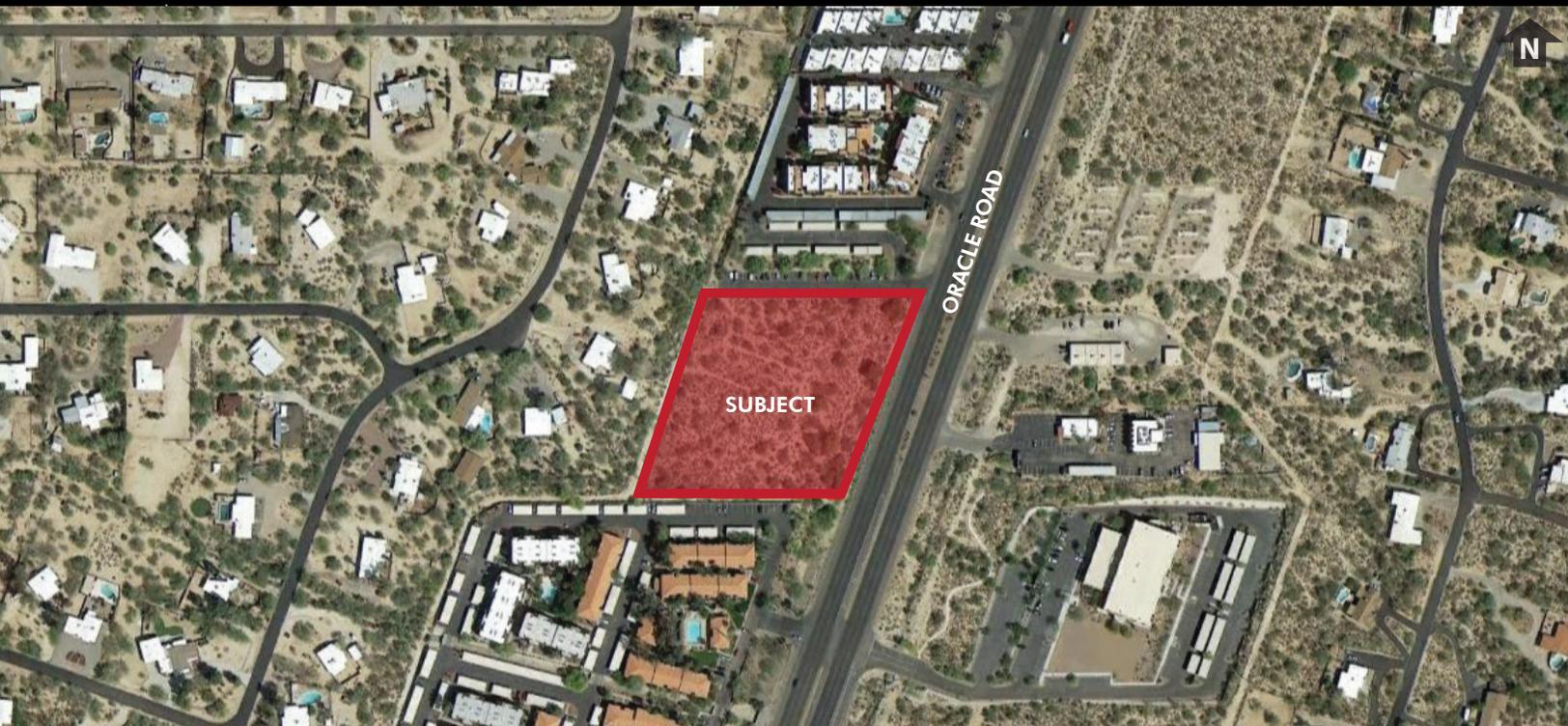


# FOR SALE

## READY FOR IMMEDIATE DEVELOPMENT OFFICE SITE IN ORO VALLEY

9005 N. ORACLE ROAD :: ORO VALLEY, ARIZONA



### SUBJECT PROPERTY

±3.35 acres of land fully zoned and entitled with a previously-approved set of drawings (prior to recent UBC revisions) and permits for a ±41,000 SF two-story office building. Building plans were previously completed and approved but will require recently adopted UBC updates.

### SIZE

±3.35 Acres or ±145,926 SF.

### PRICE

\$1,250,000 (±\$8.56/SF)

### COMMENTS

This project offers a user or developer the opportunity to purchase the entire property and quickly commence construction, or potential users or tenants can have the project developed and delivered ready for occupancy. This project is located on the west side of Oracle Road between Tangerine and Hardy 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. Parking allows for both professional offices and medical users. This is an tremendous opportunity to use and occupy space in a well-located, attractive and convenient location on the northwest side.

