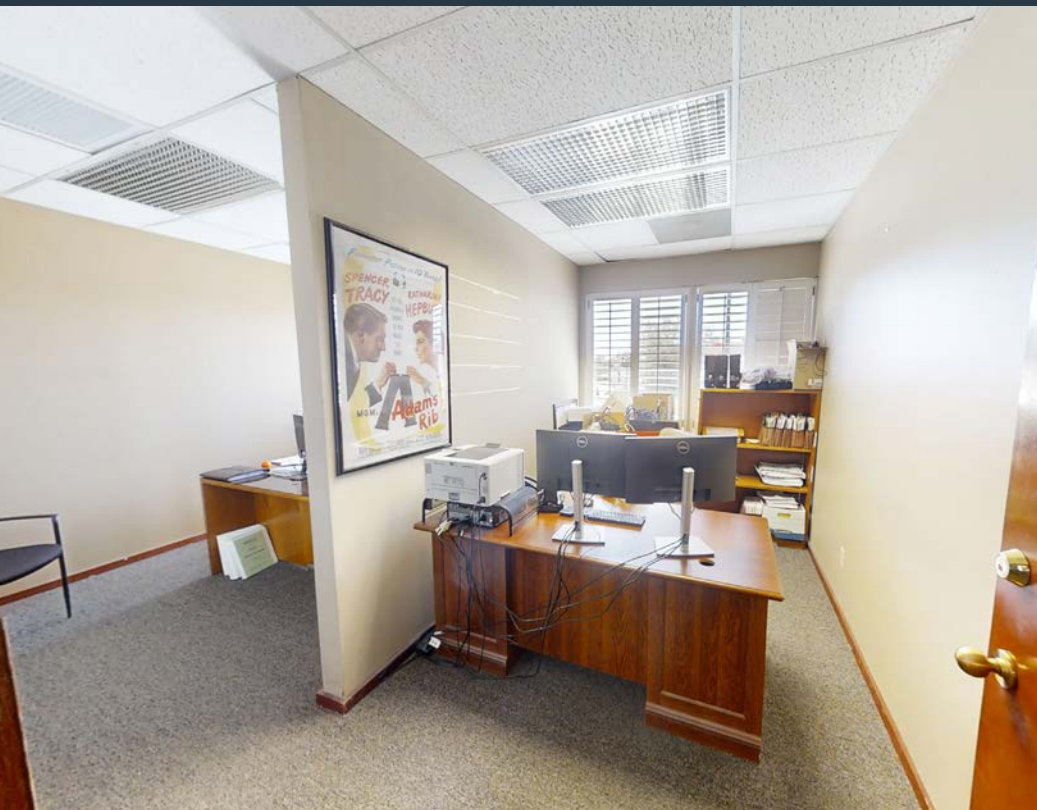


PHOTOS



MATTERPORT

FIRST FLOOR





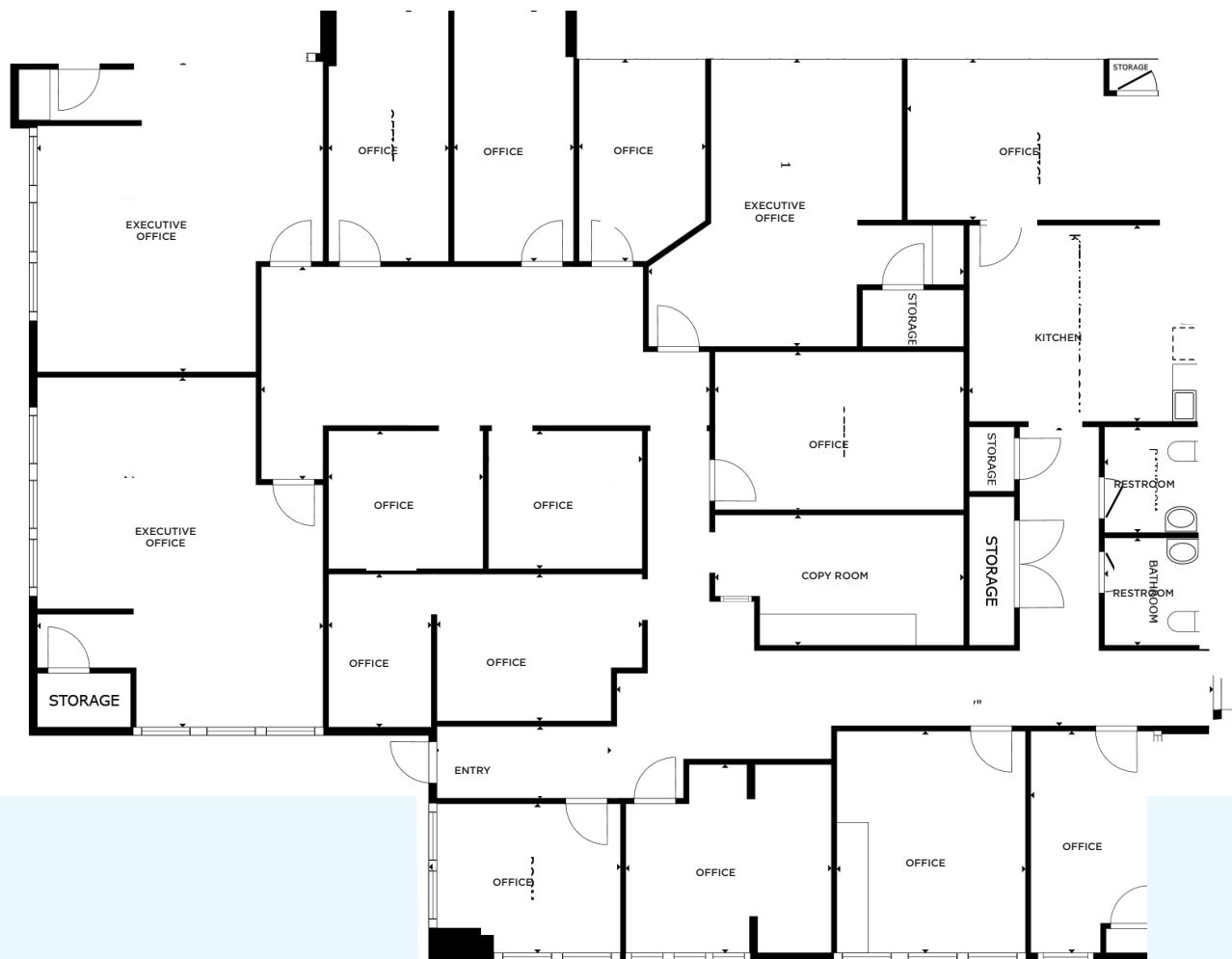
SECOND FLOOR



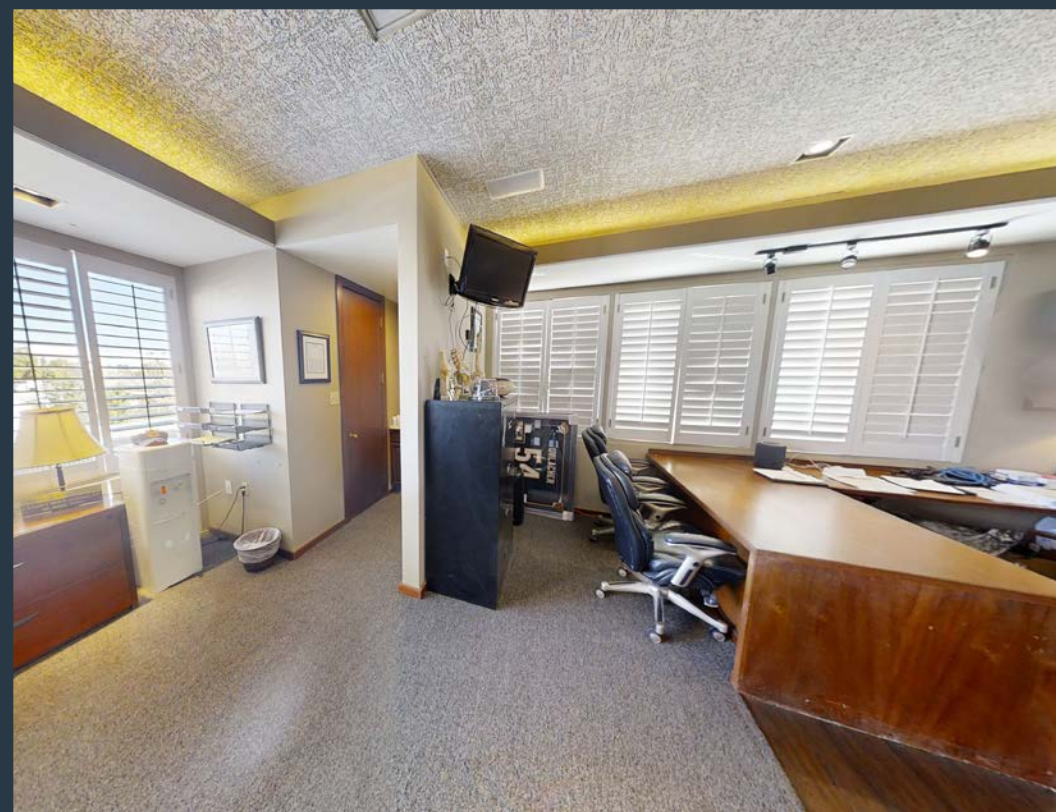
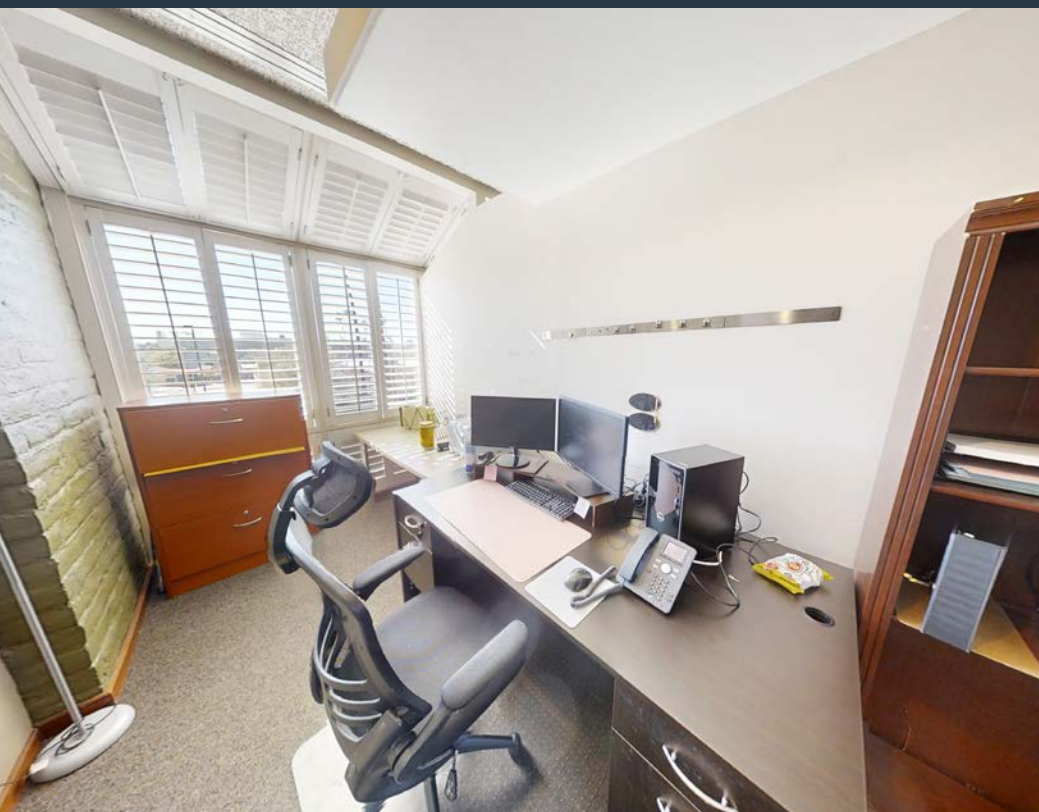
PHOTOS



MATTERPORT



SECOND FLOOR



AMENITIES



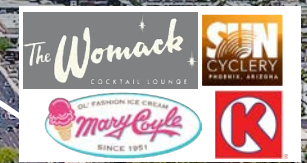
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

PHOENIX
COUNTRY CLUB

DOWNTOWN
PHOENIX

MIDTOWN
PHOENIX

ENCANTO PARK
& GOLF COURSE



N. 7TH STREET

E. ROSE LANE

AMENITIES



PIESTEWA
PEAK

PARADISE
VALLEY

CAMELBACK
MOUNTAIN

SCOTTSDALE

BILTMORE
CENTER

GRANADA
PARK

ARIZONA BILTMORE
WALDORF ASTORIA
RESORT

BILTMORE
FASHION PARK

E ROSE LANE





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