

RILLITO CROSSING CORPORATE CENTER OFFICE OR MEDICAL AVAILABLE FOR LEASE OR SALE 4015 E. PARADISE FALLS, TUCSON, AZ

FIRST CLASS OFFICE DEVELOPMENT



PROPERTY DESCRIPTION

- Project size: 75,000 SF in 8 buildings
- Availability: 1,451 SF | Suite 132
- Lease Rate: \$19.75 / Modified Gross
- Sale Price: \$290,000.00
- Located just off Alvernon Way, and near the bridge over the Rillito wash connecting to River Road.
- Easy access to areas of Tucson including the Northwest, Foothills, Eastside and Central areas
- Adjacent to the River Road Linear Park
- Excellent employee & client parking with available covered parking
- Well designed, one story building using quality Masonry construction
- Premises is built-out with high-end finishes and offices throughout

MAP LOCATION



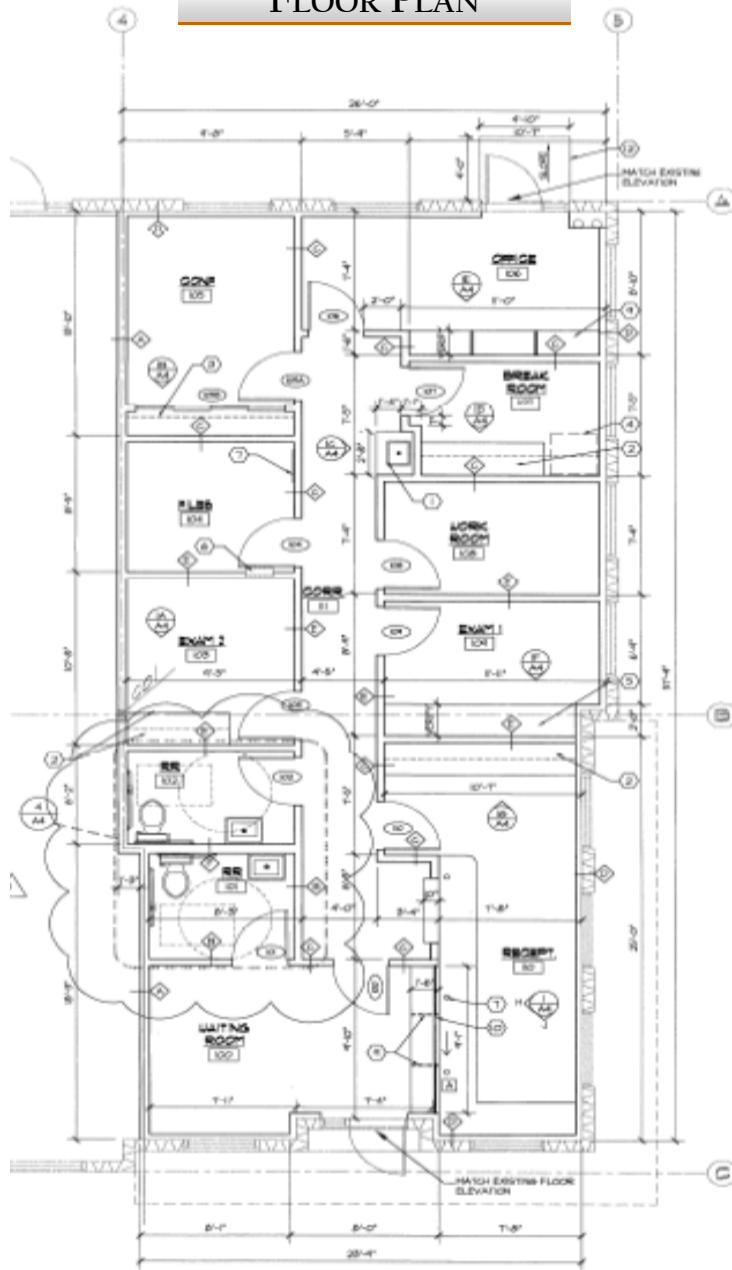
Exclusively Represented by:

**DOUG MARSH
LORI CASEY**

Oxford
REALTY ADVISORS
6262 N. Swan Road, Ste. 175
Tucson, AZ 85718
Phone (520) 232-0200
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The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



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SITE PLAN



Subject Building

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