

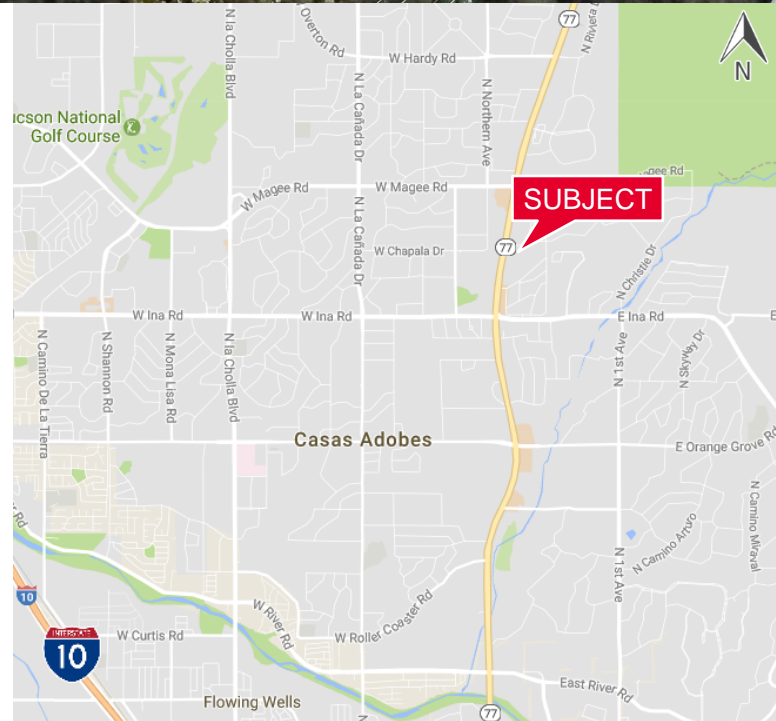


Property Details

Available	2,522 to 28,868 SF See details on site plan
Shell Price	\$230 per SF
Lease Rate	From \$23.00 per SF Includes \$50 per SF tenant improvement allowance
Lease Type	Triple Net (NNN)

Property Highlights

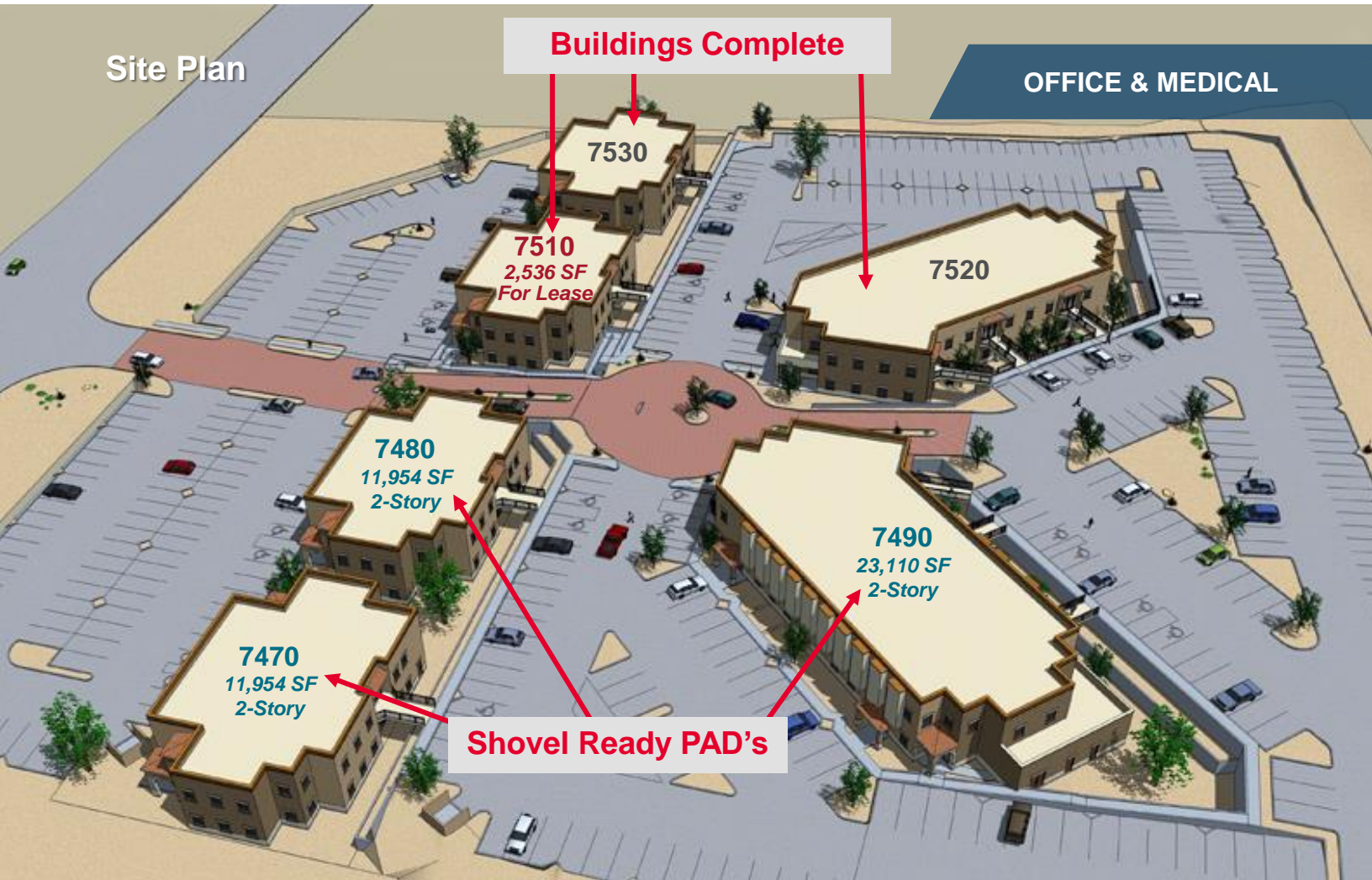
- Six buildings, 93,600 SF total
- High quality design and construction
- Space can be designed specifically for requirement
- Abundant at-door parking for all floors - 1 Space per 200 SF
- Covered parking available
- Zoning, Pima County TR



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Existing Buildings	Sq. Ft. Available
7510 N. Oracle 2nd Floor	2,536 SF For Lease

PAD (For Sale or Lease)	Sq. Ft. Available
7470 N. Oracle* 1st Floor 2nd Floor	11,954 SF Total 5,977 SF 5,977 SF
7480 N. Oracle* 1st Floor 2nd Floor	11,954 SF Total 5,977 SF 5,977 SF
7490 N. Oracle 1st Floor 2nd Floor	23,110 SF Total 11,451 SF 11,659 SF

Existing Buildings	Sq. Ft.	Suite/ Occupied By
7510 N. Oracle	12,000 SF	100- TMC One 202- Allergy Asthma Associates
7520 N. Oracle	22,800 SF	100- Catalina Pointe Rheumatology 200- Southwest Orthopedic Surgery Specialist
7530 N. Oracle	12,000 SF	100- ProActive Physical Therapy 200- Pima Pain Center 202- Southwest Hand, Elbow & Shoulder

*The 7470 & 7480 buildings may be combined into one building of 27,868 SF (13,934 SF on each floor)

Aerial

OFFICE & MEDICAL

