



FOR SALE OR LEASE

**UP TO 12,060 SF
LEASE RATE: FROM \$27.00/PSF
INCLUDES \$50/SF TI ALLOWANCE**

Key Features

- Six buildings, 93,600 SF total
- High quality design and construction
- Space can be designed specifically for requirement
- Abundant at-door parking for all floors - 1 Space per 200 SF
- Covered parking available
- Zoning, Pima County TR

Property Details

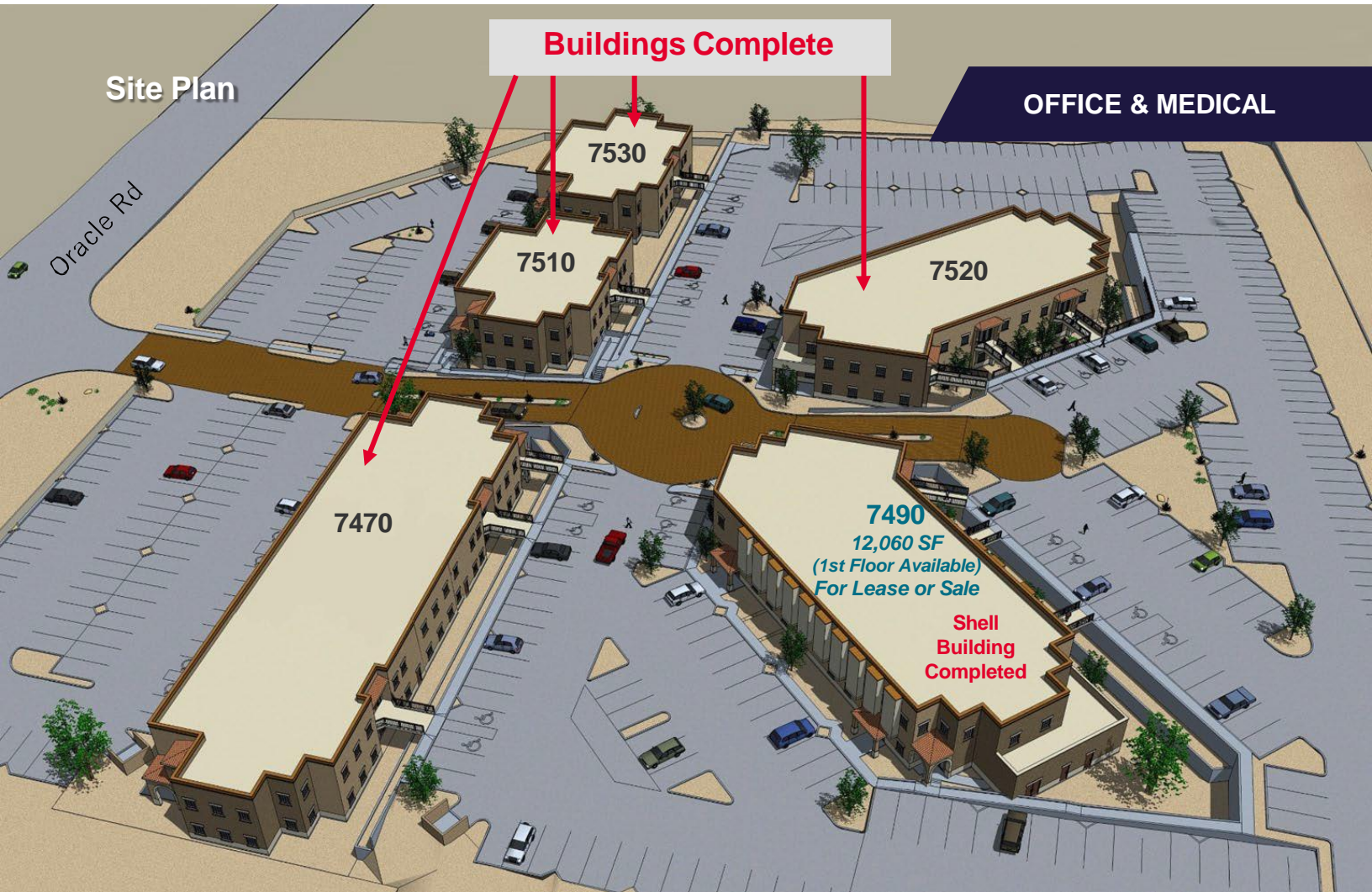
Available	Up to 12,060 SF See details on site plan
Shell Price	\$260 per SF
Lease Rate	From \$27.00 per SF Includes \$50 per SF tenant improvement allowance
Lease Type	Triple Net (NNN)

