



FOR SALE OR LEASE

# Oracle-Ina Professional Plaza

7510, 7470, 7490 N. Oracle Road  
Tucson, AZ 85704

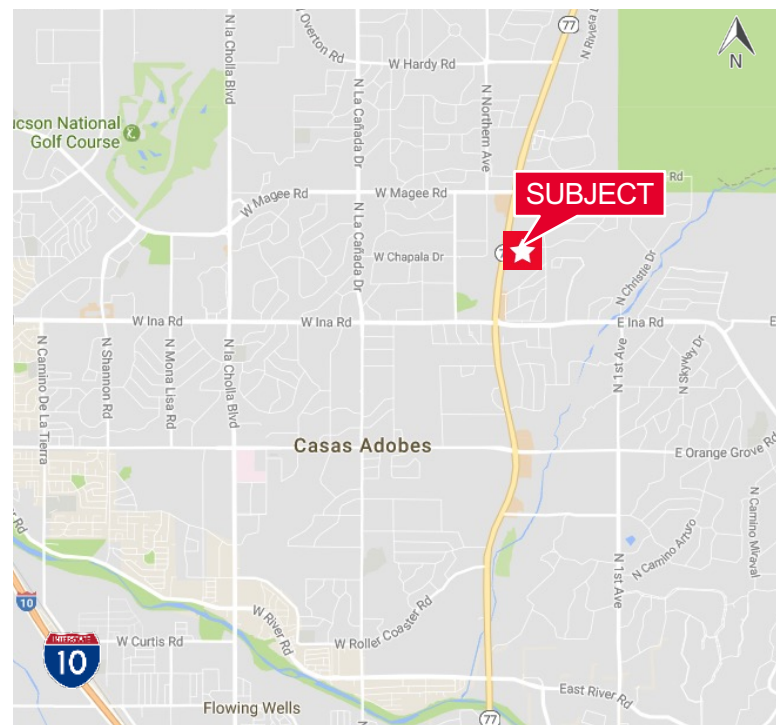


## Property Details

|             |  |
|-------------|--|
| Available   | Up to 24,318 SF<br><b>See details on site plan</b>                       |
| Shell Price | \$260 per SF   |
| Lease Rate  | From \$27.00 per SF<br>Includes \$50 per SF tenant improvement allowance |
| Lease Type  | Triple Net (NNN)   |

## Property Highlights

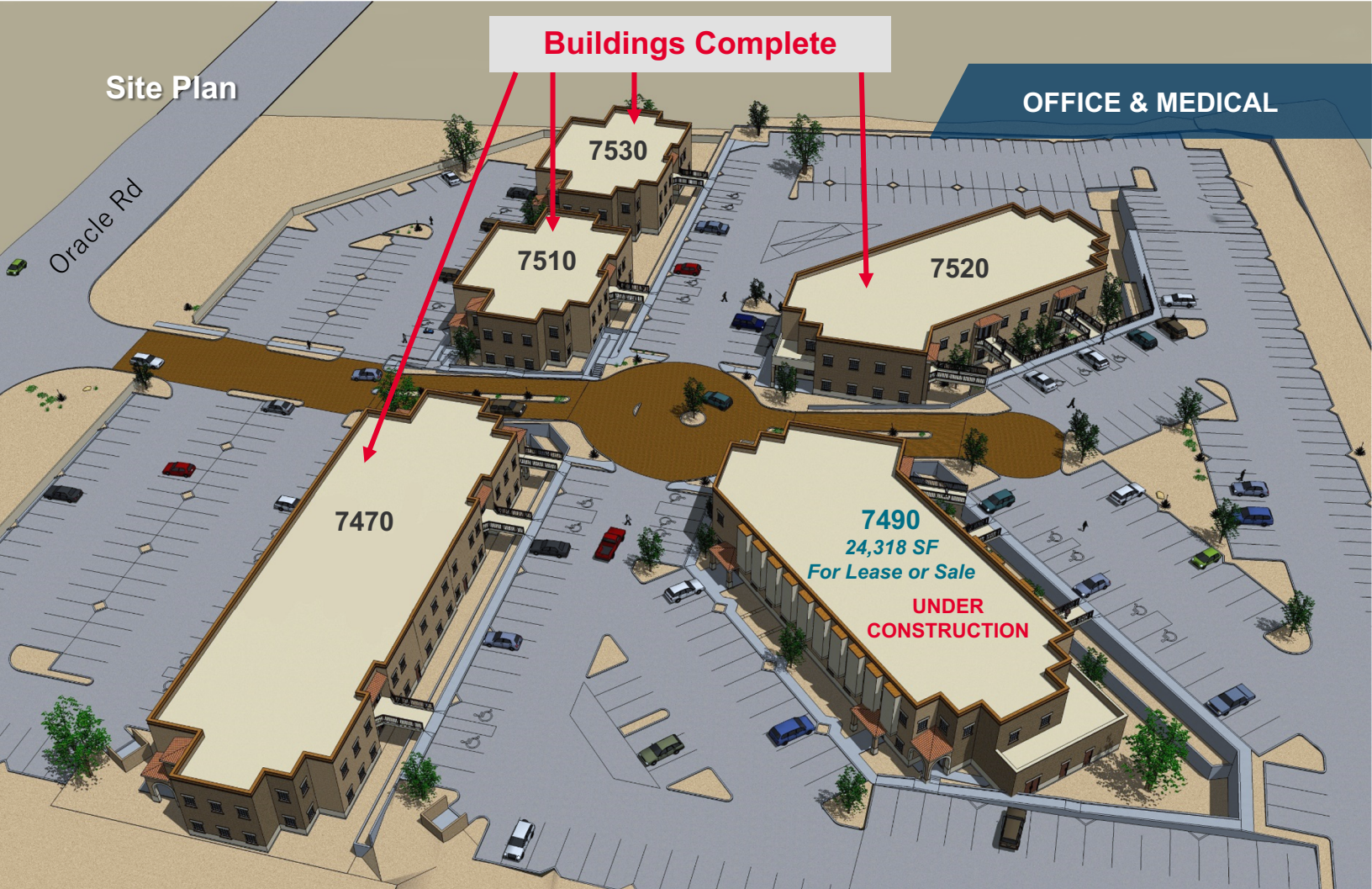
- Six buildings, 93,600 SF total
- High quality design and construction
- Space can be designed specifically for requirement
- Abundant at-door parking for all floors - 1 Space per 200 SF
- Covered parking available
- Zoning, Pima County TR



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| PAD (For Sale or Lease) | Available              |
|-------------------------|------------------------|
| 7490 N. Oracle          | <b>24,318 SF Total</b> |
| 1st Floor               | 12,209 SF              |
| 2nd Floor               | 12,109 SF              |

| Existing Buildings | Suite/ Occupied By  |
|--------------------|---|
| 7510 N. Oracle     | 100- TMC One<br>202- Allergy Asthma Associates  |
| 7520 N. Oracle     | 100- Catalina Pointe Rheumatology<br>200- Casas Adobes Dentistry                                  |
| 7530 N. Oracle     | 100- ProActive Physical Therapy<br>200- Pima Pain Center<br>202- Southwest Hand, Elbow & Shoulder |
| 7470 N. Oracle     | 100- Retina Associates  |
| 7470 N. Oracle     | 200- Medical Practice   |

Aerial

OFFICE & MEDICAL

