



## Office/Research Campus

**Lease Rate: \$17.50/SF, Full Service (no janitorial)**

### Property Highlights

- Excellent location in Oro Valley, with unmatched views of Push Ridge, Catalina Mountains
- Easy access to Oracle Road and Interstate 10 in Tucson's northwest submarket
- Vast array of lodging, retail and restaurant amenities surrounding the campus
- Footprint flexibility with availabilities ranging from 1,000 to 118,188 SF
- Diverse layout offerings, including office, lab, storage, cafeteria and meeting spaces
- Corporate campus security offered
- Building identification opportunities available for sizable lease

### Property Details

Available	1,000 to 118,188 SF, per attached floor plans
Availability	Immediate
Zoning	CPI – Campus Park Industrial
Parking	Excellent
Lease Term	To December 31, 2027

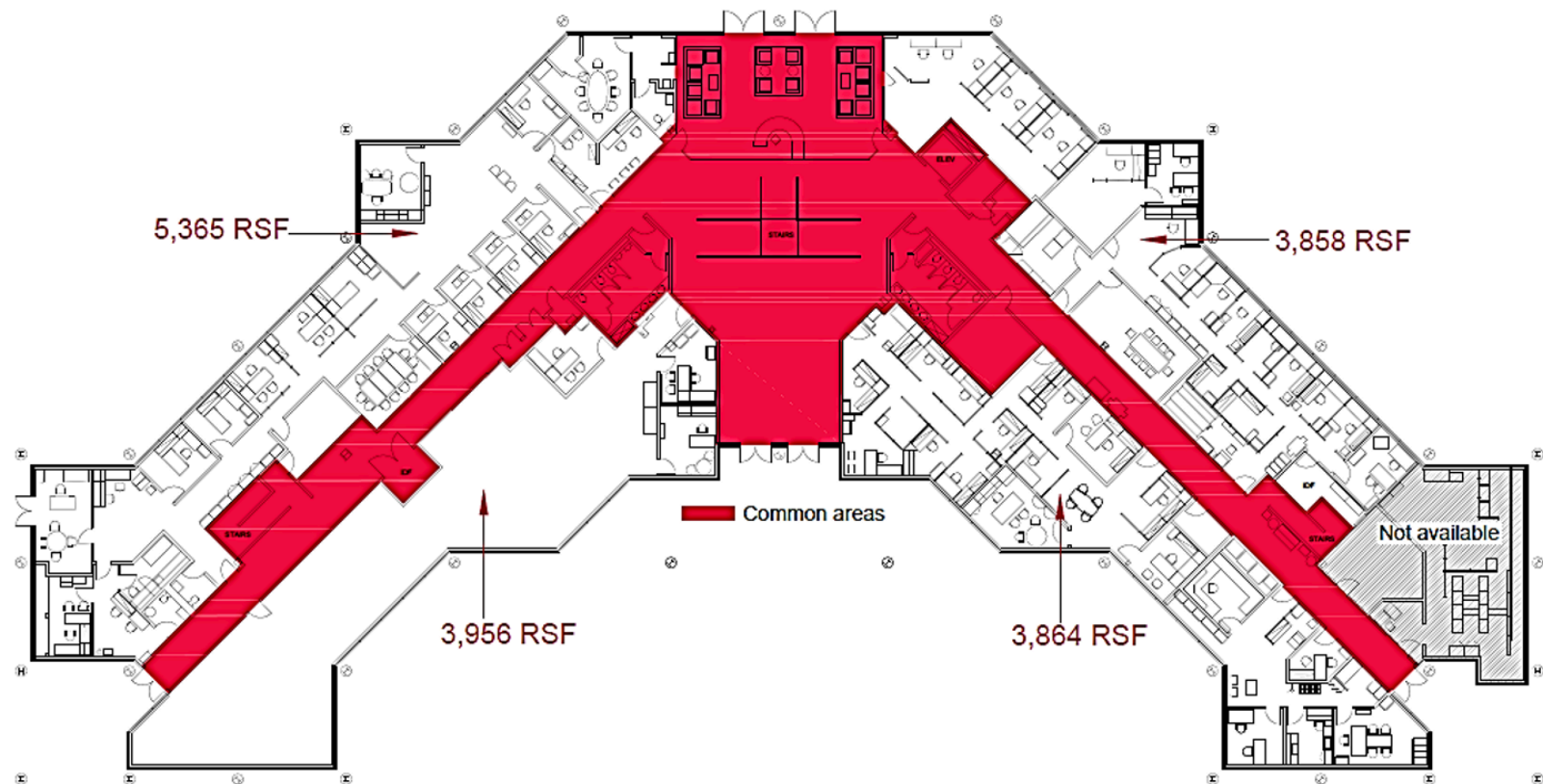


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**Floor Plan –**

Administration Building – Ground Floor – Total 17,043 RSF



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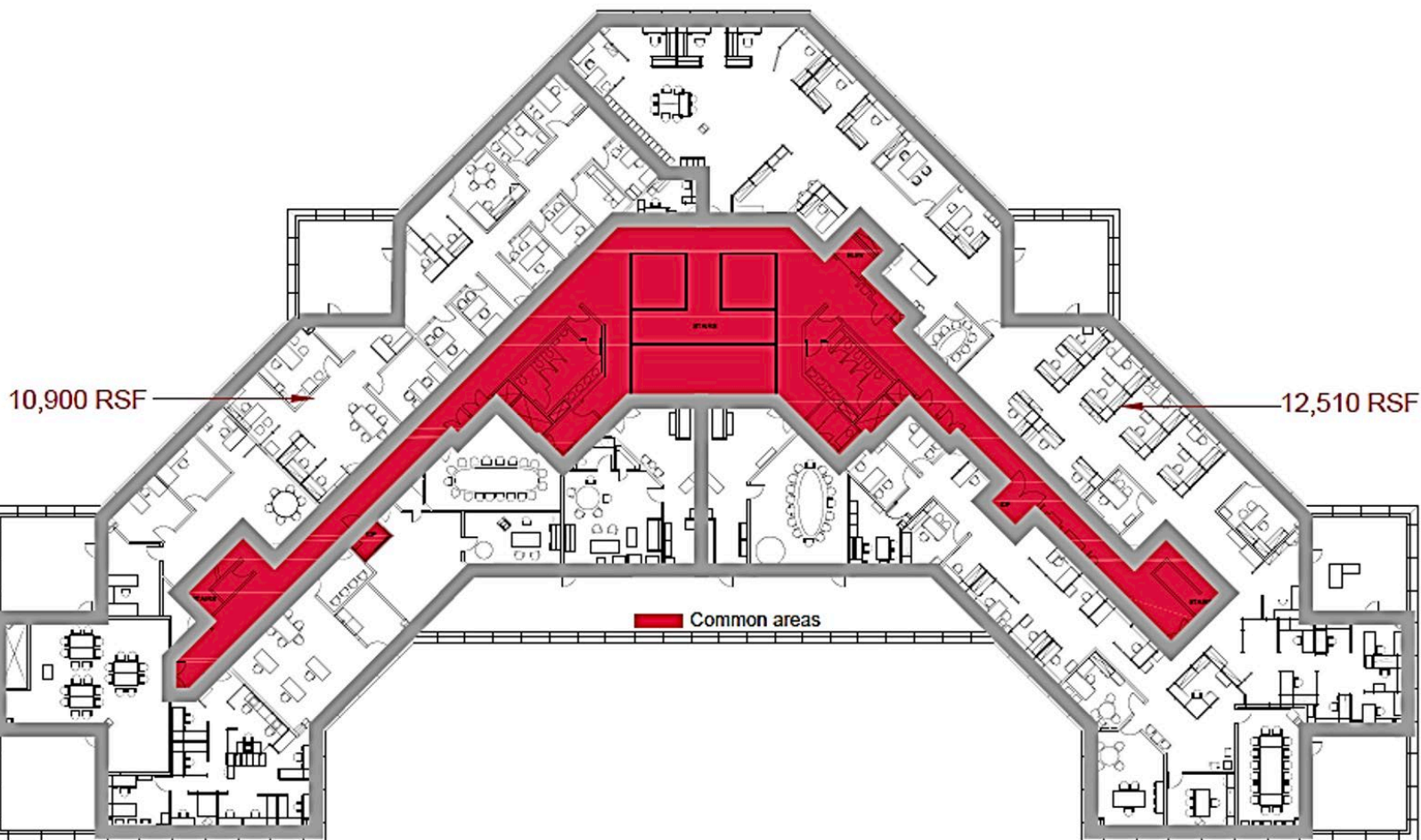
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**Floor Plan –**

