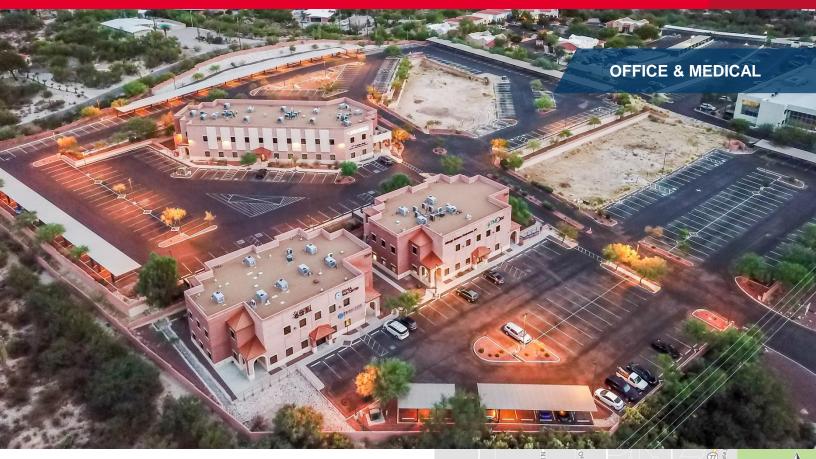


### FOR SALE OR LEASE **Oracle-Ina Professional Plaza** 7510, 7470, 7490 N. Oracle Road

Tucson, AZ 85704



#### **Property Details**

Available	2,522 to 23,110 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

**Richard M. Kleiner, MBA, Principal Commercial Properties** +1 520 546 2745 rkleiner@picor.com

Thomas J. Nieman **Commercial Properties** +1 520 546 2728 tnieman@picor.com

cson National Golf Course SUBJECT W Chanala D **Casas Adobes** W Curtis R 10 Flowing Wells

W Hardy Rd

**PICOR Commercial Real Estate Services** 5151 E. Broadway Blvd, Suite 115 Tucson, Arizona 85711 phone: +1 520 748 7100 picor.com

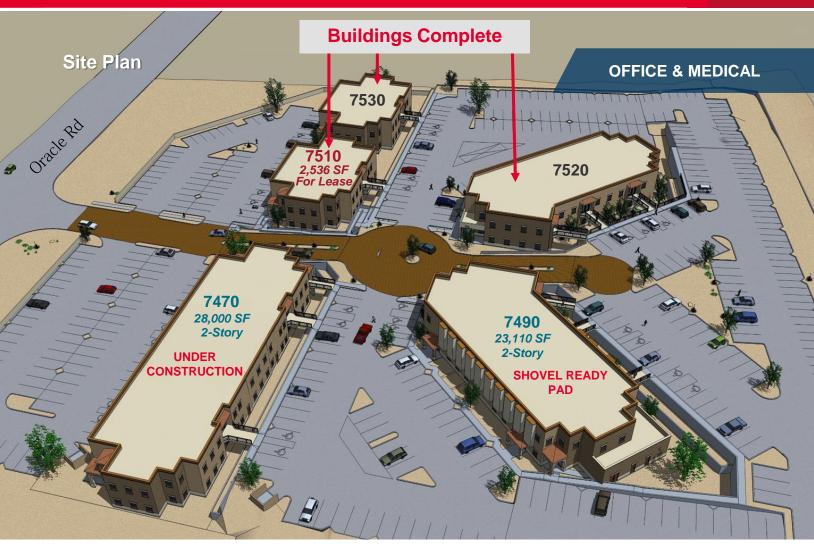
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## 

#### FOR SALE OR LEASE

### **Oracle-Ina Professional Plaza**

7510, 7470, 7490 N. Oracle Road Tucson, AZ 85704



Existing Buildings	Available	Existing	Size	Suite/ Occupied By
7510 N. Oracle 2nd Floor	2,536 SF For Lease	Buildings 7510 N. Oracle		100- TMC One
7470 N. Oracle	14,000 SF For Lease	7510 N. Olacie	12,000 31	202- Allergy Asthma Associates
2nd Floor (Under Construction)		7520 N. Oracle	22,800 SF	100- Catalina Pointe Rheumatology 200- Southwest Orthopedic Surgery Specialist
PAD (For Sale or Lease)	Available	7530 N. Oracle	12,000 SF	100- ProActive Physical Therapy 200- Pima Pain Center 202- Southwest Hand, Elbow & Shoulder
7490 N. Oracle 1st Floor	<b>23,110 SF Total</b> 11,451 SF			
2nd Floor 11,659 SF	7470 N. Oracle	14,000 SF	100- Retina Centers	

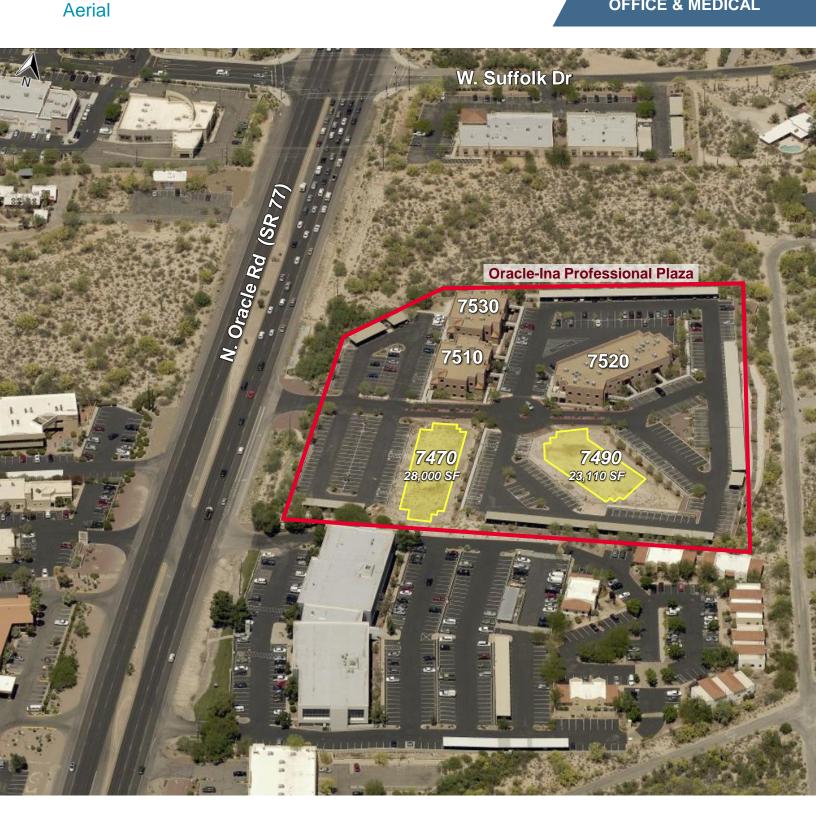
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#### **OFFICE & MEDICAL**



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