

# **PALISADES OF ORO VALLEY** **PREMIER OFFICE SPACE FOR LEASE**

8950 N. ORACLE ROAD :: ORO VALLEY, ARIZONA



## **LOCATION**

8950 N. Oracle Road, just north of Hardy Road.

## **AVAILABLE SPACE**

±41,134 SF, two stories. Divisible to ±5,000 SF.

## **LEASE RATE**

\$18/SF, NNN.

## **DESCRIPTION**

Distinctive, Class A two-story building constructed in 2007. High-end corporate image with excellent exposure on Oracle Road. Beautiful interior/exterior finishes; move-in ready. Prominent building and monument signage. Impressive setting with a mountain backdrop.

## **BUILD-TO-SUIT OR FUTURE EXPANSION**

8930 N. Oracle	Finished pad for up to ±20,000 SF building.
8900 N. Oracle	Vacant land for build-to-suit or future expansion.
Combined Total	±81,134 SF (±41,134 SF existing and ±40,000 SF build-to-suit or future expansion).

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**CBRE**

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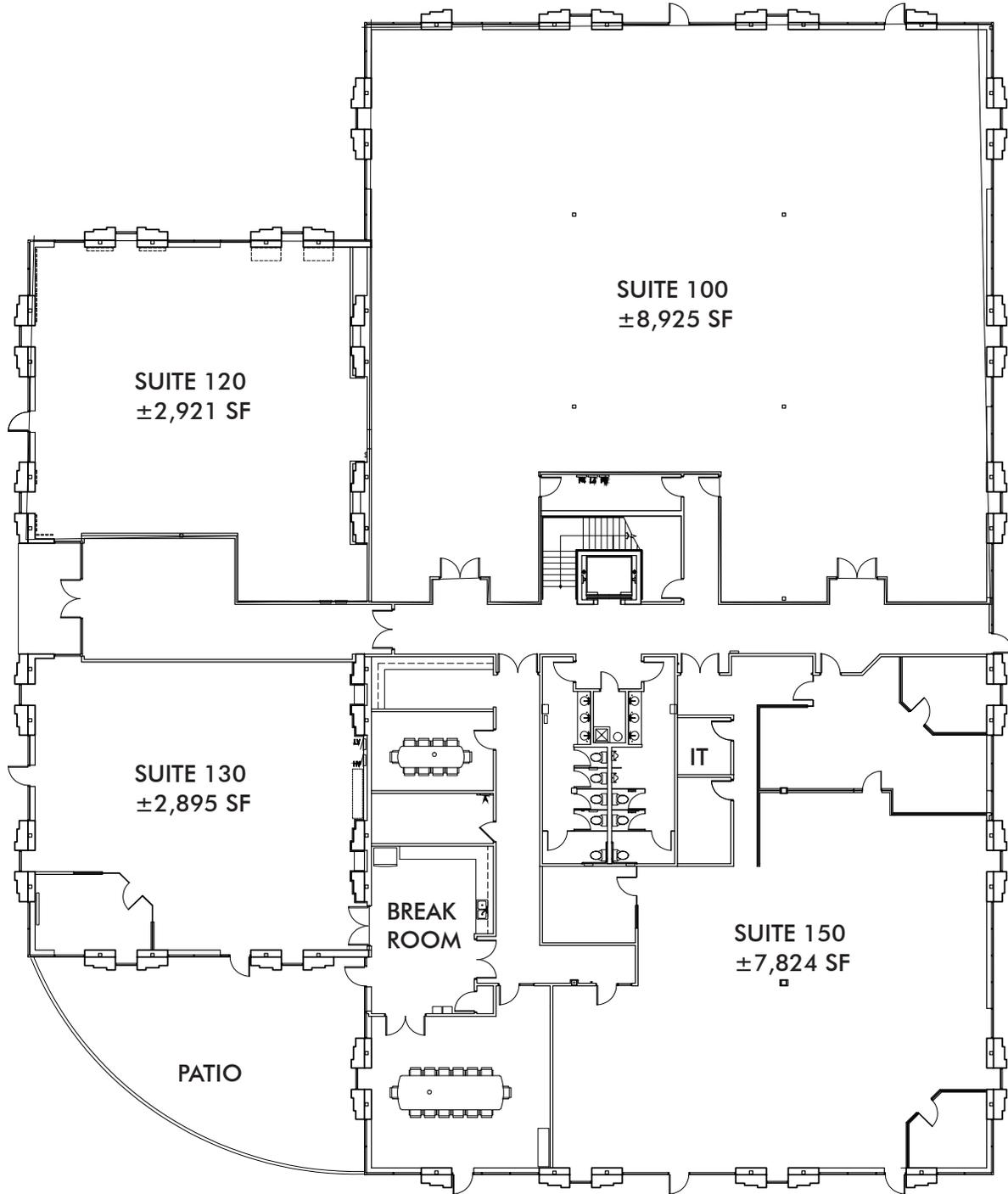


- 1 8950 N. Oracle Road - ±41,134 SF
- 2 8930 N. Oracle Road - Finished Pad
- 3 8900 N. Oracle Road - Vacant Land

LOCATED WITH CONVENIENT ACCESS TO TUCSON AND ORO VALLEY'S MOST DESIRABLE RESIDENTIAL AREAS.