Administration Building – 2nd Floor – Total 23,410 RSF



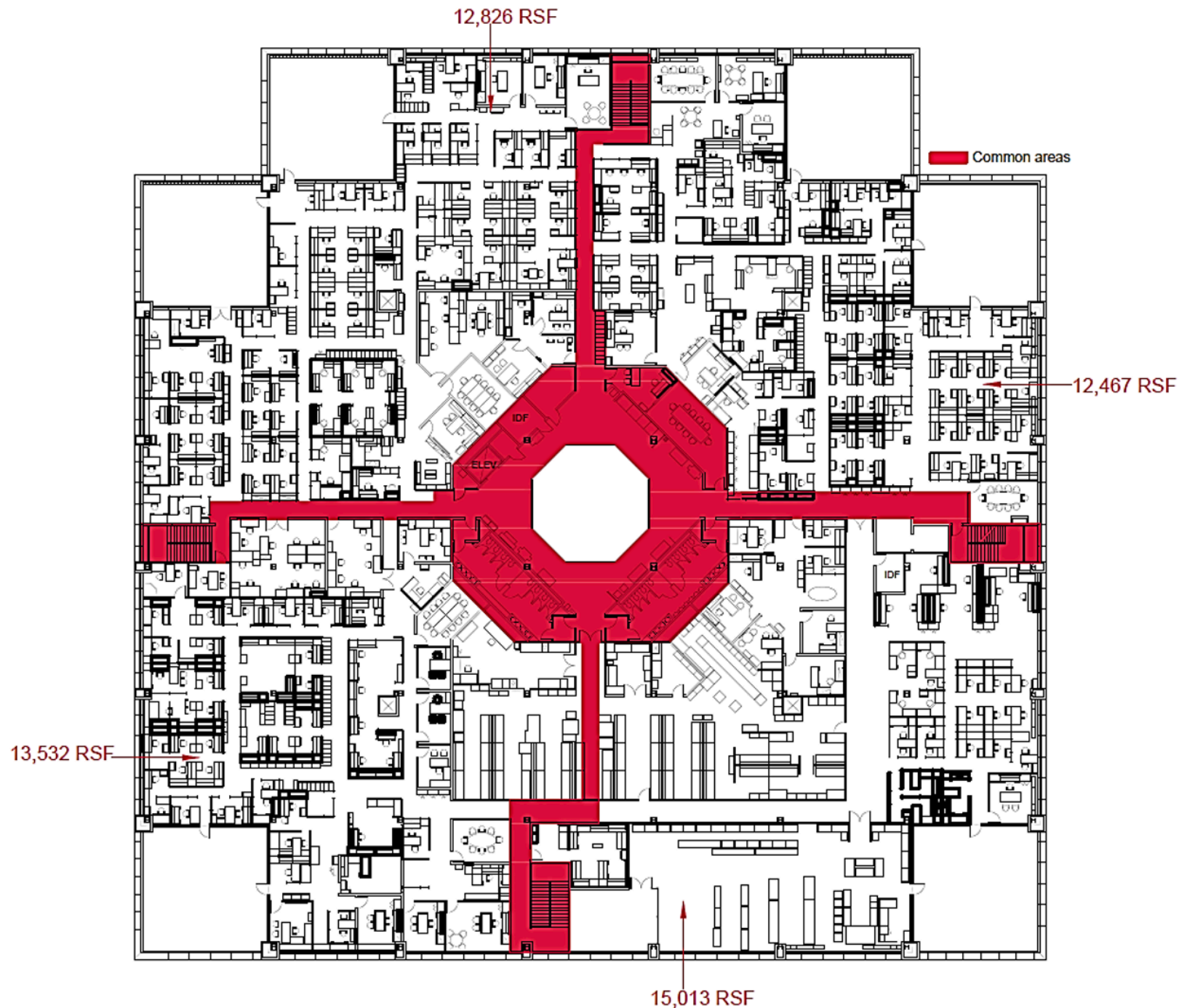
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**Floor Plan –****Main Building – 2<sup>nd</sup> Floor – 53,838 RSF**

