

490 W. MAGEE ROAD :: ORO VALLEY, AZ 85704

# FOR LEASE HIGH VISIBILITY OFFICE BUILDING

## Available Space:

First Floor	±3,187 RSF
Second Floor	±3,718 RSF
Total	±6,905 RSF

## Lease Rate:

\$16/rsf/year, modified gross (tenant pays utilities and janitorial).

## FEATURES

- Self contained, functional office building.
- Zoned C-2 Commercial District, Town of Oro Valley.
- Close to Oracle Road and retail amenities.



## FOR MORE INFORMATION CONTACT:

### Ian Stuart

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### Bruce Suppes

Vice President

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**CBRE**

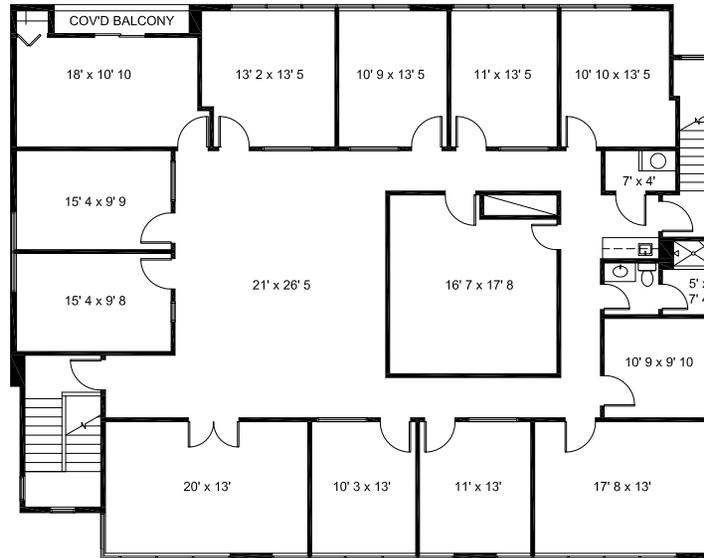
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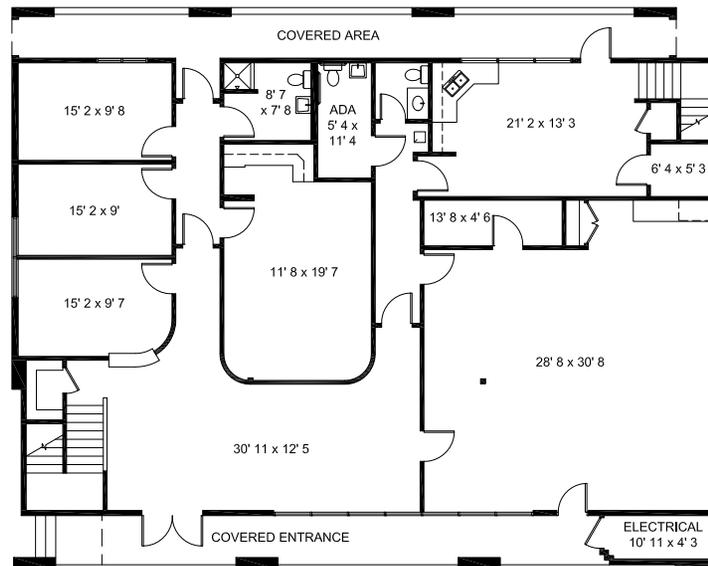