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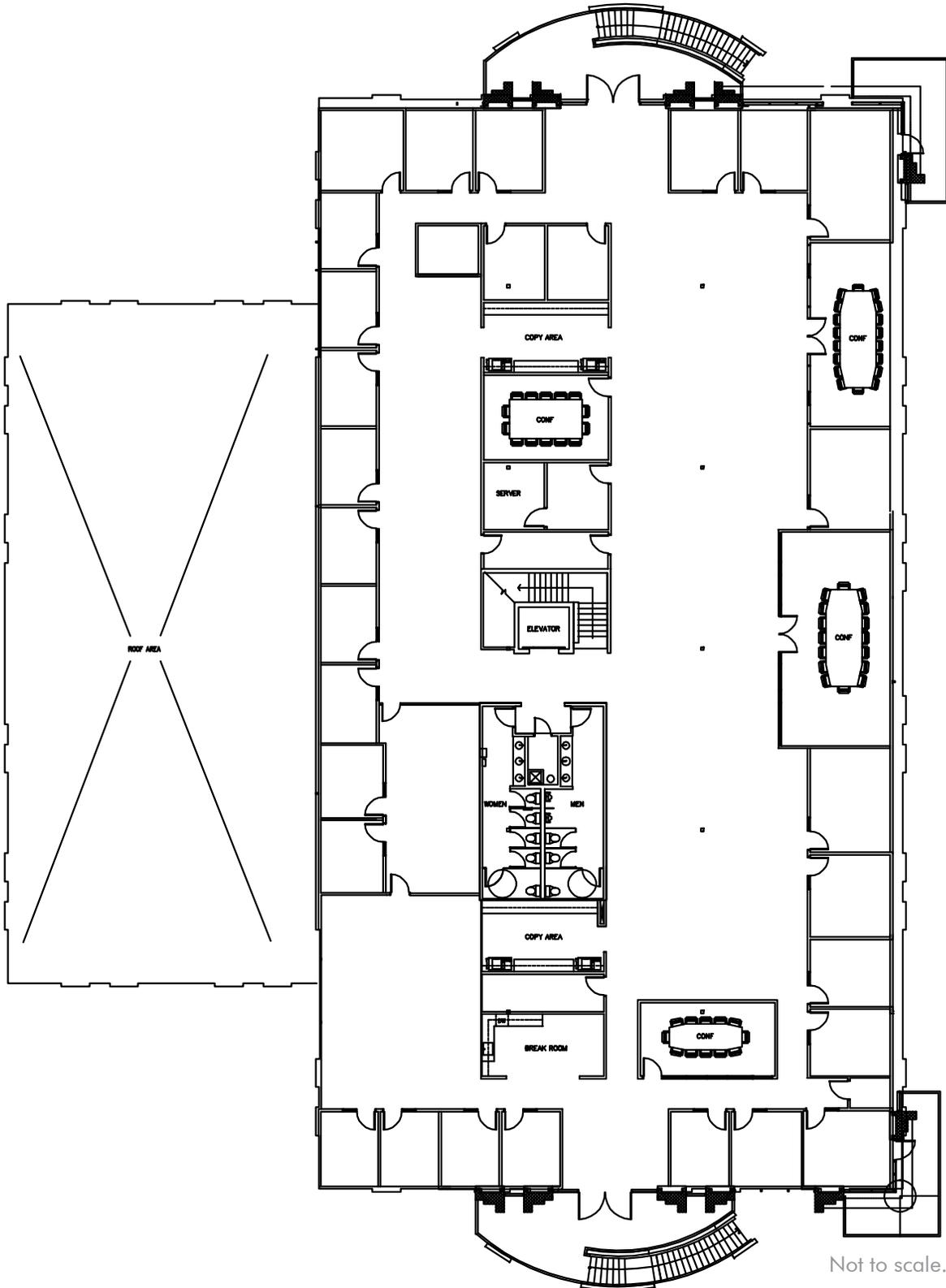


**FIRST FLOOR**  
±22,365 SF

Not to scale.   
All measurements approximate.

# PALISADES OF ORO VALLEY PREMIER OFFICE SPACE FOR LEASE

8950 N. ORACLE ROAD :: ORO VALLEY, ARIZONA



**SECOND FLOOR**

±18,769 SF

**CBRE**

# PALISADES OF ORO VALLEY PREMIER OFFICE SPACE FOR LEASE

8950 N. ORACLE ROAD :: ORO VALLEY, ARIZONA

## LOCATION

This property is highly visible to traffic along Oracle Road, the primary commercial corridor through the Town of Oro Valley. There are many restaurant and retail amenities nearby.

## BUILDING

The ±41,134 SF building is constructed of Class A materials in an architecturally attractive design, situated in a beautiful setting with the majestic Pusch Ridge of Catalina Mountains as a spectacular background. It has a steel structure with extensive glass lines. All of the exterior and interior finishes are of high quality. The building is designed to accommodate both a single tenant, as well as multiple users. It is situated on Oracle Road with direct and convenient in and out access.



## ELECTRICAL SERVICE

Electrical service is provided via a pad-mounted transformer with one main service into the building electrical room (single meter) and providing a total of 1,200 amps of 277/480 volt, three-phase, four-wire service.

## LAB SPACE/CLEAN ROOM

±8,900 SF on the ground floor is currently built out for Lab/Clean room with additional HVAC capacity.

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## ZONING

C-1, Town of Oro Valley

## PARKING

199 Total stalls with 52 covered.

4.83 spaces per 1,000 SF (which can be increased).

## YEAR BUILT

2008. The building is in excellent condition.

## BUILDING AREA

First Floor ±22,365 SF

Second Floor ±18,769 SF

Total ±41,134 SF

## FEATURES

- Building and monument signage available for larger tenants.
- Various shaded outdoor patios, balconies and break areas with incredible views.

