

COPPERSTONE PROFESSIONAL CENTER

9005 N. ORACLE ROAD, ORO VALLEY, ARIZONA
N OF NWC ORACLE ROAD AND HARDY ROAD



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CBRE, Inc.

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CBRE

Subject Property: Approximately 3.35 acres of land fully zoned and entitled with an approved set of drawings for a 40,647 sq. ft. two-story office building. Building plans have been completed and approved. Project is ready for immediate construction and permits are ready to be pulled.

Size:

Building 1, first floor:	±9,336 sq. ft.
Building 1, second floor:	±10,830 sq. ft.
Building 2, first floor:	±9,284 sq. ft.
Building 2, second floor:	±11,197 sq. ft.

Prices: Entire property can be purchased with all entitlements and building plans ready for immediate construction for \$1,850,000. Portions of each building may be leased or potentially can be purchased with the completion of condominium-type divisions. Individual units as small as 4,588 feet are available.

Comments: This project offers a developer the opportunity to purchase the entire property and immediately commence construction on either one or both buildings. Potential users can consider either a lease of space or possibly an ownership interest with the condominium separations.

This project is located on Oracle Road north of Ina with tremendous mountain views and excellent visibility and access. Outside of the view corridor extending along Oracle's east side, prime building and monument signage will be available. The site is convenient to all of northwest Tucson including Oro Valley and Marana. Potential users can occupy contiguous space up to 11,197 sq. ft. on the same floor or combine two floors for a total of 20,481 sq. ft. Smaller users can consider smaller configuration of the first or second floor plan. Parking allows for both professional offices and medical users. This is an tremendous opportunity for a developer or user to use and occupy space in a well-located, attractive and convenient location on the northwest side.

Northwest
Medical
Center



CATAL
SHADO

Tangerine Rd

MONTERRA
HILLS

ORO VALLEY

Naranja Rd.

**CANADA
HILLS**

EL
CONQUISTADOR
COURSE

MELCOR

Lambert Rd.

CANADA
COURSE

CONQUISTADOR
COURSE

ORO
VALLEY
C.C.

HILTON EL
CONQUISTADOR
PUSCH RIDGE
COURSE

Shannon Rd.

La Cholla Blvd.

La Canada Dr.

Site

77

Overton Rd

Hardy Rd.

OMNI
TUCSON
NATIONAL
GOLF
RESORT

Oracle Rd.

