



OFFICE SPACE FOR LEASE | ORACLE GATEWAY

3870 N ORACLE ROAD • TUCSON, AZ

BUILDING UNDER NEW OWNERSHIP



ORACLE RD

PASTIME RD

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

520-290-3200


COMMERCIAL RETAIL ADVISORS, LLC

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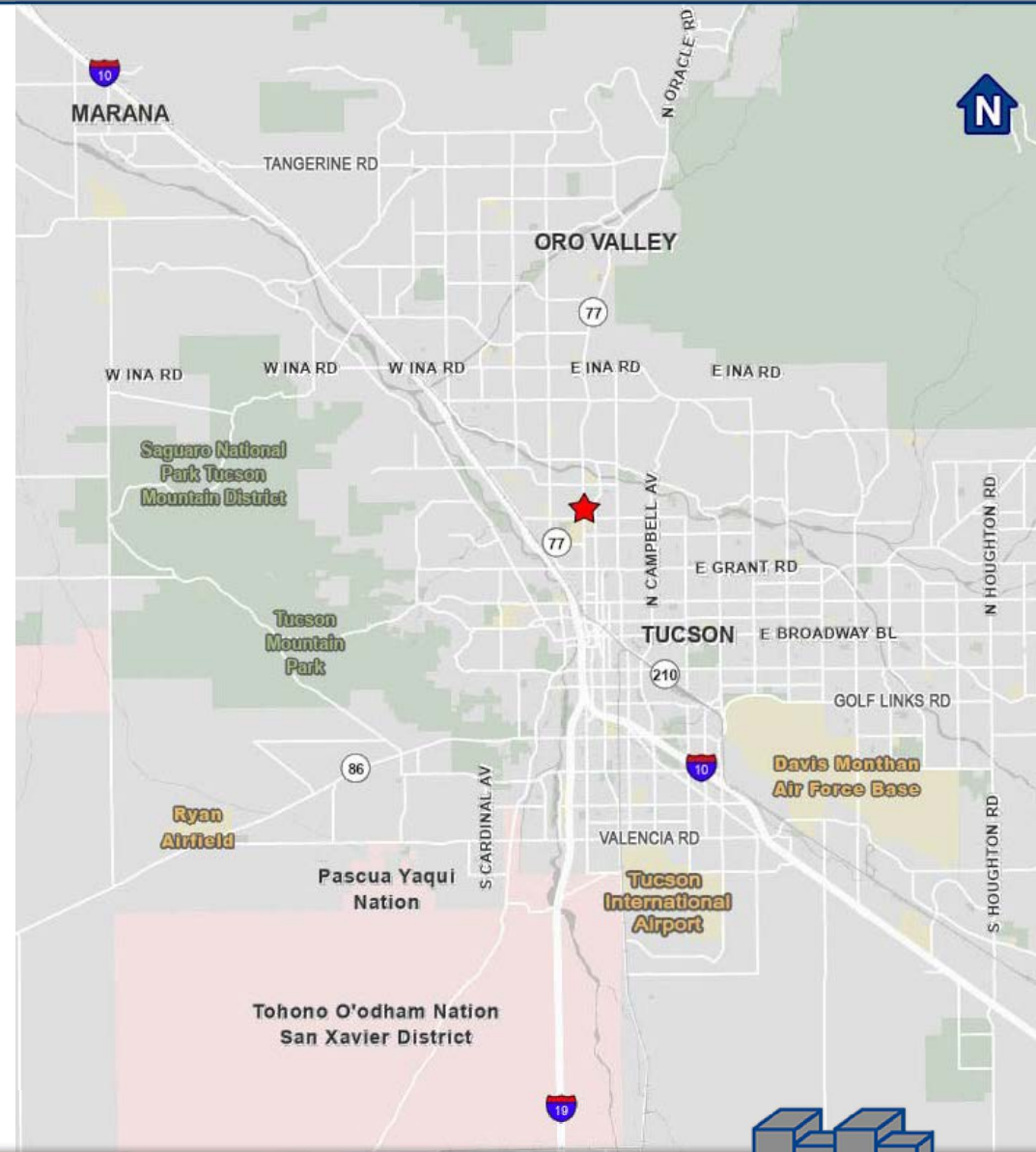
PROPERTY INFORMATION

LOCATION:	3780 N. Oracle Road NEC of Oracle & Pastime Roads Tucson, AZ
BUILDING SIZE*	±11,972 SF - 1st Floor <u>±10,929 SF</u> - 2nd Floor ±22,901 SF
LEASE RATE:	Please call broker for price.
NNN EXPENSES:	\$4.53/SF/YR (estimated)
PARKING SPACES	±160
ZONING:	C-2

