



# OFFICE BUILDING FOR SALE OR LEASE

ORACLE GATEWAY | 3870 N ORACLE ROAD • TUCSON, AZ



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

520-290-3200

  
COMMERCIAL RETAIL ADVISORS, LLC



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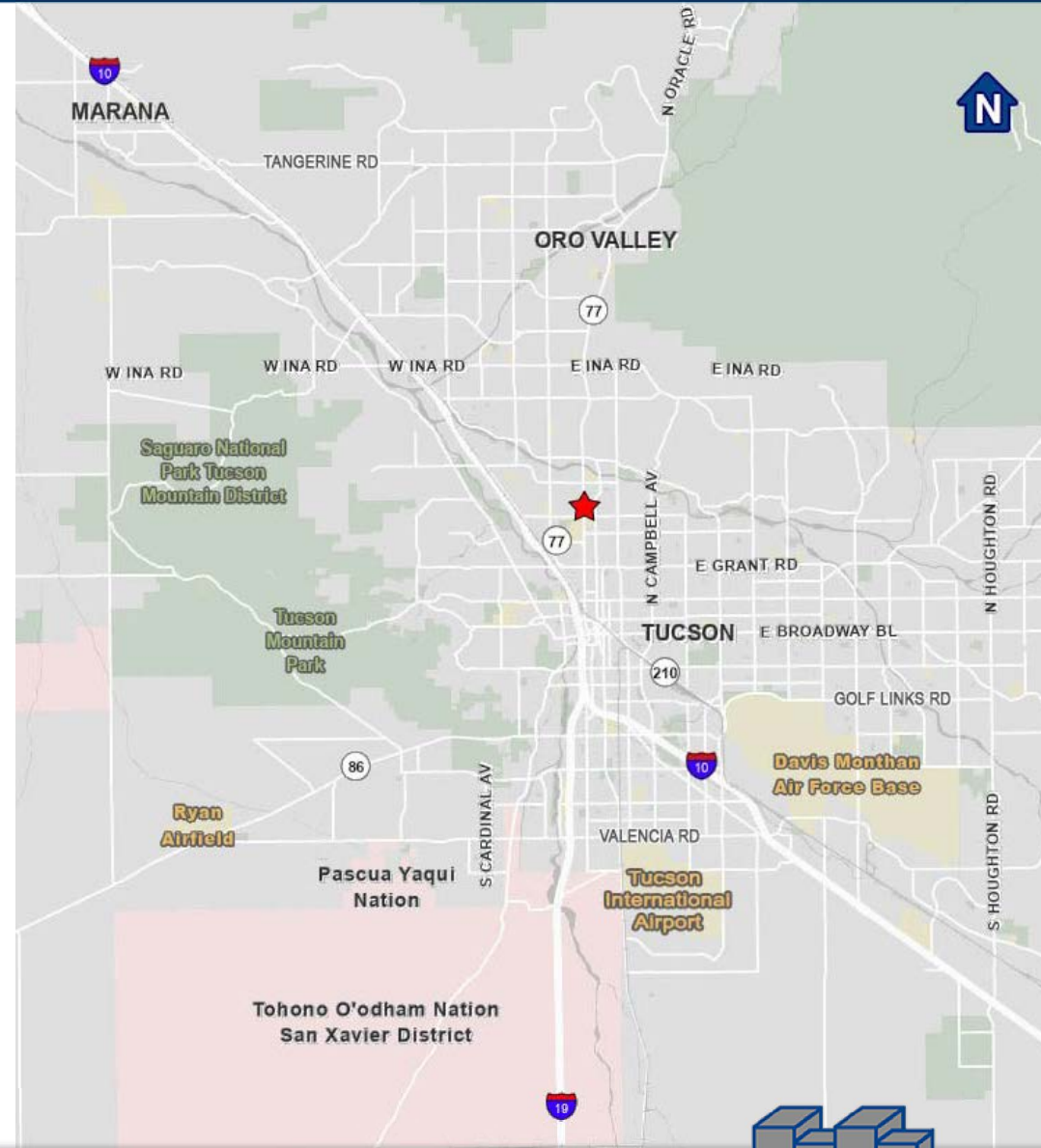
### PROPERTY INFORMATION

