



# 10445 NORTH ORACLE ROAD

ORO VALLEY, ARIZONA

CUSHMAN &  
WAKEFIELD

PICOR



**BRAND NEW LONG TERM  
SUBLEASE IN ORO VALLEY**

2,080 RENTABLE SQUARE FEET

SUBLEASE RATE: \$24/SF MG

GROUND FLOOR WITH OUTSIDE ENTRY

STRONG CREDIT SUBLESSOR



10445

PLEASE  
LEAVE  
OFFICES

GROUND FLOOR | SUITE 161 | ENTRANCE



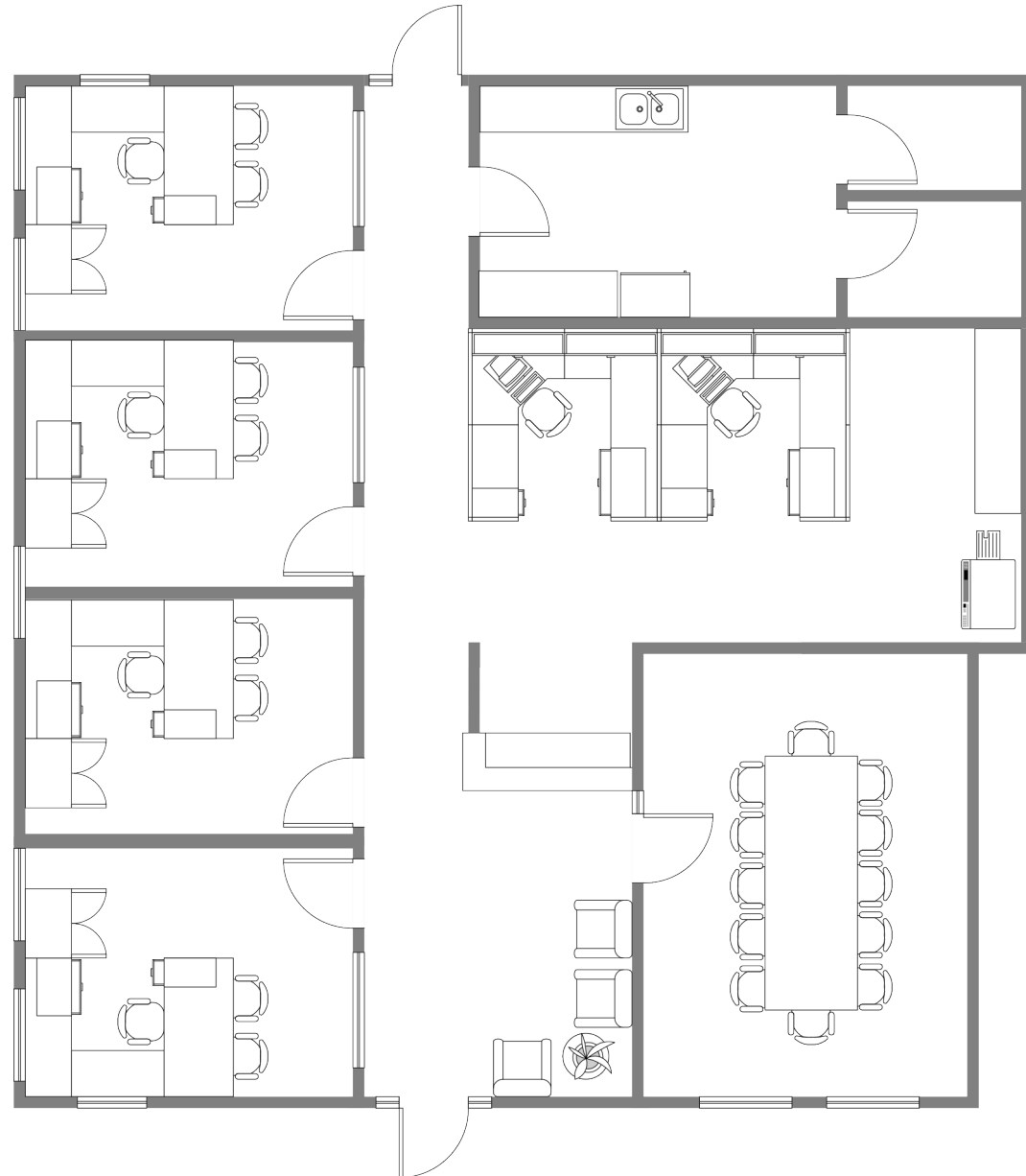




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ORO VALLEY, ARIZONA

- Sublease Rate: \$24/SF MG
- New Build-Out
- Reception Area
- Large Conference Room
- Four (4) Offices
- Large Break Area / Production
- 2 Workstations
- Furniture Negotiable
- Term Through January 31, 2028





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10445  
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ORACLE

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