

N

OFFICE BUILDING FOR SALE OR LEASE

ORACLE GATEWAY | 3870 N ORACLE ROAD • TUCSON, AZ



ORACLE RD

5420 E Broadway Blvd., Ste. 200 Tucson, AZ 85711

520-290-3200



COMMERCIAL RETAIL ADVISORS, LLC

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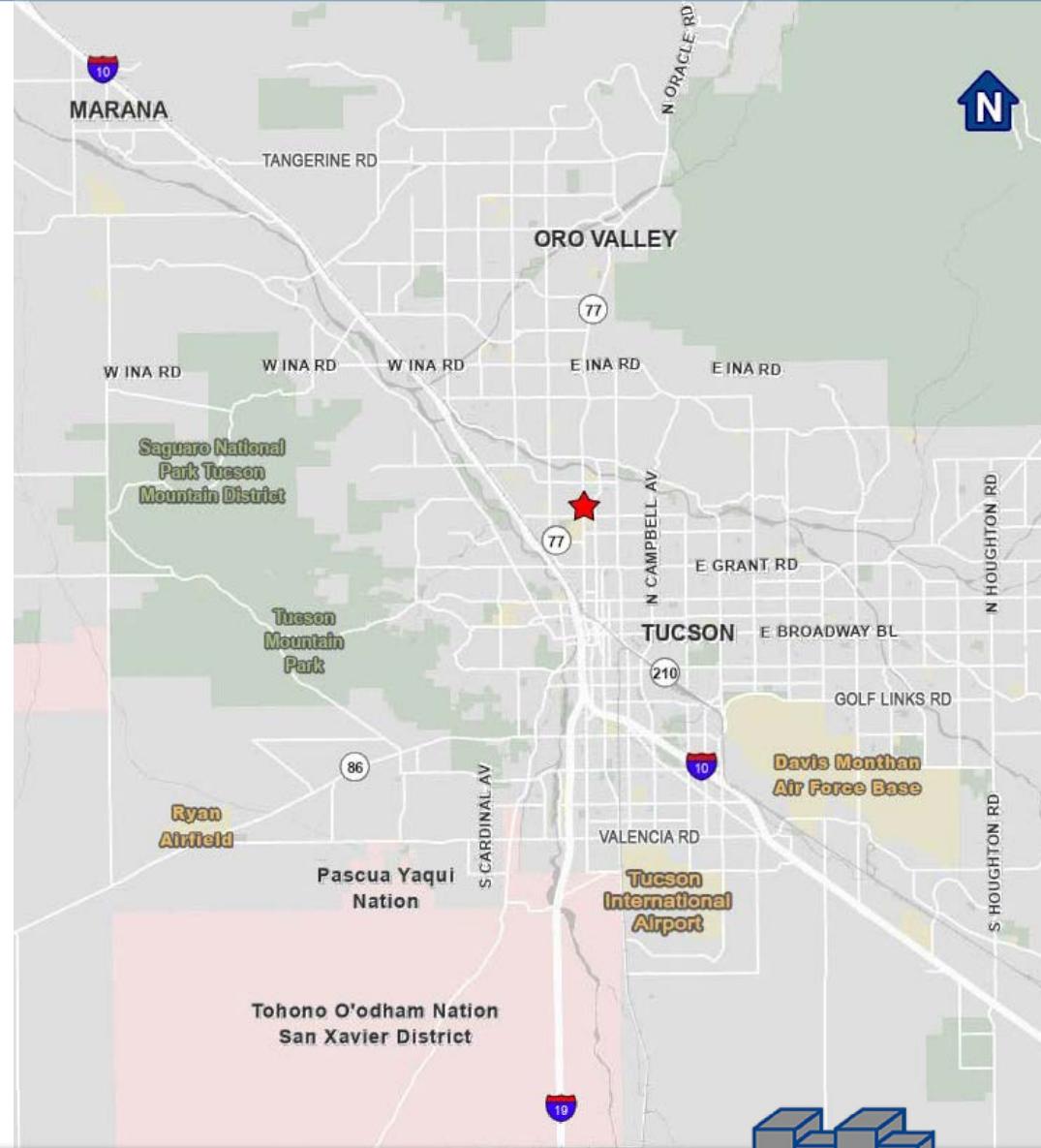
PROPERTY INFORMATION

LOCATION:	3780 N. Oracle Road NEC of Oracle & Pastime Roads Tucson, AZ
BUILDING SIZE*	<u>±11,972 SF</u> - 1st Floor <u>±10,929 SF</u> - 2nd Floor <u>±22,901 SF</u>
NNN EXPENSES:	\$4.53/SF/YR (estimated)
LEASE RATE/SALE PRICE:	Please call broker for price.
PARCEL SIZE:	±1.54 AC (±67,199 SF)
PARCEL NUMBER:	106-02-5220
ZONING:	C-2

*Each floor or entire building is available for lease; floors cannot be demised.

