

**FOR LEASE:**  
OFFICE / MEDICAL SPACE

**VAST COMMERCIAL**  
REAL ESTATE SOLUTIONS

**NOW LEASING:**

**ROONEY RANCH  
PROFESSIONAL OFFICES**

**\$3,917 - \$9,136/MO**



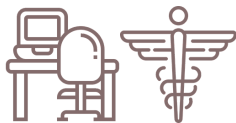
## PROPERTY OVERVIEW

Vast Commercial is pleased to offer premier office and medical space for lease at 10445 North Oracle Road in Oro Valley. Rooney Ranch Professional Offices is a highly visible, multi-tenant office park situated with frontage on Oracle Road and Pusch View Lane. The property is situated directly south of Rooney Ranch Shopping Center, a large retail center with a host of shopping and restaurants. Covered parking is available. Buildings feature tile roofs and lush landscaping.

## PROPERTY HIGHLIGHTS



Premier Class A  
Property



Office or Medical Space



Prime Oro Valley  
Location



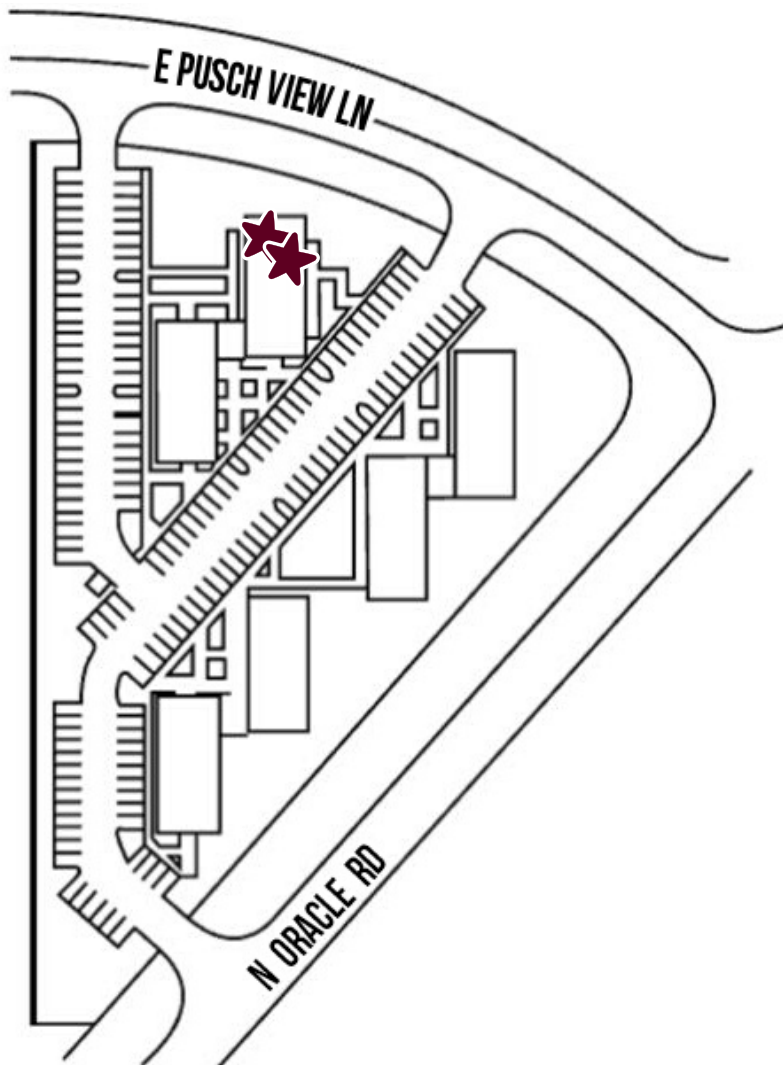
2,000- 4,665 SF

**JON O'SHEA**

**JON@VASTTUCSON.COM**  
[www.vasttucson.com/lease/rooneyranch](http://www.vasttucson.com/lease/rooneyranch)

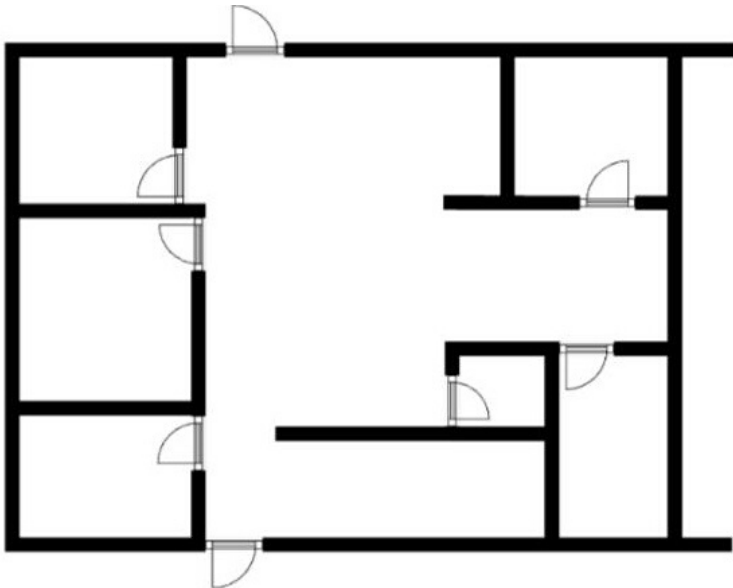
**(520) 624-9400**

## SITE PLAN AND AVAILABILITY



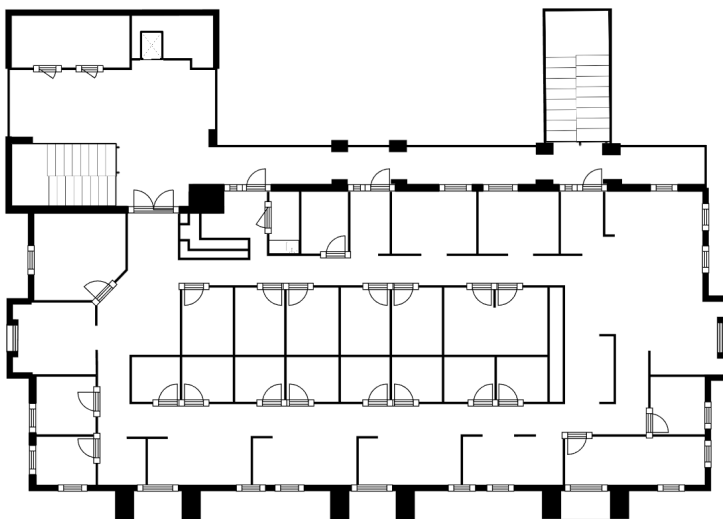
Floor	Suite	Size (SF)	Lease Rate
1	101	2,000	\$3,917/mo (\$23.50/SF)
2	220	4,665	\$9,136/mo (\$23.50/SF)

## SUITE 101



- 2,000 SF
- \$3,917/mo (\$23.50/SF)
- Modified Gross
- Covered parking available

