

**Professional Office & Medical Buildings**  
Oro Valley, Arizona 85755



**Professional Office & Medical Buildings**  
**1,500 SF to 40,000+ SF**  
**Existing & Build-to-Suit**

**Property Features**

- Class A buildings with amazing vistas of the Catalina Mountains
- Professional office & medical buildings - 1,500 SF to 40,000+ SF
- Development-ready sites for near-term construction
- Existing shells for immediate occupancy
- “One stop” services from design to delivery available Venture West

**Contacts:**

**Richard M. Kleiner, MBA**  
**520-546-2745**  
[rkleiner@picor.com](mailto:rkleiner@picor.com)

**Alexis Corona**  
**520-546-2729**  
[acorona@picor.com](mailto:acorona@picor.com)



# SITE PLAN

## Property Features

- Lot 37: Currently set to be a two-story building, as pictured on front cover page or can be demised into 5-6 separate buildings
- Every lot includes two covered parking spaces excluding Lot 37
- See concept plans on next page for Lot 25 and 33
- CPI zoning

Lot	SF	Price / SF
7	1,500 SF (Can combine w/ Lot 8)	Build to Suit
8	1,500 SF (Can combine w/ Lot 7)	Build to Suit
25	1,500 SF Shell (See plan on next page)	\$185 PSF / \$277,500
29 30 31 32	To 6,000 SF (1,500 SF per Lot)	Build to Suit
33	2,000 SF Shell (See plan on next page)	\$200 PSF / \$400,000
37	40,000+ SF (See design on 1st page) or Separate Bldgs	Build to Suit

