

# 10831 N Mavinee Drive

TUCSON, AZ 85737

 CUSHMAN &  
WAKEFIELD

 **PICOR**



**INTRODUCTORY RATE\***

*\*Lease term must be 3 or more years*

**OFFICE SPACE FOR LEASE  
IN ORO VALLEY COMMERCE CENTER**

**±2,350 RENTABLE SQUARE FEET**





SUITE 105 | FOR LEASE |  $\pm 2,350$

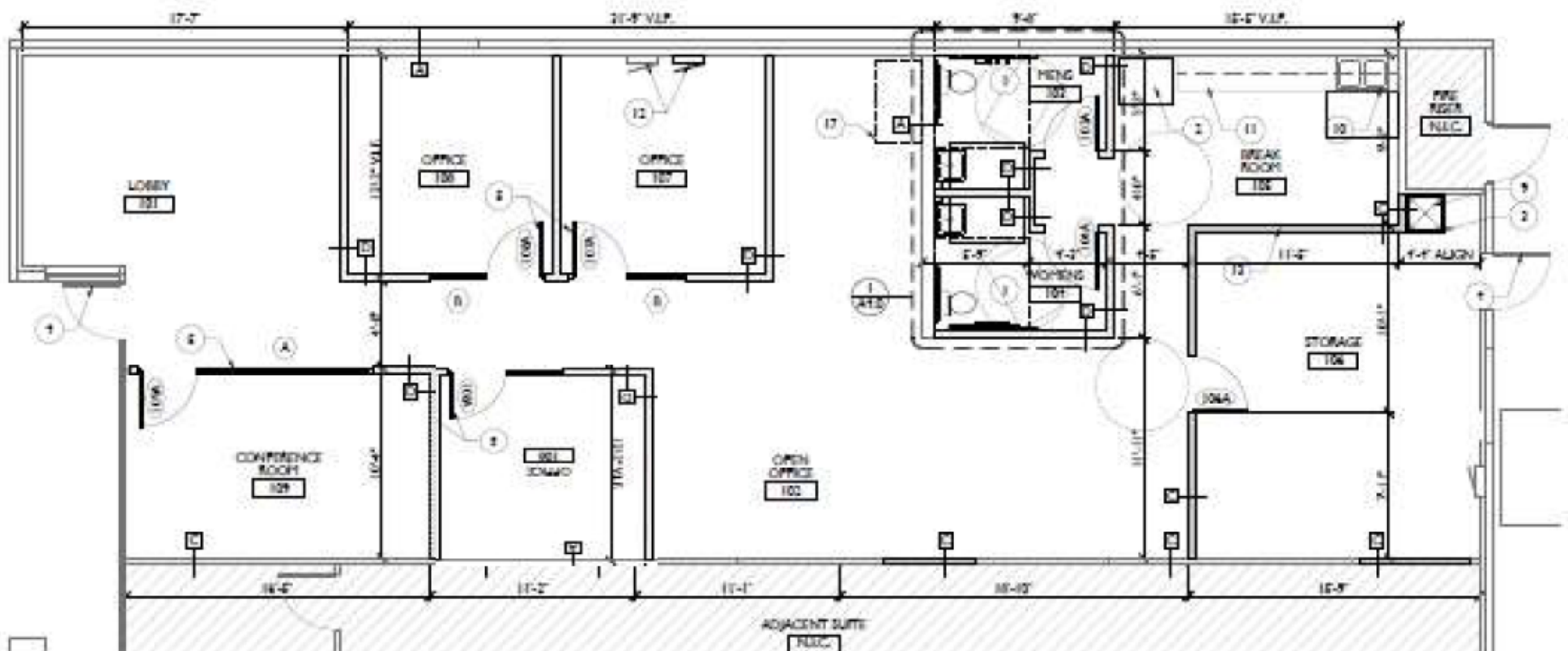






## Property Highlights

- Introductory Rate: \$0.87 NNN (\$2,890/Month)
  - Estimated NNN Rate: \$0.36/SF/Month
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- Reception/lobby
  - Three (3) private offices
  - One (1) conference room
  - Open bullpen
  - Two (2) restrooms
  - One (1) cantina/break room
  - ±250 SF of storage served by one (1) access/personnel door
  - 200 amps of 120/208v power



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**SUITE 105 | FOR LEASE |  $\pm 2,350$**