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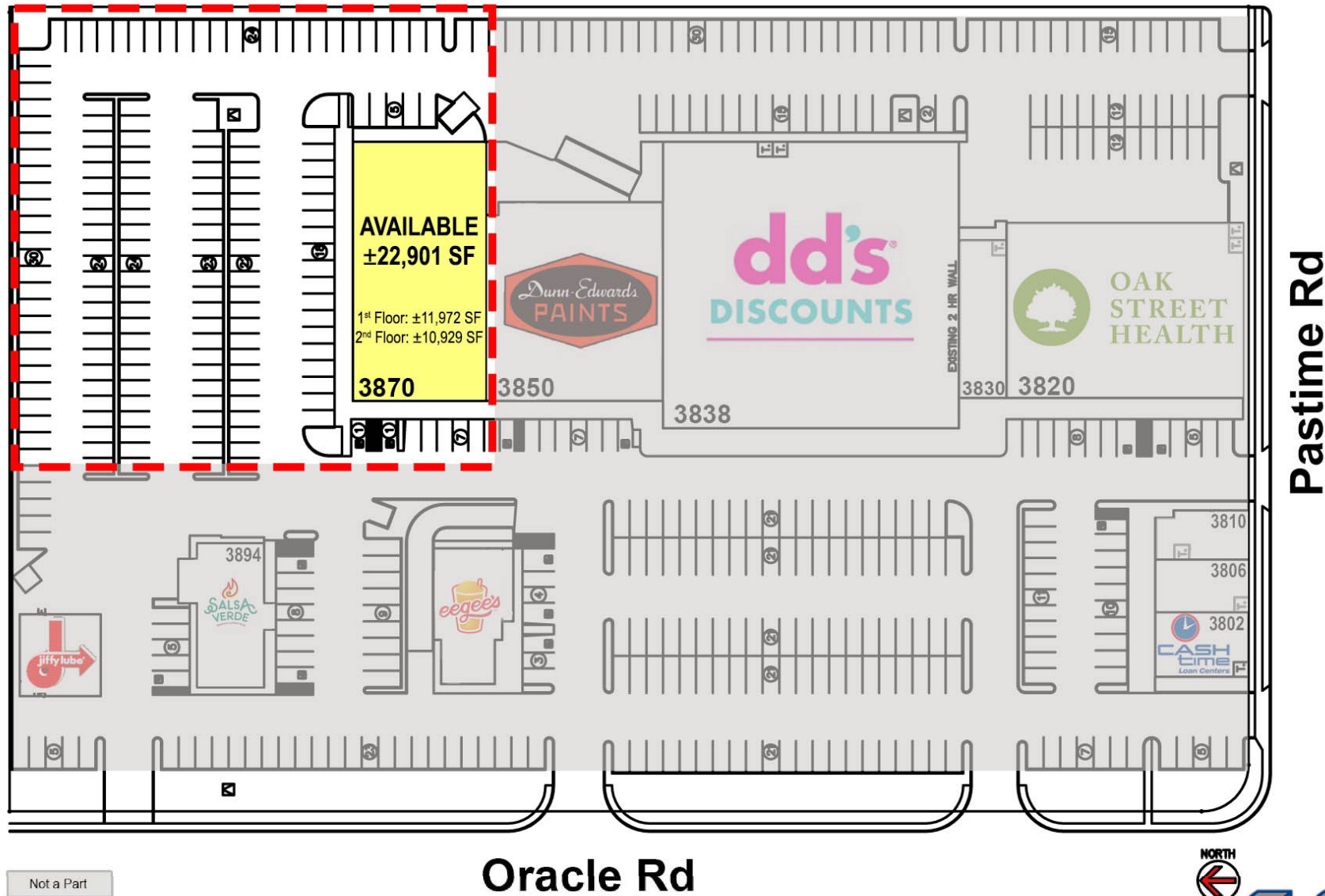
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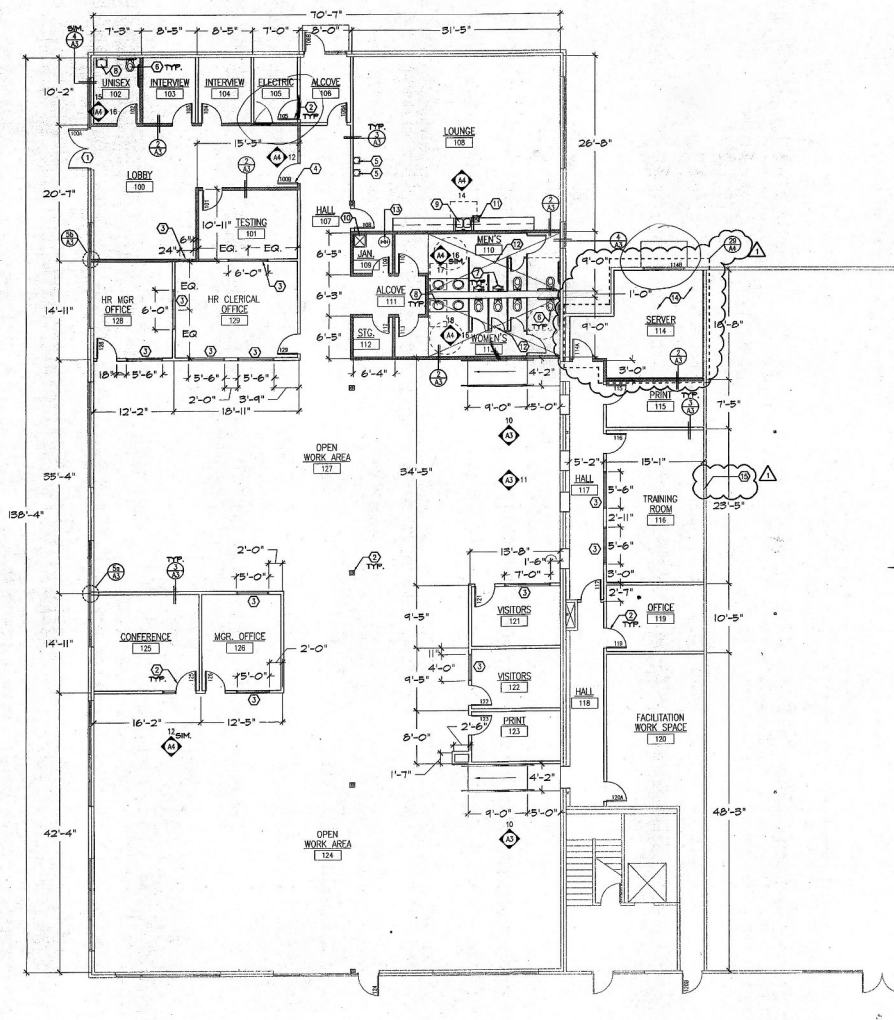
SITE PLAN