## FLOOR PLAN

Second Floor



First Floor



NOT TO SCALE

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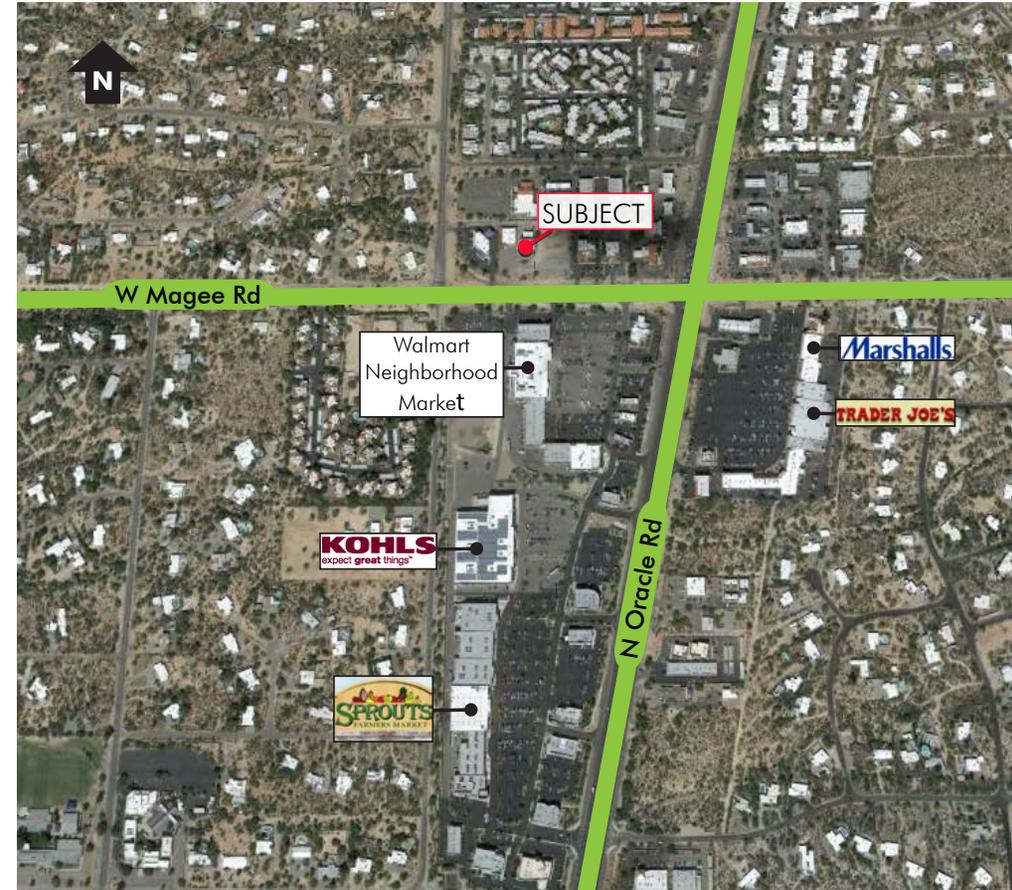
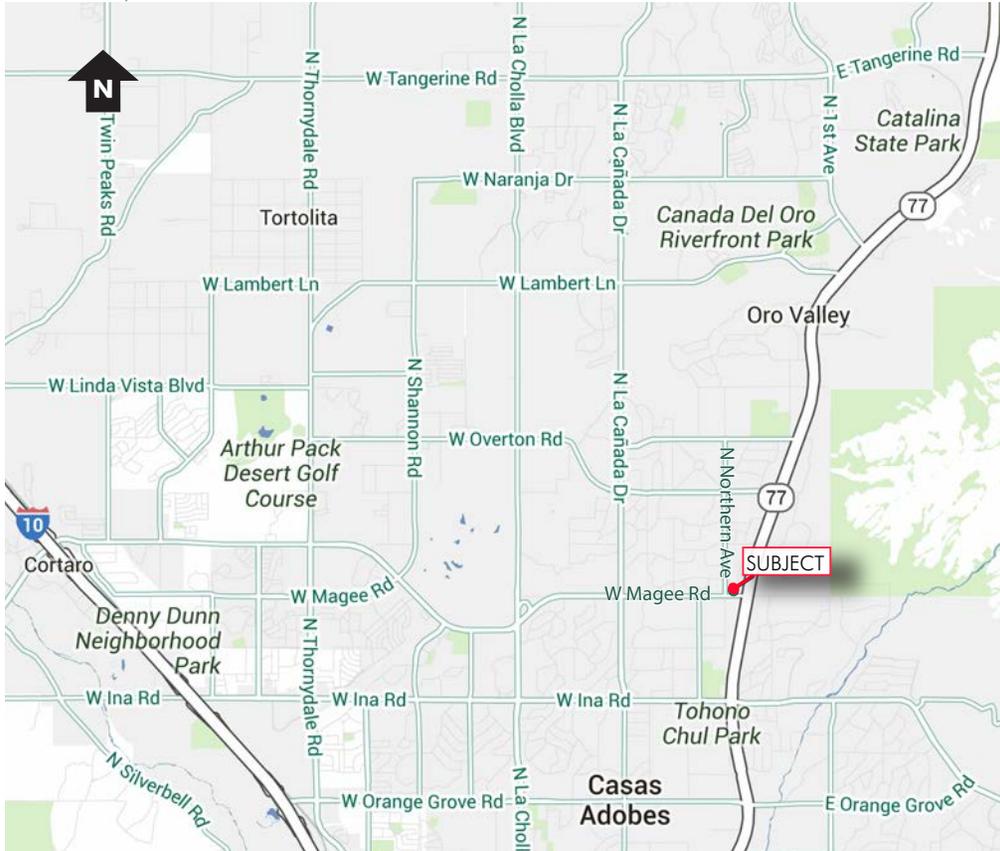
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