#### Pete Villaescusa

First Vice President  
+1 520 323 5112  
peter.villaescusa@cbre.com

#### Jesse Peron

Senior Associate  
+1 520 323 5130  
jesse.peron@cbre.com

#### David Volk

Vice President  
+1 520 323 5102  
david.volk@cbre.com







**FOR SALE**  
**READY FOR IMMEDIATE DEVELOPMENT**  
**OFFICE SITE IN ORO VALLEY**  
9005 N. ORACLE ROAD :: ORO VALLEY, ARIZONA



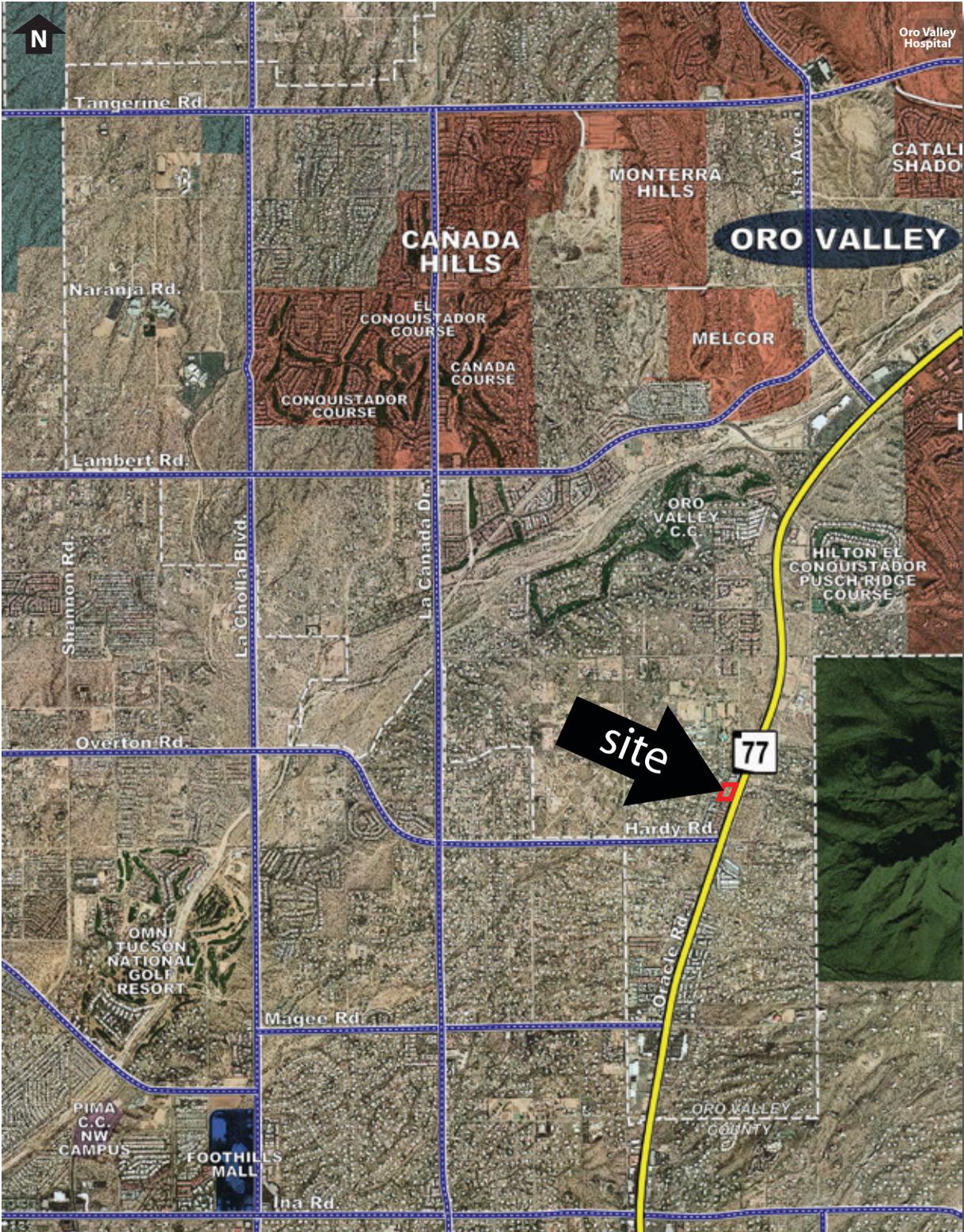
**Pete Villaescusa**  
First Vice President  
+1 520 323 5112  
peter.villaescusa@cbre.com

**Jesse Peron**  
Senior Associate  
+1 520 323 5130  
jesse.peron@cbre.com

**David Volk**  
Vice President  
+1 520 323 5102  
david.volk@cbre.com



**FOR SALE**  
**READY FOR IMMEDIATE DEVELOPMENT**  
**OFFICE SITE IN ORO VALLEY**  
9005 N. ORACLE ROAD :: ORO VALLEY, ARIZONA



© 2015 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