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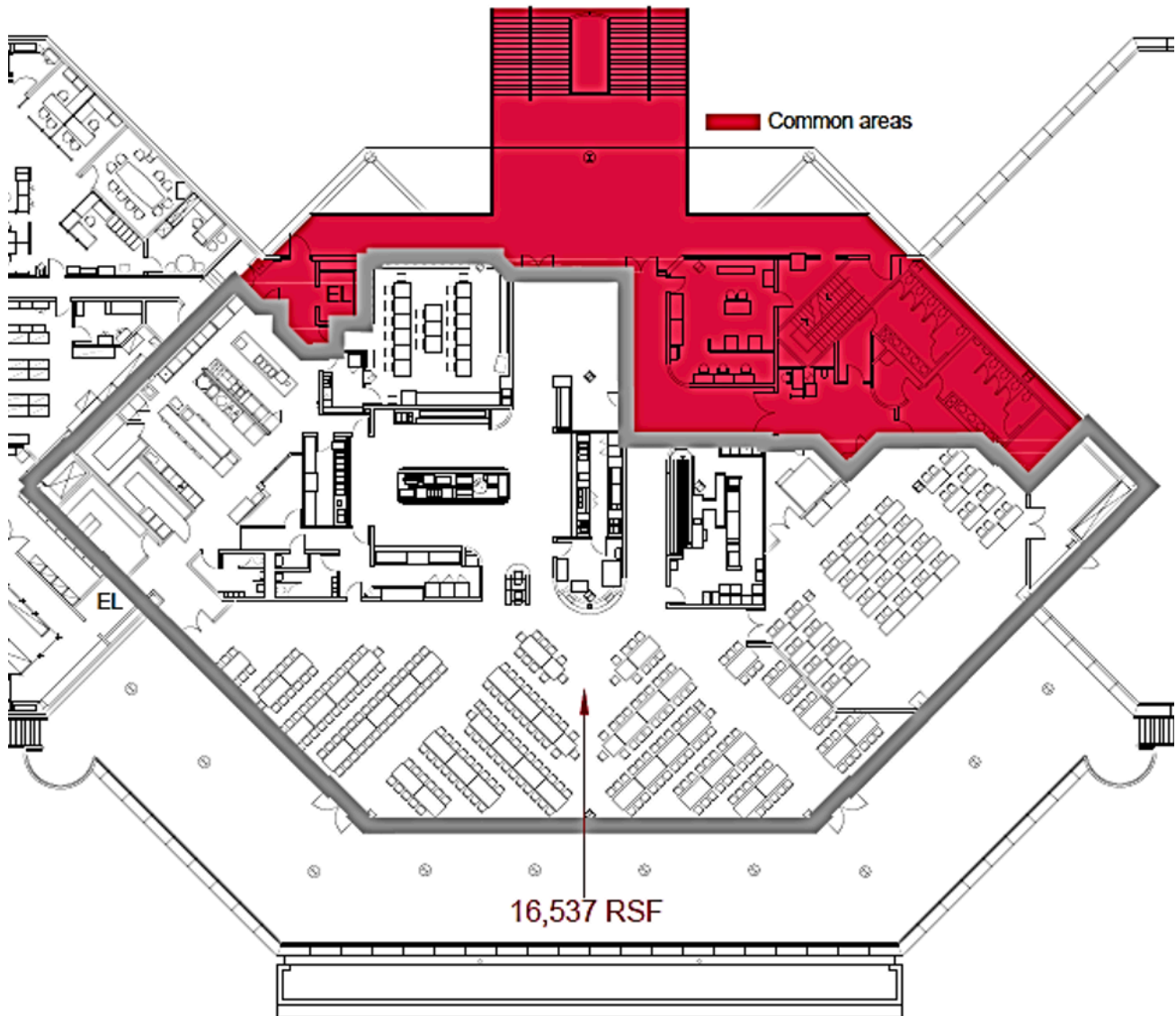
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**Floor Plan –**