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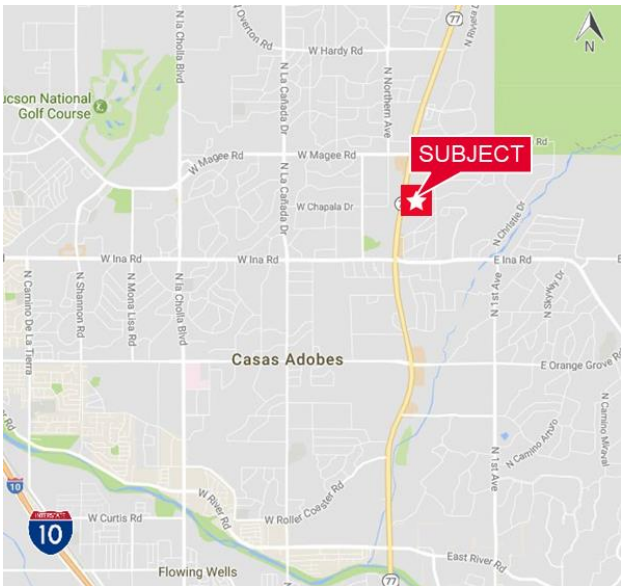
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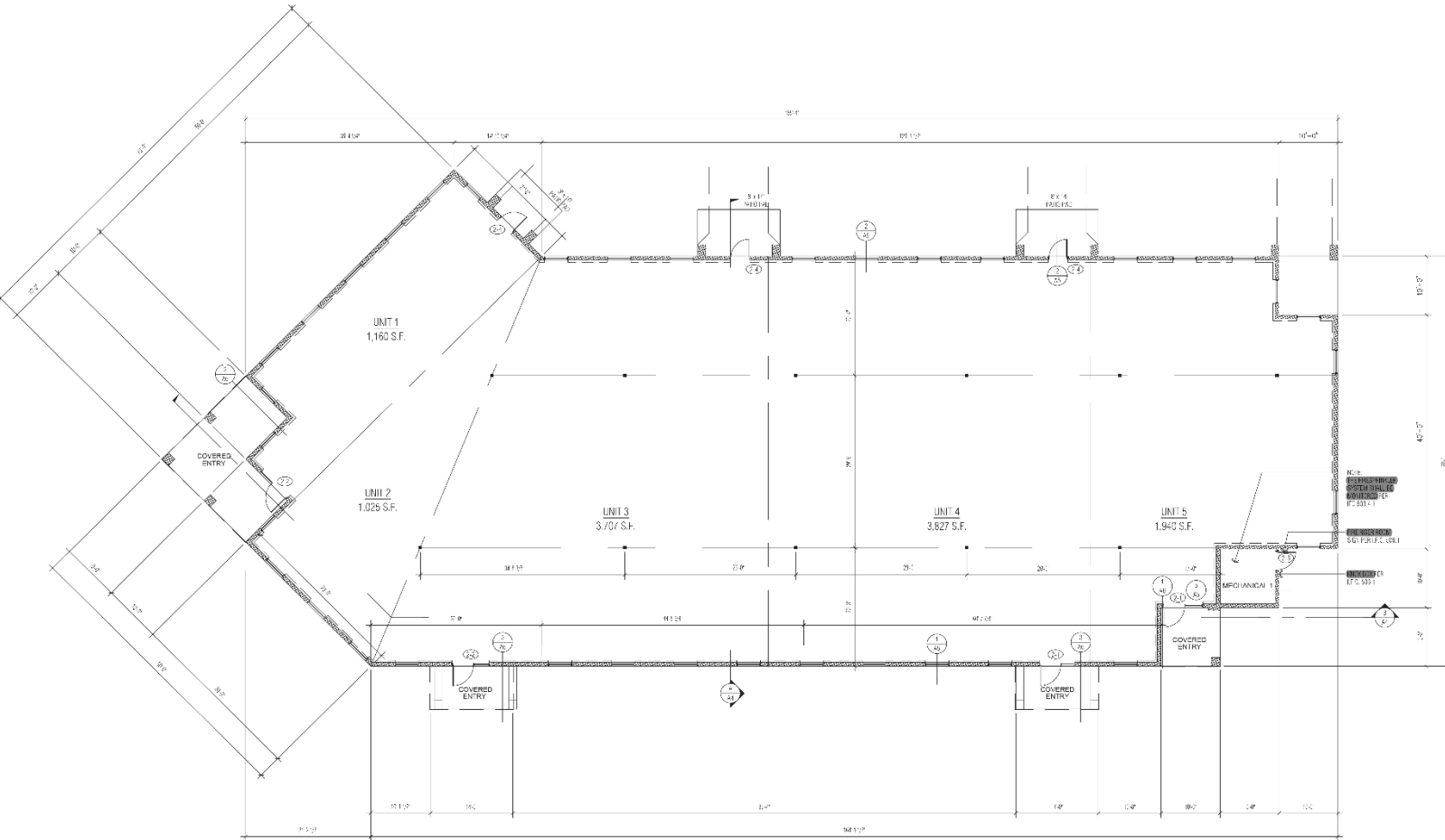


PAD (For Sale or Lease)	Available
7490 N. Oracle 1st Floor	24,318 SF Total 12,060 SF



Existing Buildings	Suite/ Occupied By
7510 N. Oracle	100- TMC One 202- Allergy Asthma Associates
7520 N. Oracle	100- Catalina Pointe Rheumatology 200- Casas Adobes Dentistry
7530 N. Oracle	100- ProActive Physical Therapy 200- Pima Pain Center 202- Southwest Hand, Elbow & Shoulder
7470 N. Oracle	100- Retina Associates
7470 N. Oracle	200- United Urology Associates
7490 N Oracle	200- Arizona Digestive Health

Floor Plan



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