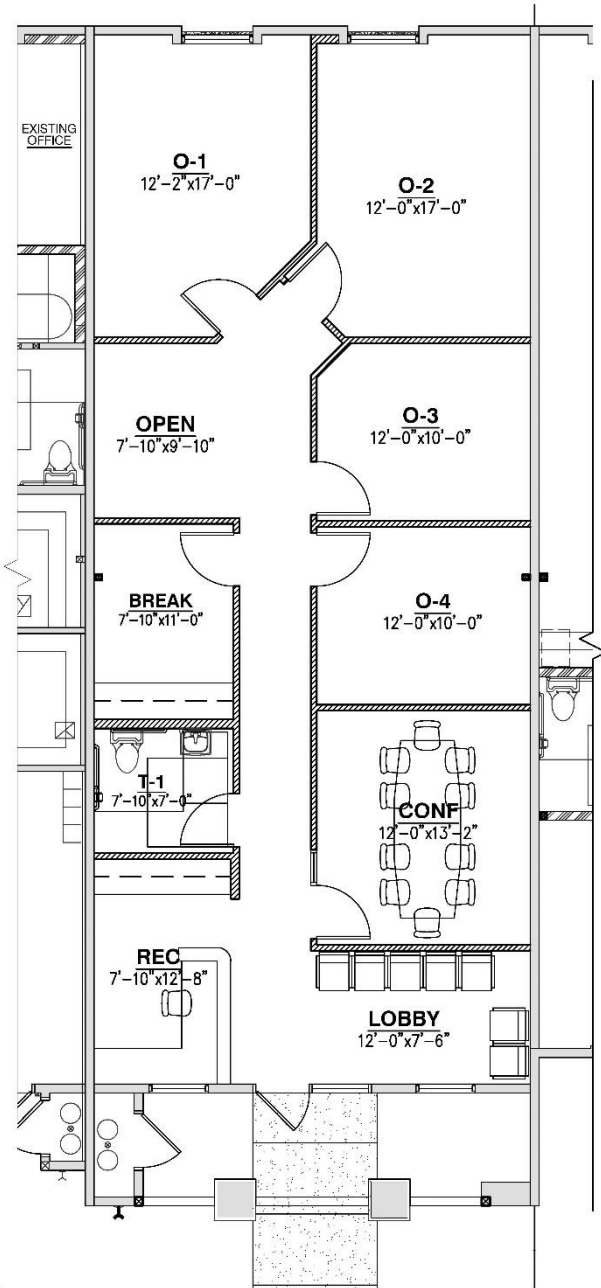




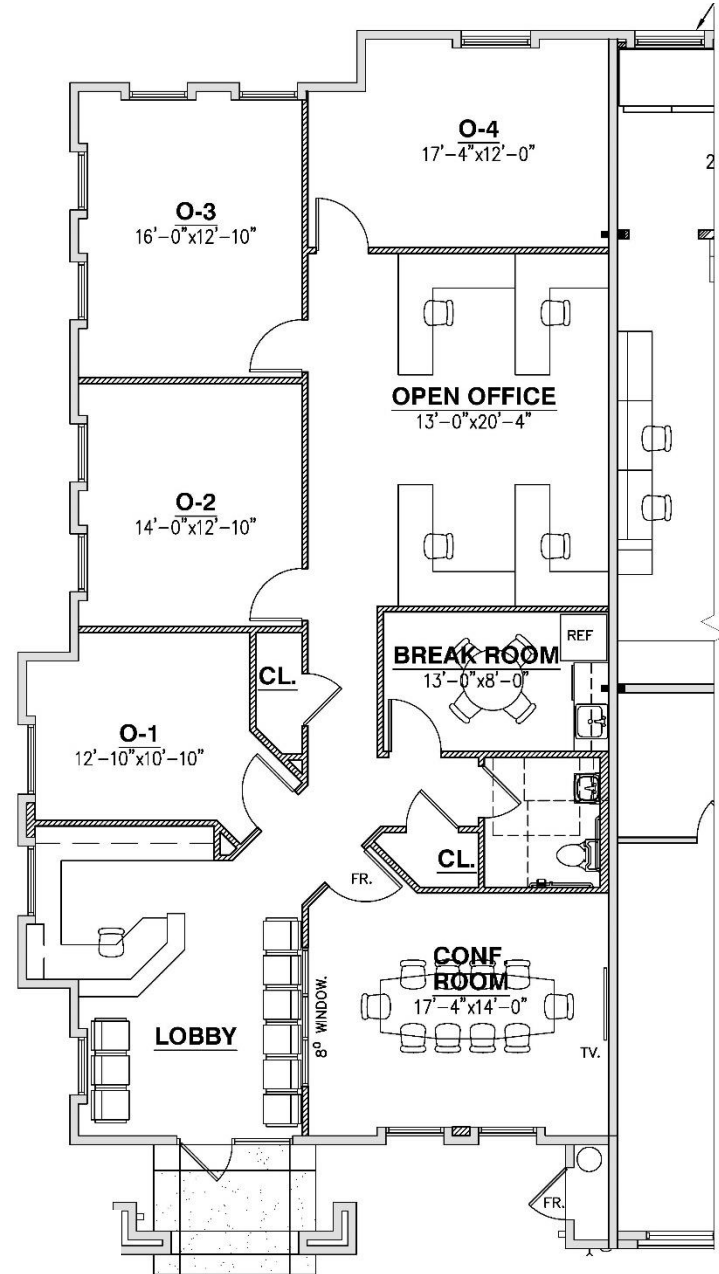
# EXISTING SHELL PLANS

## INTERIOR CONCEPT PLAN – DESIGN PER BUYER’S ACTUAL REQUIREMENTS

LOT 25 | 1,500 SF | \$277,500 (\$185 SF) | Parcel 219-55-0250



LOT 33 | 2,000 SF | \$400,000 (\$200 SF) | PARCEL 219-55-033A



# ABOUT INNOVATION PARK

Innovation Park is the heart of Oro Valley’s aerospace and bioscience business sector. It is a master-planned business park spanning across 555+ acres. This development is unique due to its business development incentives, its reputation as the premier location for research and development, and outstanding views of the Catalina Mountains. Many companies are actively seeking to join this rare network of industry leaders. The Oro Valley Chamber of Commerce recently relocated their main office inside Innovation Park.

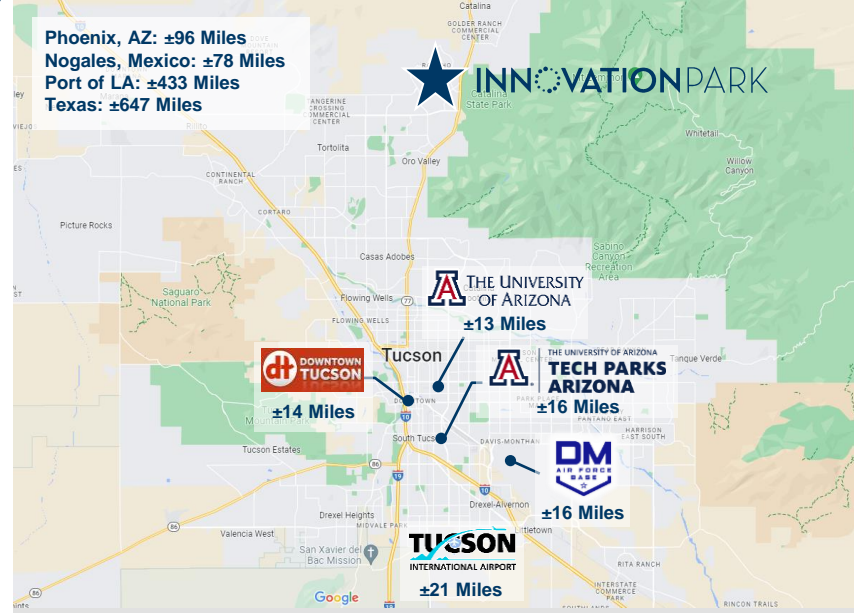
Inside Innovation Park you will find Innovation Corporate Center, a multi-building office campus in which an array of medical practices and professional companies are located.

Roche Tissue Diagnostics Oro Valley facility employes nearly 1,500 people and contributes to nearly \$70 billion of revenue worldwide. They focus on improving the lives of cancer patients and provides precise, personalized diagnostics and research to help fight against this disease. It is an innovator of tissue-based diagnostic solutions for patients around the world through state-of-the-art testing automation. Additionally, they are the leading global supplier of cancer diagnostic systems to the pathology market.