**Kitchen / Cafeteria / Meeting Building – 2<sup>nd</sup> Floor – 16,537 RSF**



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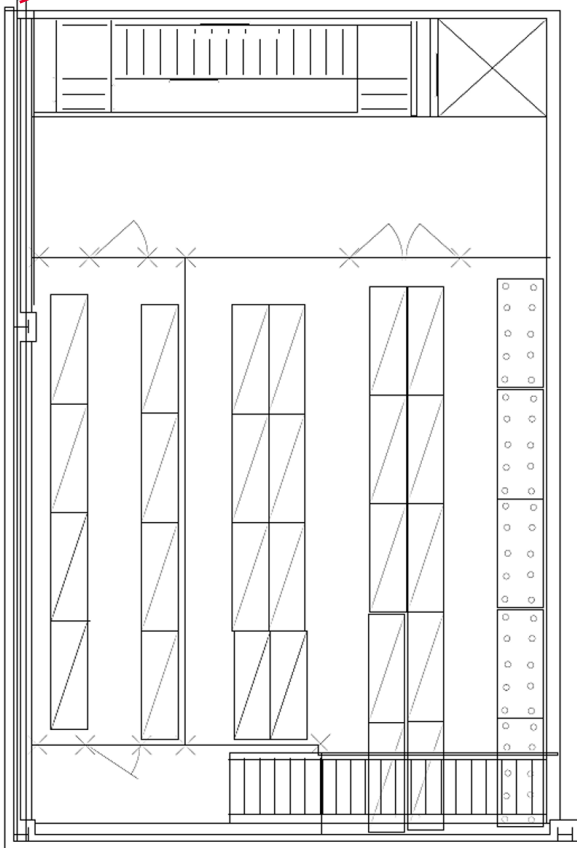
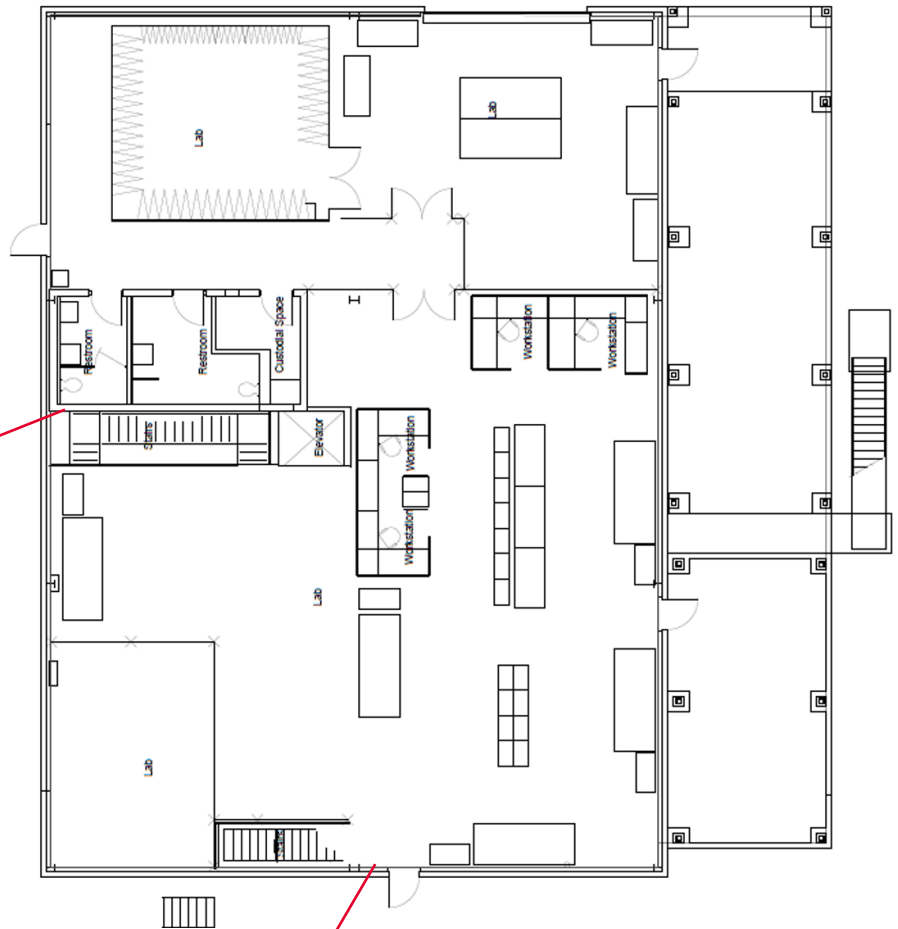
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**Floor Plan –**

