



Property Location: 10371 N. Oracle Road
(Pusch Ridge Centre)

Lease Rate: \$25.00/SF Modified Gross
(Tenant pays utilities and janitorial)

Available Space: 1,404 RSF

Property Highlights:

- Build out allowance
- Covered and open parking available
- C-1 Zoning (Oro Valley)
- Building signage available

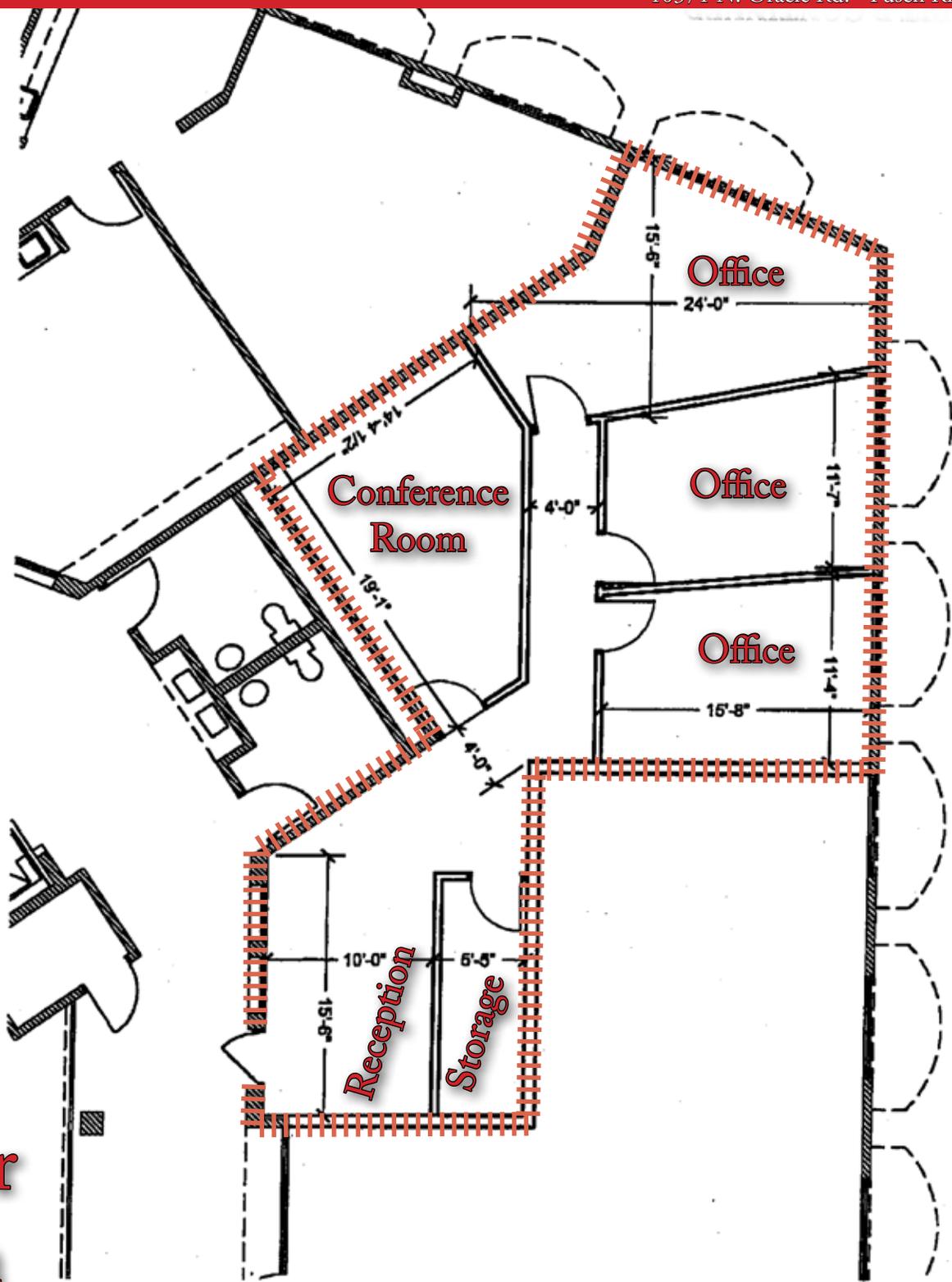


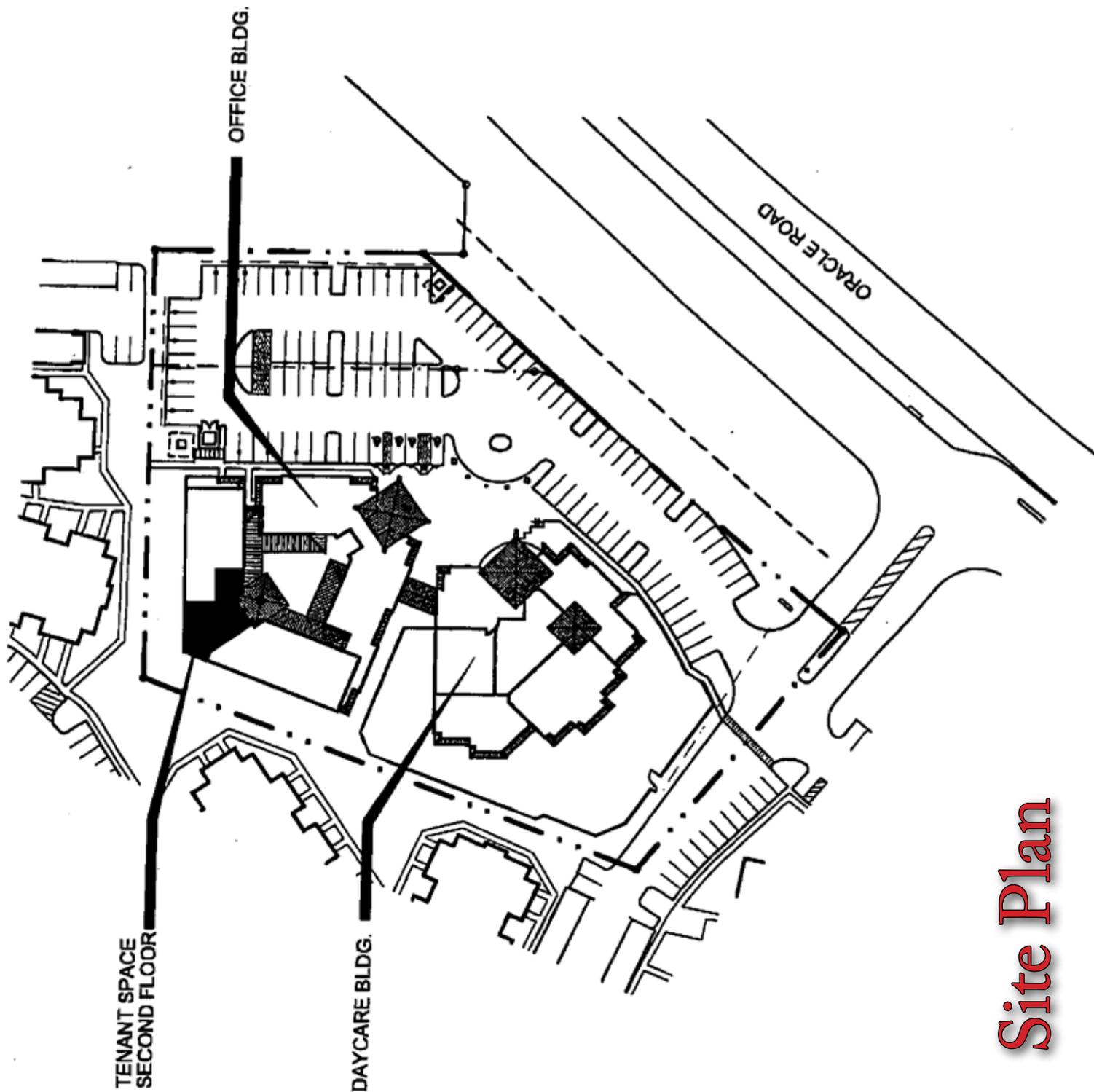
Additional Comments: Located just north of El Conquistador Resort, this Class "A" two-Story garden office complex is centered around restaurants, shopping centers and golf courses. The Oracle Road frontage provides visibility for the high volume traffic, as well as access to Oro Valley, Tucson and all surrounding area. Breathe-taking mountain views of Pusch Ridge.



Exclusively Represented by:
Tari Auletta, CCIM
 Principal
520.235.2727 (Mobile)
 520.297.9900 (Office)
 200 W. Magee Rd Suite. 160
 Tucson, AZ 85704
 TAuletta@SynergyCommercial.net

Floor Plan





Site Plan



Exclusively Represented by:
Tari Auletta, CCIM
Principal
520.235.2727 (Mobile)
520.297.9900 (Office)
200 W. Magee Rd Suite. 160
Tucson, AZ 85704
TAuletta@SynergyCommercial.net