

100% LEASED
CLASS A OFFICE BUILDING
SINGLE TENANT NNN LEASE



\$11,250,000 - 7.3% CAP RATE

8950 N ORACLE

ORO VALLEY, (TUCSON MSA) ARIZONA

OFFERING MEMORANDUM

VAST COMMERCIAL

REAL ESTATE SOLUTIONS

EXECUTIVE SUMMARY

Vast Commercial Real Estate Solutions is excited to present the sale of 8950 N. Oracle Rd in Oro Valley, AZ—an institutional-grade property built in 2007. This 41,134-square-foot, single-tenant NNN office building is fully leased and serves as the corporate headquarters for Simpleview, a prominent software company now owned by Granicus, Inc.

The lease runs through May 31, 2032 and includes two, five (5) year renewal options, making this an attractive investment opportunity for a high-credit tenant with a long-term lease in place.



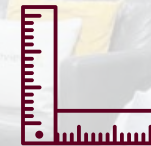
\$11,250,000



NOI:\$822,277



7.3% CAP



41,134SF



**Lease Term:
+/- 7.5 years**

INVESTMENT SUMMARY

ASKING PRICE	\$11,250,000
NOI	\$822,277 (7.3% CAP RATE)
PRICE SF	\$273.50 (WELL BELOW REPLACEMENT COST)
RENT SF	\$19.64, WITH 3% ANNUAL INCREASES THROUGHOUT THE TERM
TENANT NAME	SIMPLEVIEW, LLC (WHOLLY OWNED BY GRANICUS)
SF LEASED	41,134 SF BUILDING ON 4.61ACRES
LEASE TERM	JUNE 1, 2018 - MAY 31, 2032, WITH TWO (5) YEAR OPTIONS TO RENEW
EXPENSE STRUCTURE	NNN, WITH A TENANT CAP ON INSURANCE EXPENSE OF \$10,000/YR
RESPONSIBILITIES	TENANT TO MAINTAIN AND REPAIR PREMISES TENANT RESPONSIBLE FOR PROPERTY TAXES AND UP TO \$10,000/YR INSURANCE LANDLORD NO RESPONSIBILITIES TO MAINTAIN, REPAIR OR REPLACE

SIMPLEVIEW + GRANICUS

Tenant Recently Acquired by Large, Strategic Partner

September 2024, Simpleview was acquired by Granicus, a global leader in government software technology

Granicus, a global leader in government experience technologies and services, today announced the acquisition of **Simpleview**, a global, integrated destination marketing solutions provider. Simpleview, a leading provider of CRM, CMS, and digital marketing solutions, works with more than 1,000 premier destinations across the globe — from small towns to world capitals and top venues — to help them engage stakeholders, attract leisure travelers, and win bids for conventions and events. Simpleview customers leverage their tools, data, strategies and insights to tell their stories and drive economic growth to support community investment and improved vitality.

~PRNewswire, September 5, 2024, "Granicus acquires leading destination marketing software company Simpleview"



GRANICUS MAJOR INVESTORS: VISTA EQUITY AND HARVEST PARTNERS



AERIAL VIEW + PARCEL



TRAFFIC COUNTS

N Oracle Rd 43,829 CPD (2022)
 (Source: Arizona Department of Transportation)