**Facilities Building**

**Ground Floor – 7,360 RSF**



**Basement – 1,449 RSF**

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## Property Photos



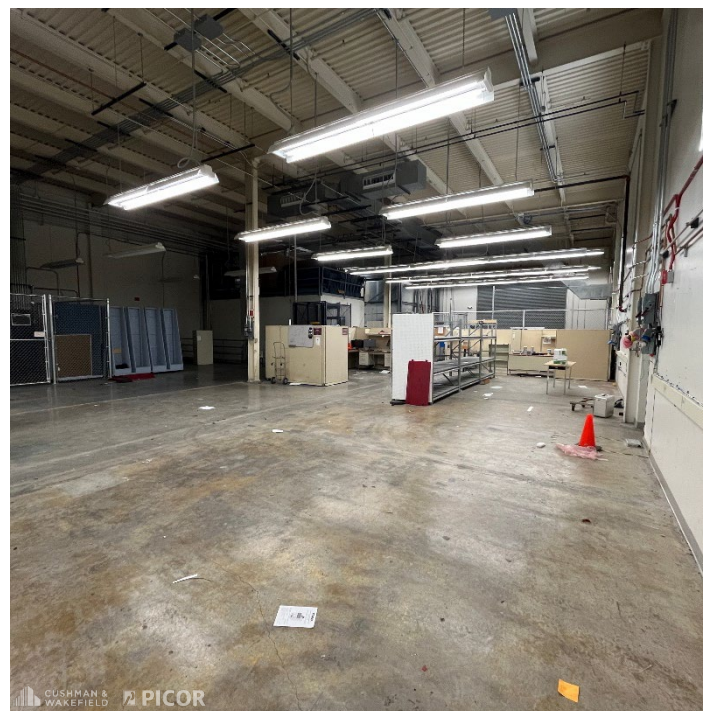
Administration Building Lobby