HIGHLIGHTS

- Located on a major commercial corridor.
- Located less than 2 miles from the Tucson Mall.
- Close proximity to I-10, Downtown, and the Foothills.
- Ample Parking with ±160 spaces, and great access.
- Great Lease Rates on Oracle Rd.
- Excellent visibility with building signage and monument signage.
- Project Remodeled in 2008.
- Open floor plan surrounded by offices.
- Mountain Views.
- Elevator service.



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TRADE AERIAL



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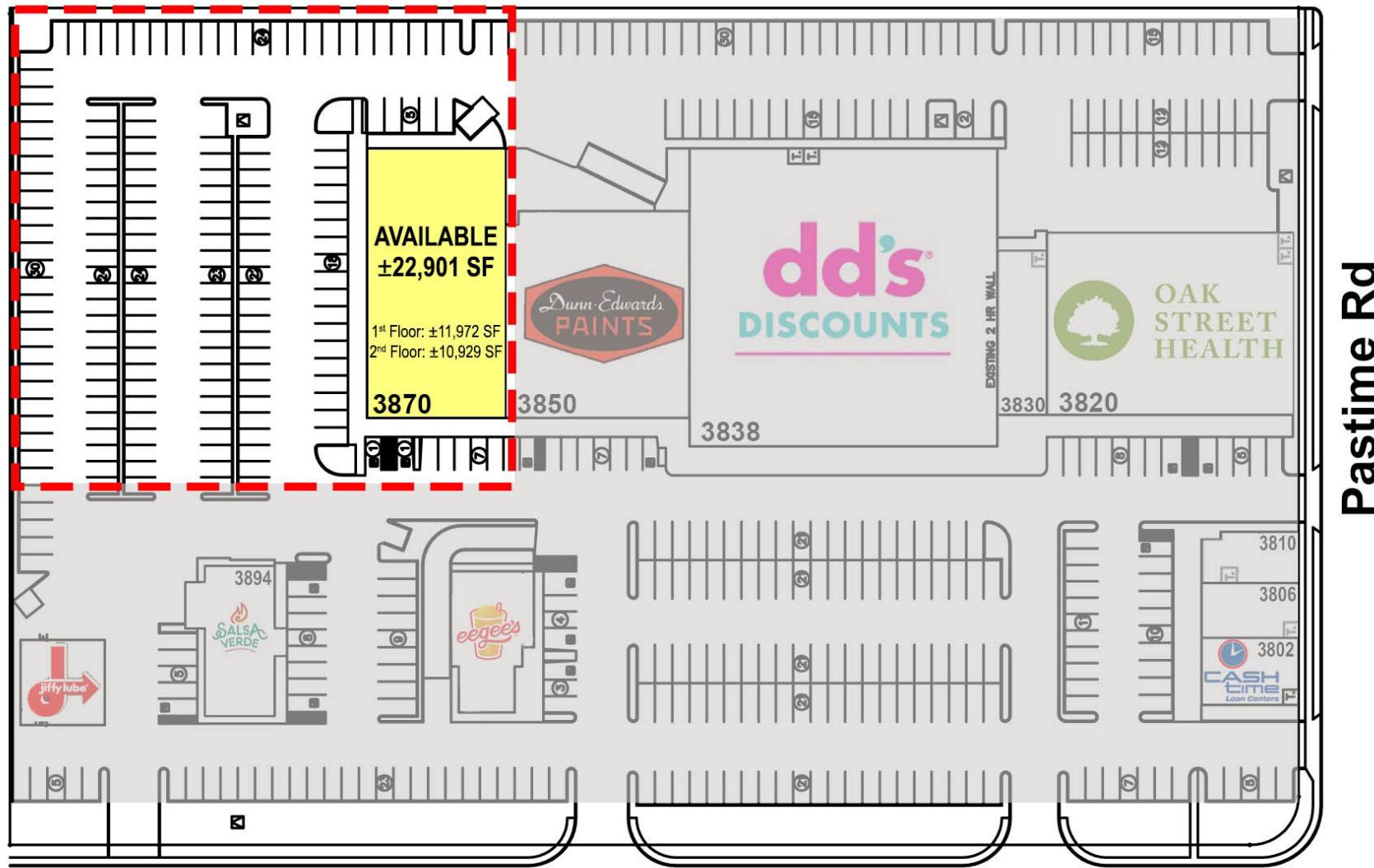
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SITE PLAN



