

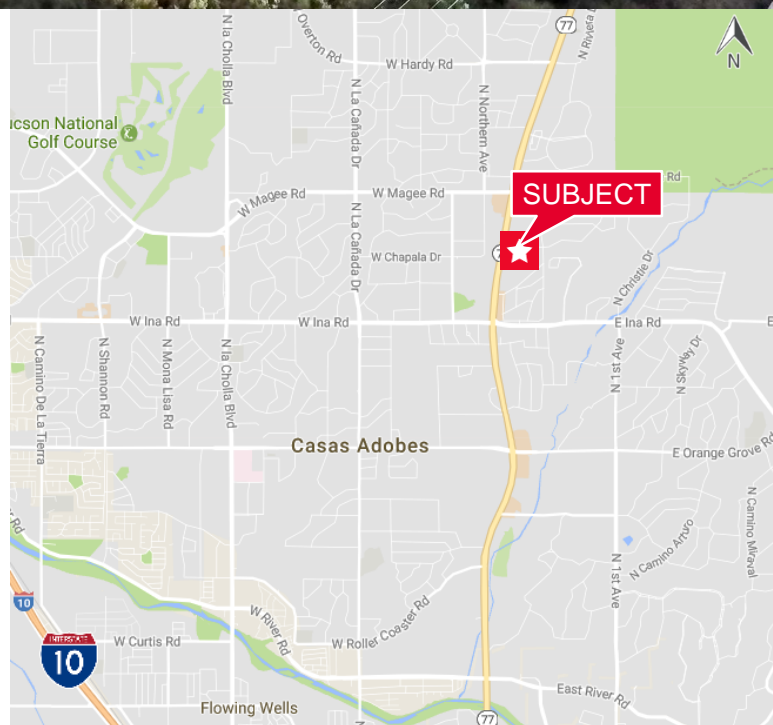

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### Property Details

Available	2,522 to 23,110 SF <b>See details on site plan</b>
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

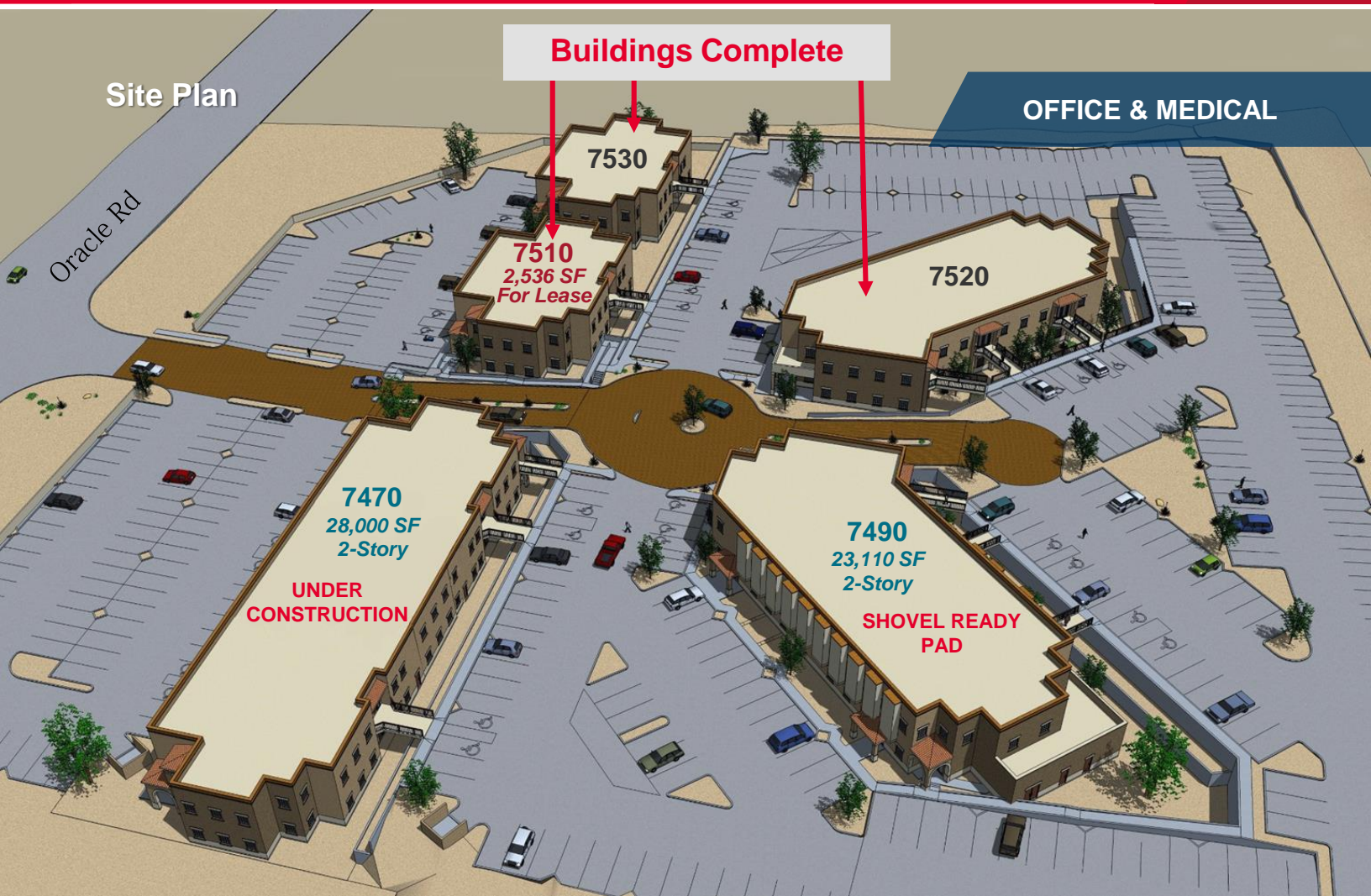


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Existing Buildings	Available
7510 N. Oracle 2nd Floor	2,536 SF For Lease
7470 N. Oracle 2nd Floor (Under Construction)	14,000 SF For Lease

PAD (For Sale or Lease)	Available
7490 N. Oracle 1st Floor 2nd Floor	23,110 SF Total 11,451 SF 11,659 SF

Existing Buildings	Size	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
7470 N. Oracle	14,000 SF	100- Retina Centers



Aerial

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