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

HIGHLIGHTS

- Building is under new ownership.
- 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 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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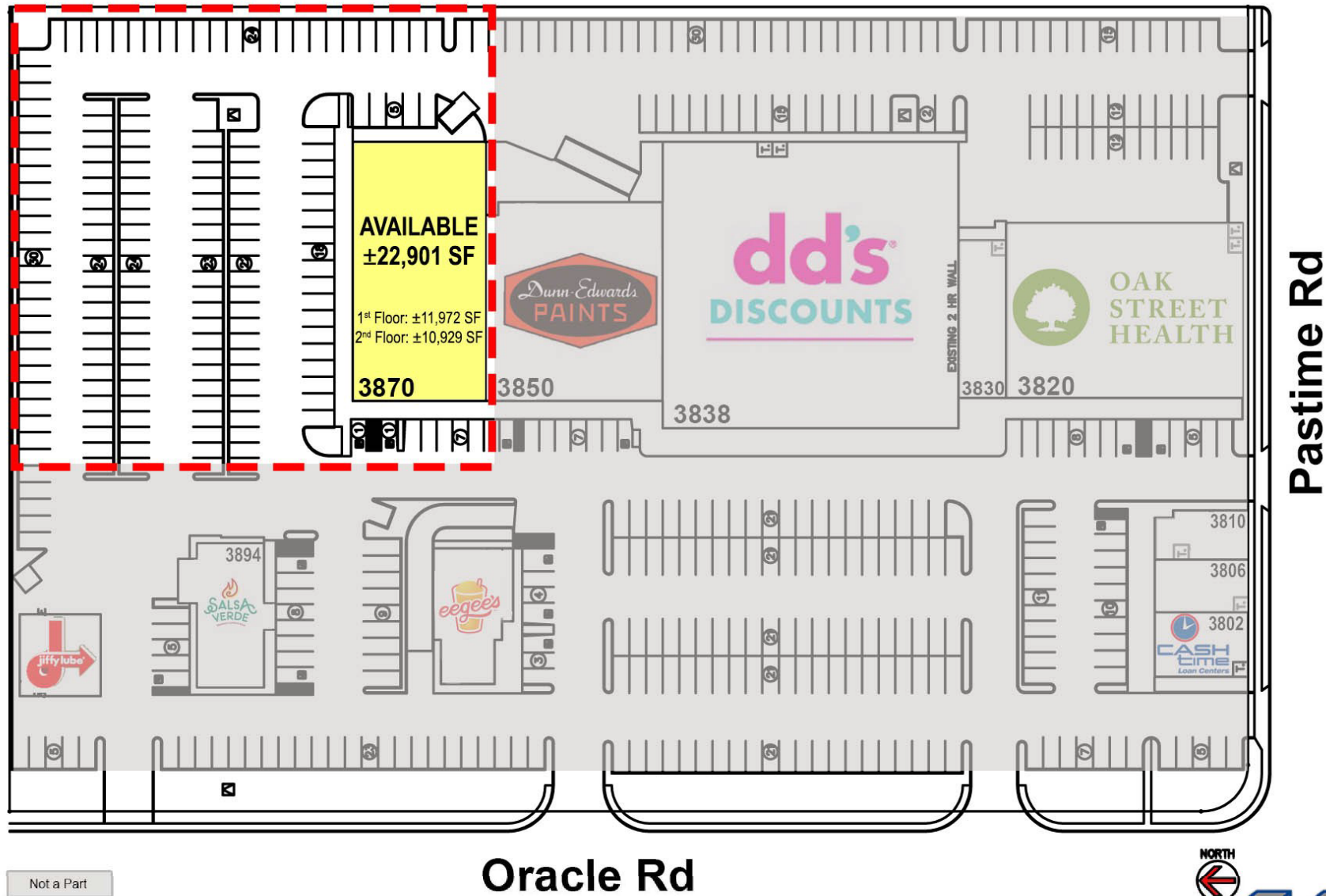
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SITE PLAN