The University of Arizona Center for Innovation at Oro Valley is part of a network that offers the expertise of leaders in science and technology, University of Arizona connections, and incubation programs. The UACI provides office and lab space that lends itself to creating sustainable businesses that fuel Southern Arizona’s economy. It has generated over \$1.5 billion in economic activity, 18,875 jobs, \$600 million in wages, and \$85 million in state and local tax revenues.

Oro Valley Hospital specializes in orthopedics, rehabilitation, cardiology, minimally invasive surgery, gastroenterology, cardiopulmonary testing, imaging, diagnostics, emergency medicine, and an adult behavioral health unit. It has over 170 beds and includes a nursing facility and a freestanding inpatient rehabilitation facility on campus of Northwest Medical Center.

Meggitt Securaplane creates power, motion, and security devices for the aerospace sector. Their technology is used by the top industry aircraft manufacturers and is the global leader in aerospace, defense, and energy markets.



## Access

- Direct access to Oracle Road (27,065 VPD-2022)
- Easy access to I-10 via Tangerine Rd

## Zoning

Oro Valley specifically developed the **Economic Expansion Zone (EEZ)** for Innovation Park and surrounding areas to encourage this science and technology network to attract businesses. This zoning allows for a streamlined review process and timeline for development and expansion, making it easy for companies to join this business park.





# ABOUT ORO VALLEY

Oro Valley, named the ‘Upscale Tech Mecca of Southern Arizona’ by the Arizona Daily Star, is located northwest of Tucson and surrounded by the stunning Catalina and Tortolita Mountains. Key industries include aerospace and defense, bioscience, and other high-tech companies, of which the majority are located within Innovation Park. The town is committed to growing more startups in the bioindustry and has numerous incentives to assist in business development.

The aerospace sector in Oro Valley generates over 2,000 jobs and is expected to increase by 124% in the next 5 years. This industry's labor cost is \$1.38/hour below the national median. Oro Valley's biggest player in the aerospace industry is Meggitt, which is also located in Innovation Park.

Bioscience in Oro Valley is flourishing with 19 sites for high-tech and bioscience development. Users such as Roche Tissue Diagnostics, the University of Arizona Center for Innovation, Oro Valley Hospital, and Sigmalabs generate over 3,000 jobs for the local economy. The number of bioscience jobs has increased 93% over the last 5 years and is projected to increase by 195% in the next 5 years.

Other emerging industries in Oro Valley include electronic vehicle battery manufacturing, thin film applications, optics, destination marketing and content management systems.

Oro Valley was ranked not only as one of America's best cities for its bioscience disciplines, but also for its quality of life. A distinct feature setting it apart from Tucson is its elevated lifestyle while maintaining an affordable cost of living. Families are drawn to the nationally ranked schools in Oro Valley such as BASIS charter school, Lemn Academy of Excellence, and other institutions within the Amphitheater School District. The city provides a variety of activities including shopping, restaurants, and caters to an outdoor lifestyle with numerous trails perfect for hiking, biking, and horseback riding.



48,266  
*People*



97%  
*High School  
Diploma or Higher*

\$99,000  
*Average  
Household Income*

56%  
*Bachelor's Degree  
or Higher*

## Oro Valley Statistics



*#1 Safest Place to Live in AZ*



*Top 3 Best Cities to Raise  
a Family in AZ*



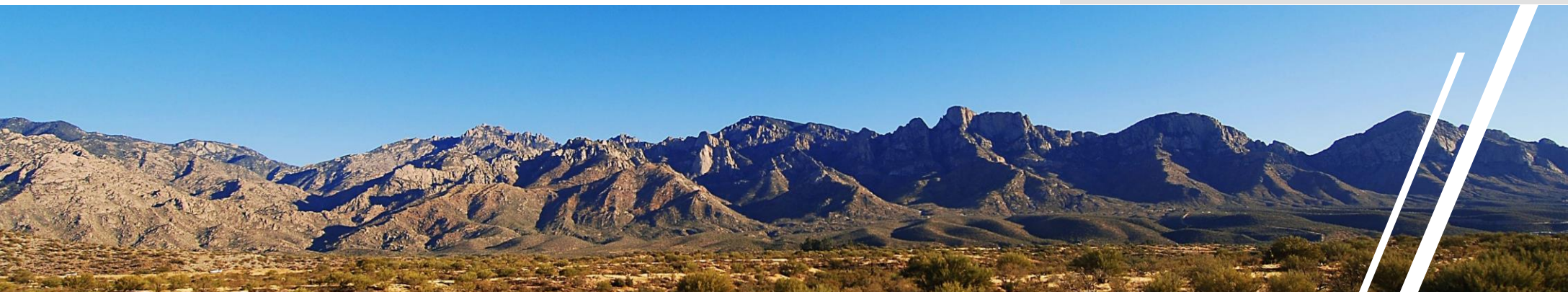
*2.5% Population Growth Rate  
from 2020-2022*



*44 Miles of Natural Trails and  
79 Miles of Bike Pathways*



*Standardized test scores outpace  
national, state, and county averages*





# LOCATION OVERVIEW