Oracle Rd



Not a Part

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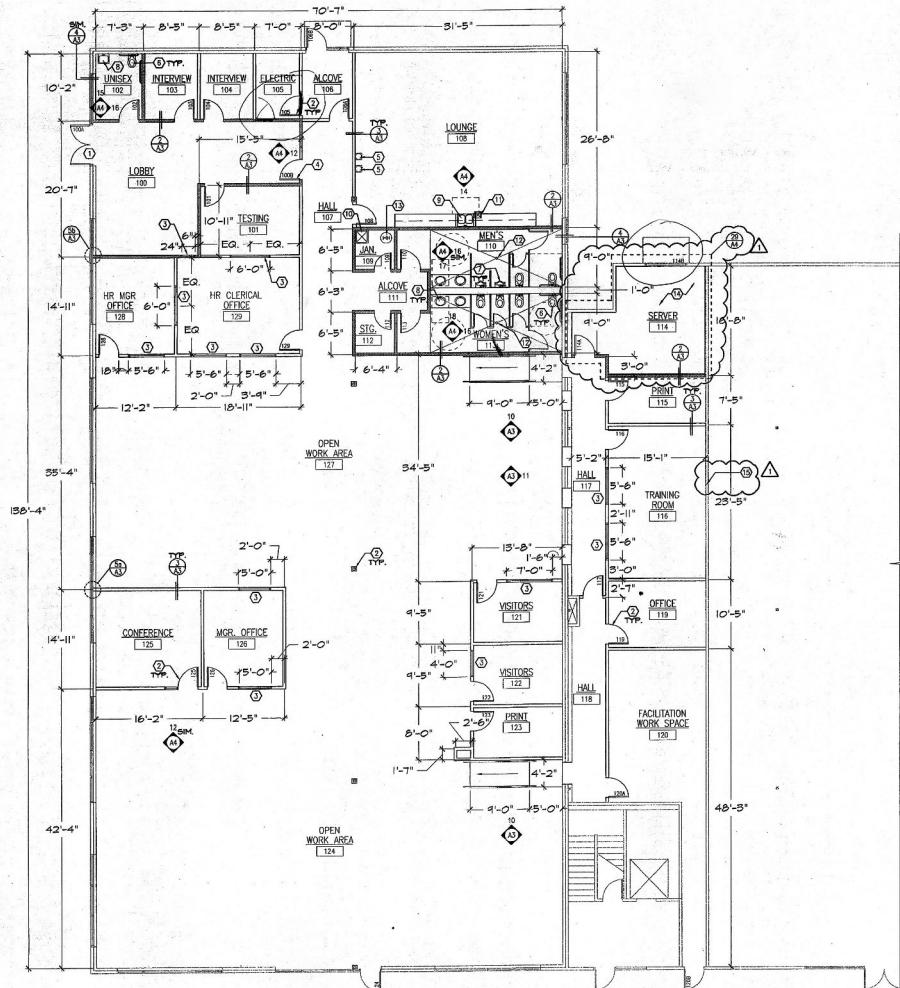
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FLOOR PLANS

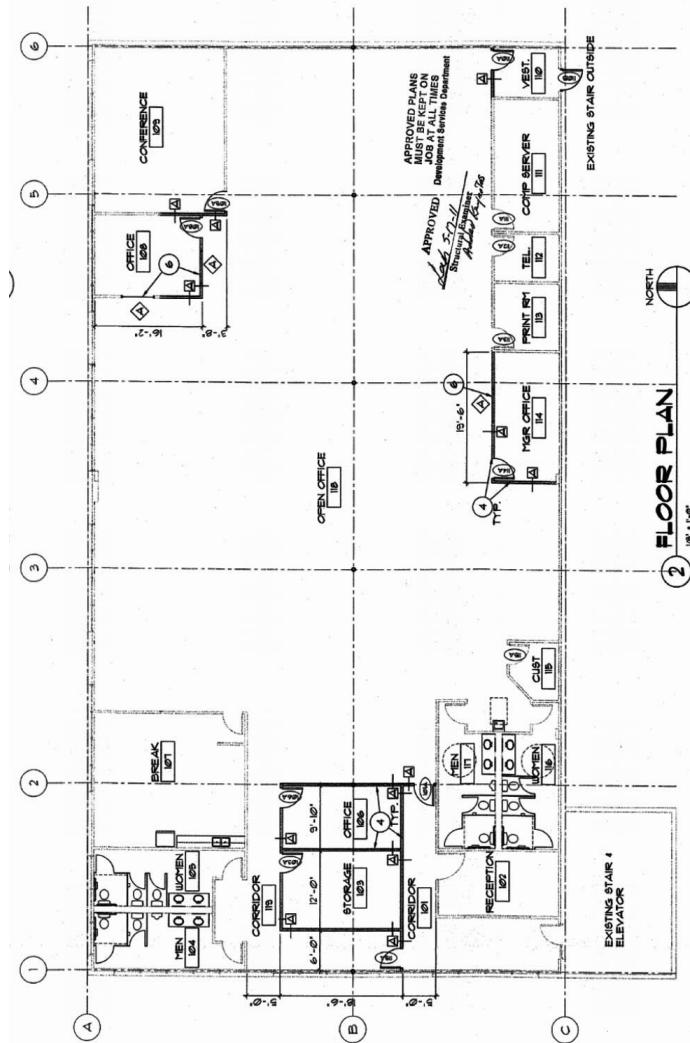
SUITE 100 - ±11,972 SF



ARCHITECTURAL FLOOR PLAN

SCALE: 1/8"=1'-0"

SUITE 200 - 10,929 SF



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R. Craig Finfrock, CCIM, CRX, CLS

Managing Member, Designated Broker

Commercial Retail Advisors, LLC

Licensed Real Estate Broker in Arizona



CCIM Institute Board of Directors, Member

CCIM Foundation Board of Directors, Member

CCIM Technologies, Inc. Board of Directors, Member

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