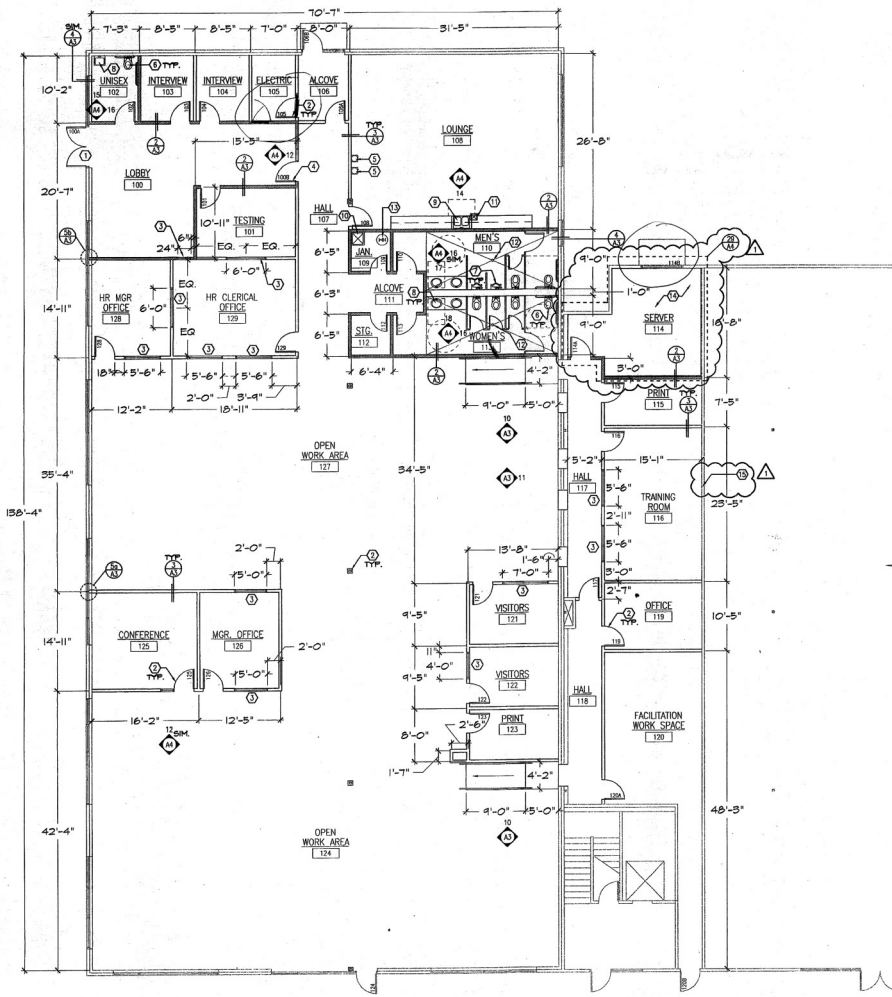


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FLOOR PLANS

SUITE 100 - ±11,972 SF

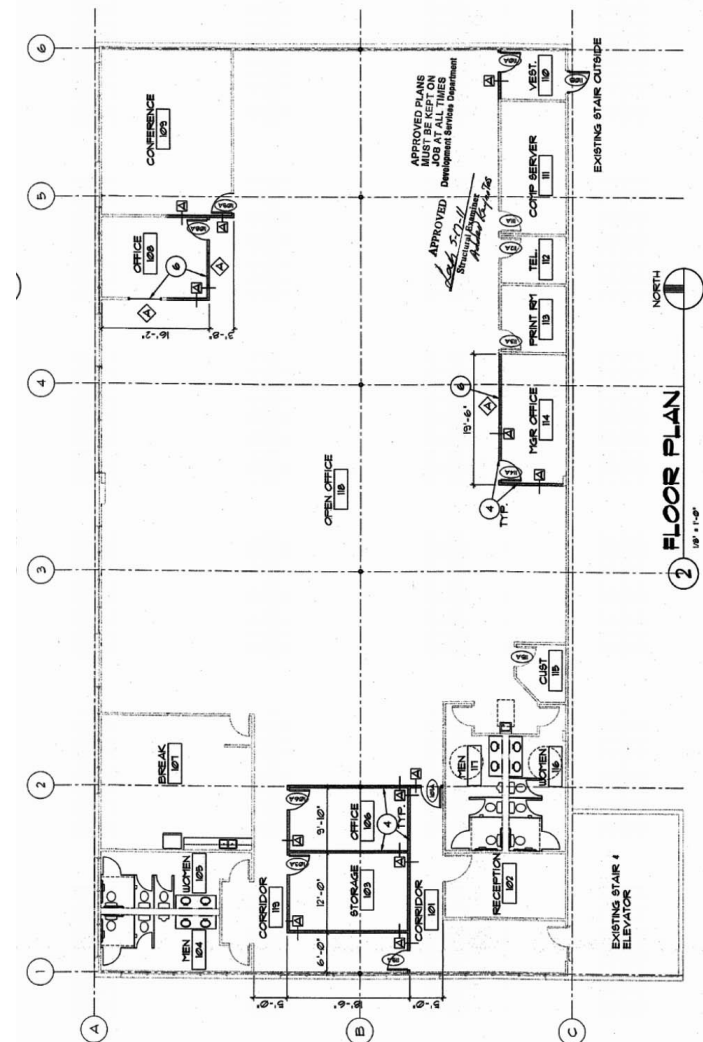


ARCHITECTURAL FLOOR PLAN

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



SUITE 200 - 10,929 SF



FLOOR PLAN

18' x 11'-0"

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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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