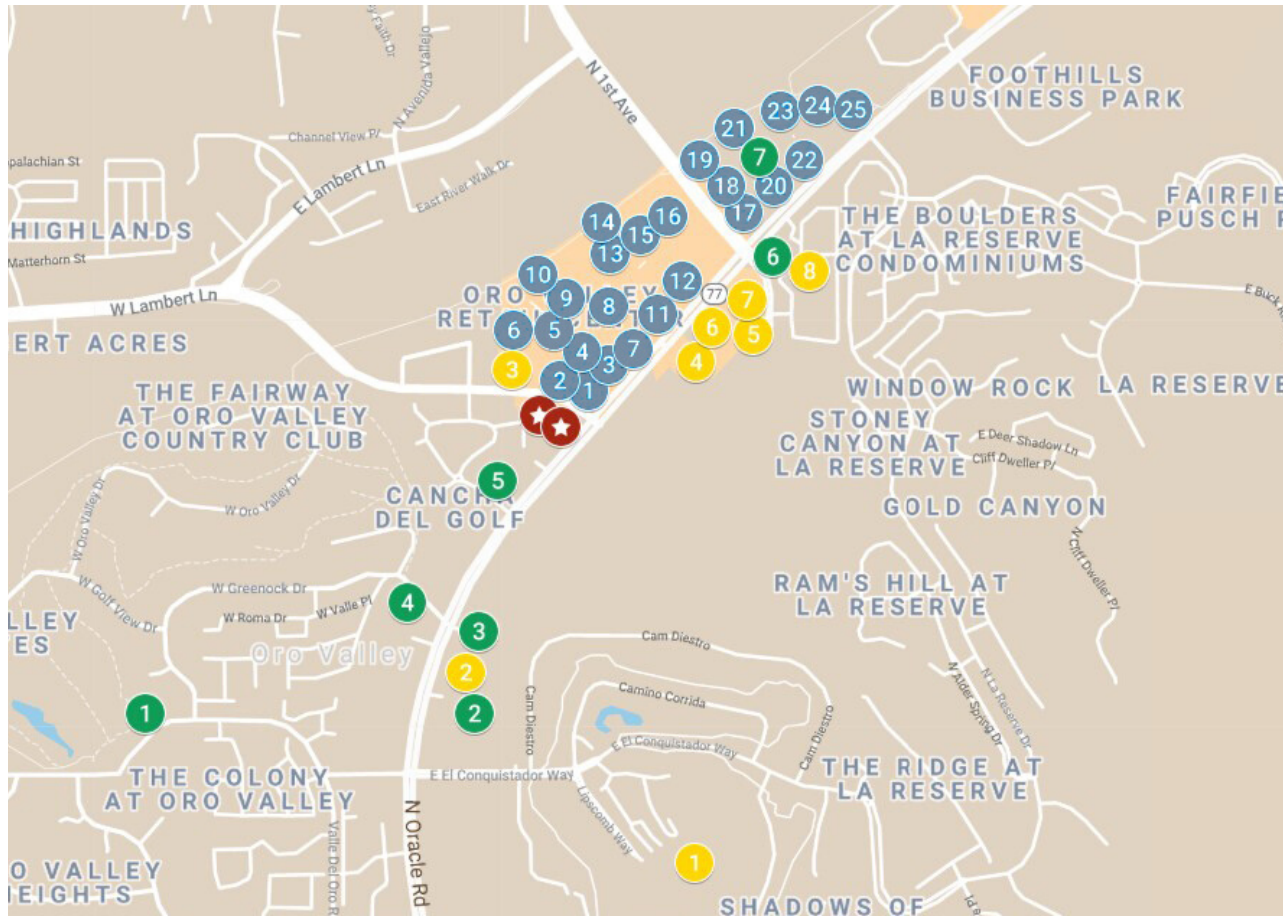
## SUITE 220



- 4,665 SF
- \$9,136/mo (\$23.50/SF)
- Modified Gross
- Covered parking available



## AMENITIES MAP



★ Rooney Ranch Professional Offices

**ROONEY RANCH SHOPPING CENTER**

- |                        |                      |
|------------------------|----------------------|
| 1 Speedway             | 11 Wells Fargo       |
| 2 Rubio's              | 12 Starbucks         |
| 3 BRAKEmax             | 13 OfficeMax         |
| 4 Giant                | 14 Fry's Food & Drug |
| 5 Planet Fitness       | 15 PetSmart          |
| 6 Great Clips          | 16 The UPS Store     |
| 7 First Watch          | 17 Bank of America   |
| 8 CVS Pharmacy         | 18 Sally Beauty      |
| 9 Target               | 19 Papa John's Pizza |
| 10 Ross Dress for Less | 20 McDonald's        |

- 21 Dollar Tree
- 22 Taco Bell
- 23 The Home Depot
- 24 Mattress Firm
- 25 Goodyear Auto Service

**OTHER NATIONAL TENANTS**

- 1 Hilton El Conquistador
- 2 Marriott Fairfield Inn & Suites
- 3 Brake Masters
- 4 MOD Pizza
- 5 Panera Bread
- 6 Jersey Mike's Subs

- 7 CVS Pharmacy
- 8 Amazon Hub Locker

**LOCAL BUSINESSES**

- 1 Oro Valley Country Club
- 2 Heinfeld Meech & Co PC
- 3 El Molinito
- 4 Oracle Family Dental
- 5 Pusch Ridge Preschool & Kindergarten
- 6 OneAZ Credit Union
- 7 Northwest Pet Clinic