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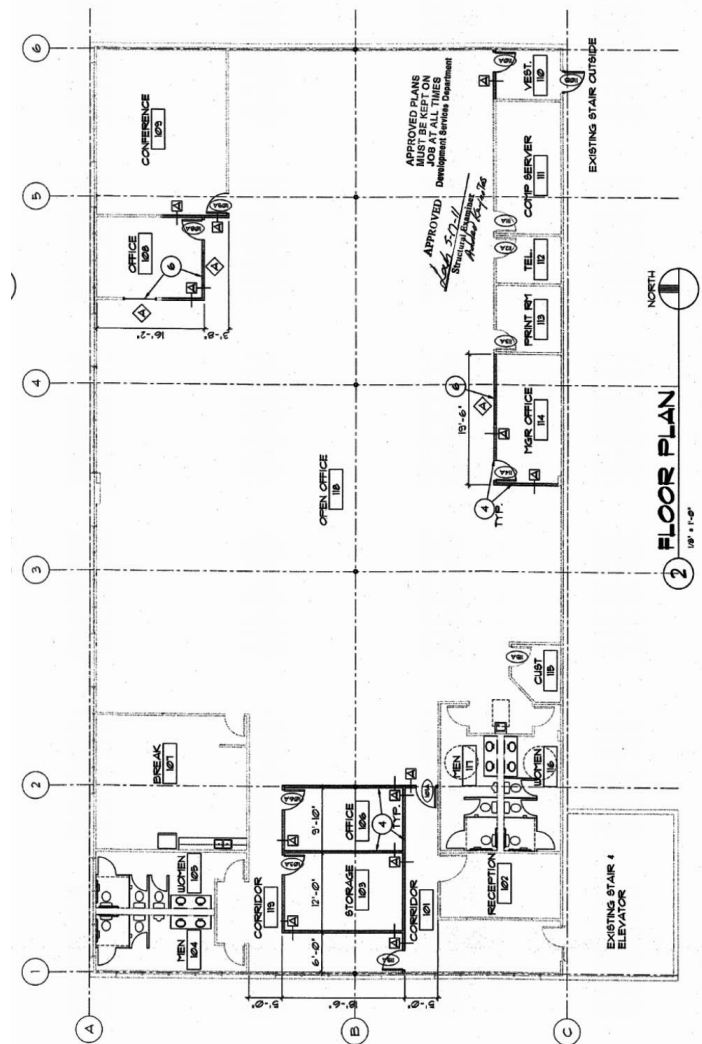
## FLOOR PLANS

**SUITE 100 - ±11,972 SF**



## ARCHITECTURAL FLOOR PLAN

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

**SUITE 200 - 10,929 SF**

**2** FLOOR PLAN

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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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