Magee Rd

PIMA
C.C.
NW
CAMPUS

FOOTHILLS
MALL

ORO VALLEY
COUNTY

Ina Rd

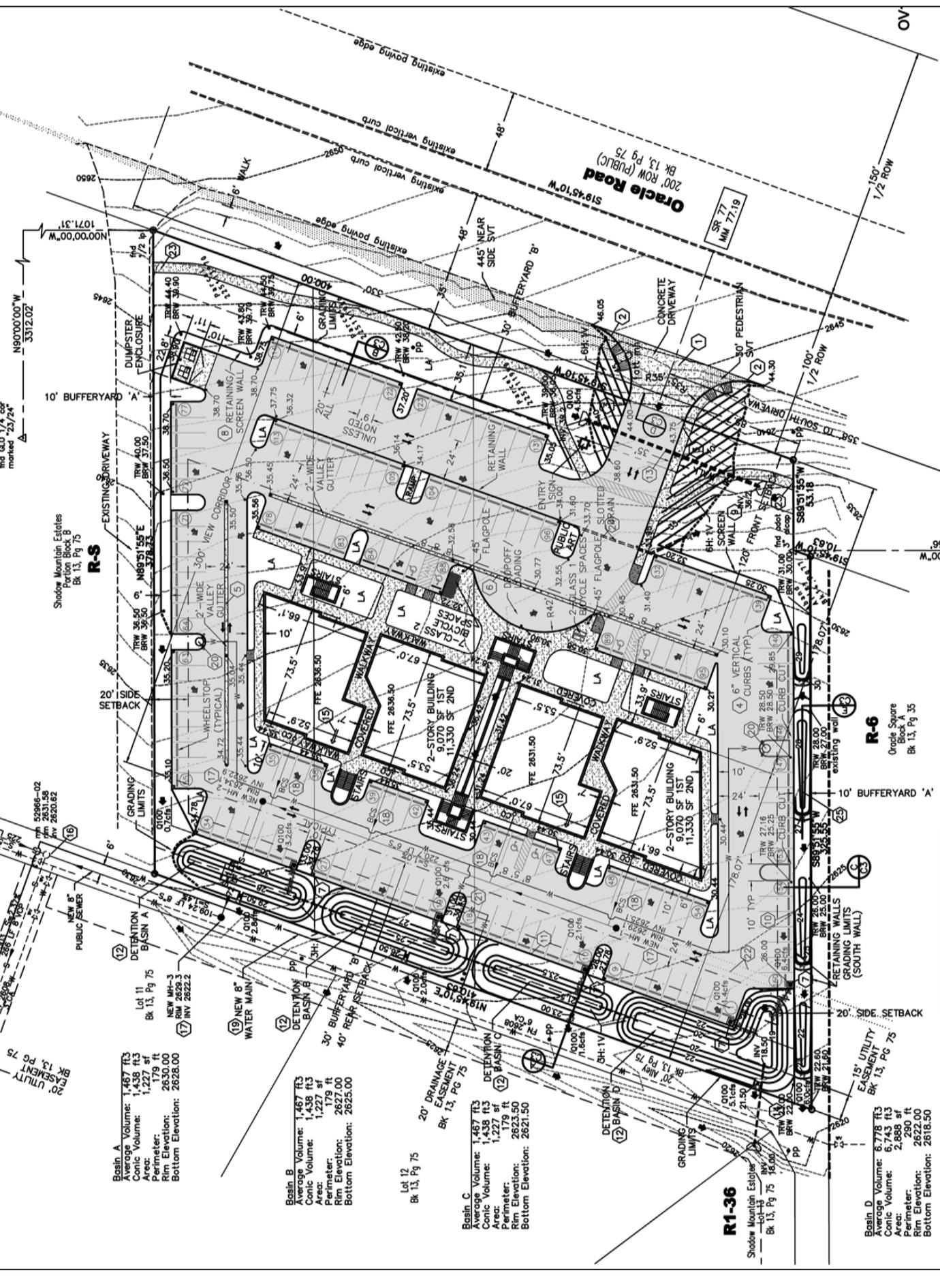
Development Plan

R1-36 Shadow Mountain Estates
 Lot 10
 Bk 13, Pg 75

R-S Shadow Mountain Estates
 Portion Block B
 Bk 13, Pg 75

R-6 Oracle Square
 Block A
 Bk 13, Pg 35

1/4" = 60.00' (marked 25/24")



Basin A
 Average Volume: 1,467 ft³
 Conic Volume: 1,438 ft³
 Area: 1,227 sf
 Perimeter: 179 ft
 Rim Elevation: 2630.00
 Bottom Elevation: 2628.00

Basin B
 Average Volume: 1,467 ft³
 Conic Volume: 1,438 ft³
 Area: 1,227 sf
 Perimeter: 179 ft
 Rim Elevation: 2627.00
 Bottom Elevation: 2625.00

Basin C
 Average Volume: 1,467 ft³
 Conic Volume: 1,438 ft³
 Area: 1,227 sf
 Perimeter: 179 ft
 Rim Elevation: 2623.50
 Bottom Elevation: 2621.50

Basin D
 Average Volume: 6,778 ft³
 Conic Volume: 2,888 ft³
 Area: 2,980 ft²
 Perimeter: 2,980 ft
 Rim Elevation: 2622.00
 Bottom Elevation: 2618.50

NOTE: THERE ARE NO AREAS ON SITE WITHIN 100-YEAR FLOODPLAINS

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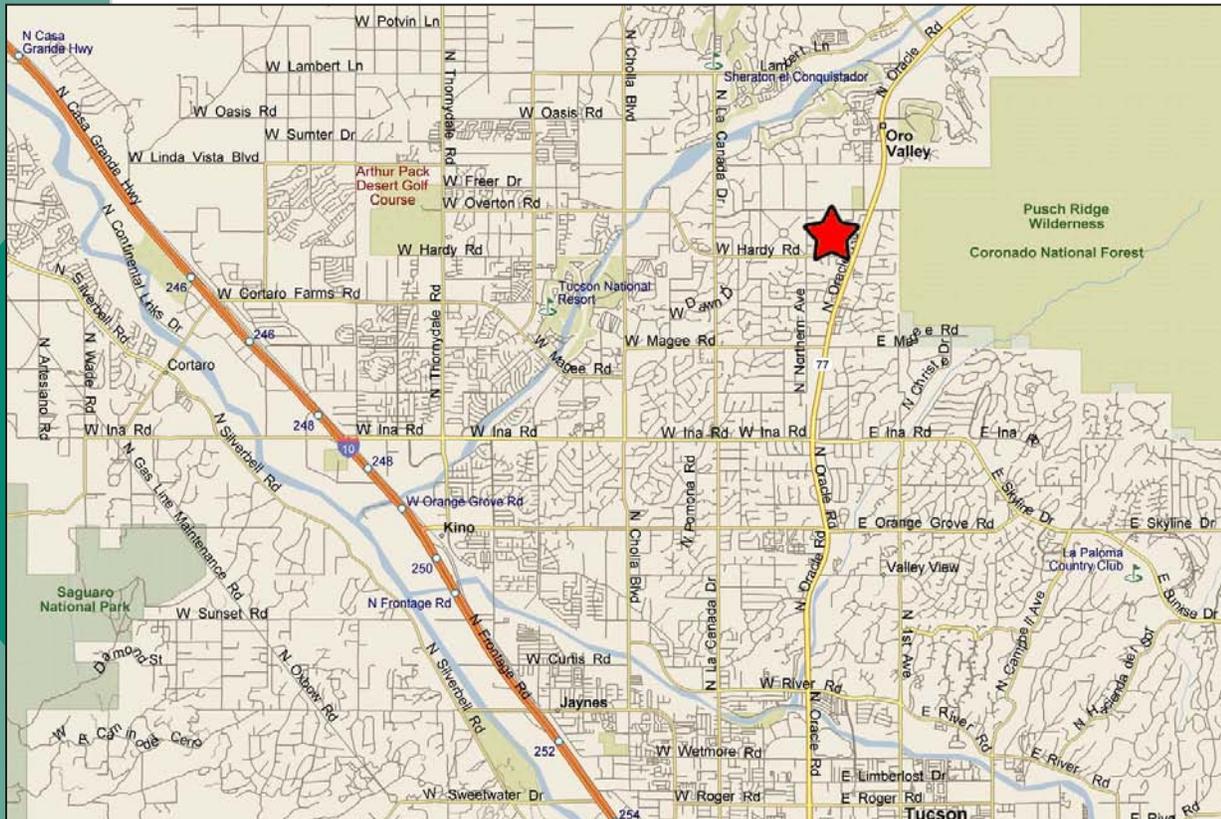
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