CONSTRUCTION / ZONING

8950 N. Oracle Rd
 Zoned C-1, Commercial District



BUILDING / LAND AREA

The subject consists of:
 41,134 SF on 4.61 acres of land
 Parcel # 225-12-066E



PARKING

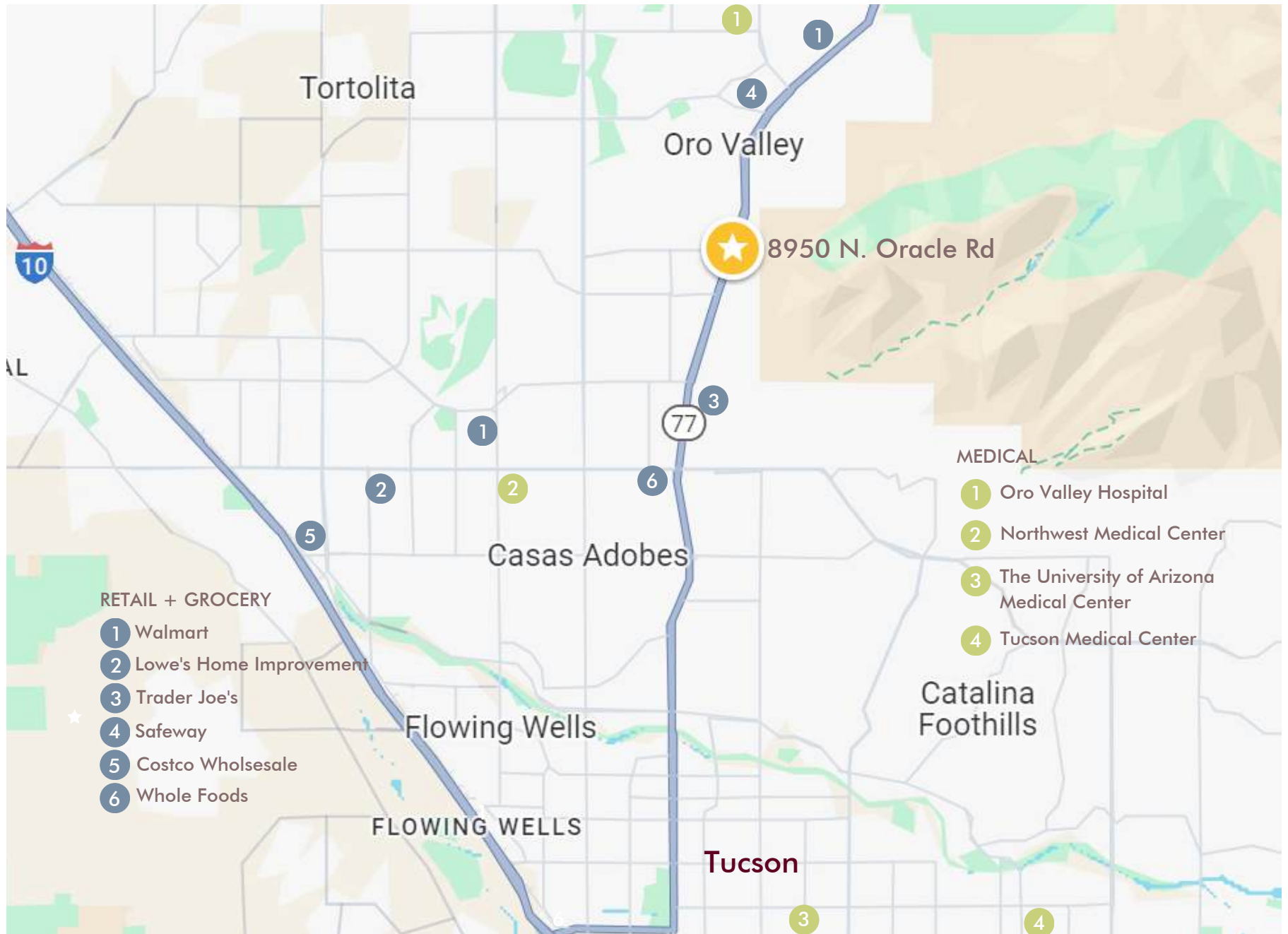
199 total parking spaces, including
 52 covered parking spaces
 4.83:1,000sf

© 2024 VAST COMMERCIAL REAL ESTATE SOLUTIONS, LLC. ALL RIGHTS RESERVED. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES THAT ARE BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS. IF THIS INFORMATION IS MATERIAL TO YOU, YOU ARE ADVISED TO VERIFY ALL INFORMATION INDEPENDENTLY; ANY RELIANCE ON THIS INFORMATION IS SOLELY AT YOUR OWN RISK.

8950 N ORACLE RD

VAST COMMERCIAL
REAL ESTATE SOLUTIONS

AMENITIES MAP



JON O'SHEA

JON@VASTTUCSON.COM
www.vasttucson.com/8950

520-780-4743

8950 N ORACLE RD

PHOTOS



VAST COMMERCIAL
REAL ESTATE SOLUTIONS

JON O'SHEA

JON@VASTTUCSON.COM
www.vasttucson.com/8950

520-780-4743



8950 N ORACLE RD ORO VALLEY, AZ

EXCLUSIVELY LISTED BY

JON O'SHEA

DESIGNATED BROKER

JON@VASTTUCSON.COM

520-780-4743

VAST COMMERCIAL

REAL ESTATE SOLUTIONS