Distribution Building



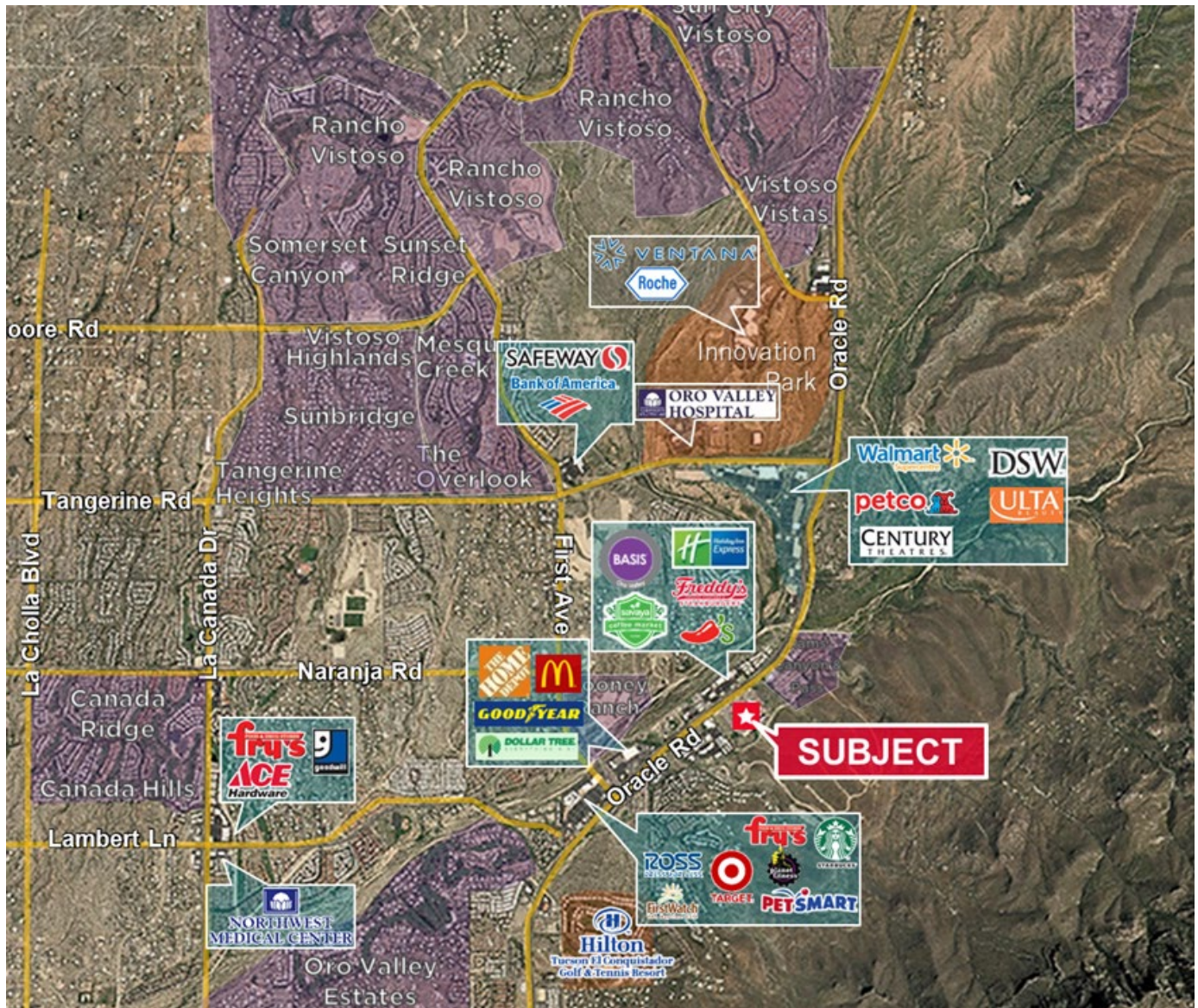
Workspace



Facilities Building



**Aerial**



For more information, please contact:

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