



VENTURE WEST

6970 N. ORACLE ROAD, TUCSON, AZ

RETAIL/OFFICE SPACE FOR LEASE

- LOCATION:** 6970 N. Oracle Road is on the east side of Oracle Road one-half mile south of the intersection of Ina/Oracle
- FOR LEASE:** Total available premises—Approximately 4,347 Square Feet
- SPACE IS DIVISIBLE:** Suite 130-Approx. 3253 SF- Oracle Frontage
Suite 120-Approx. 1094 SF-Rear entrance
- LEASE RATE:** \$17.40 PSF plus Triple Net Charges estimated at \$7.10 PSF
- ZONING:** CB-1 (Retail, Office or Medical)
- COMMENTS:** Professional Office Plaza
- Building is Highly Visible from Oracle Roads
 - Adjacent Customer Parking
 - Nearby Restaurants and Shopping
 - Available Covered Parking
 - Easy Access to Ina/Sunrise Corridor
 - 15 Minute Drive from Oro Valley, I-10, and Downtown
- TRAFFIC COUNT:** Intersection of Ina and Oracle
65,000 Cars per day with prominent Oracle Road Signage



Contact:
Julie Niles, West Real Estate Services / jniles@venturewest.com / +1-520-392-8829

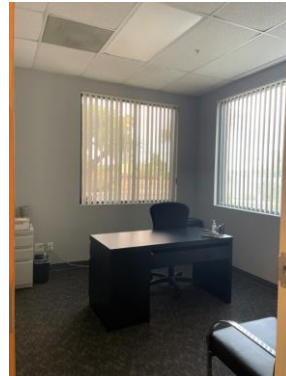
Venture West Broker:
Neil R. Simon



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FOR LEASE





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Office Details:

- Entry and waiting area with reception desk.
- Large open concept area
- 10 Semi private offices
- Mens & Womens restrooms
- Breakroom and Laundry room



Contact:

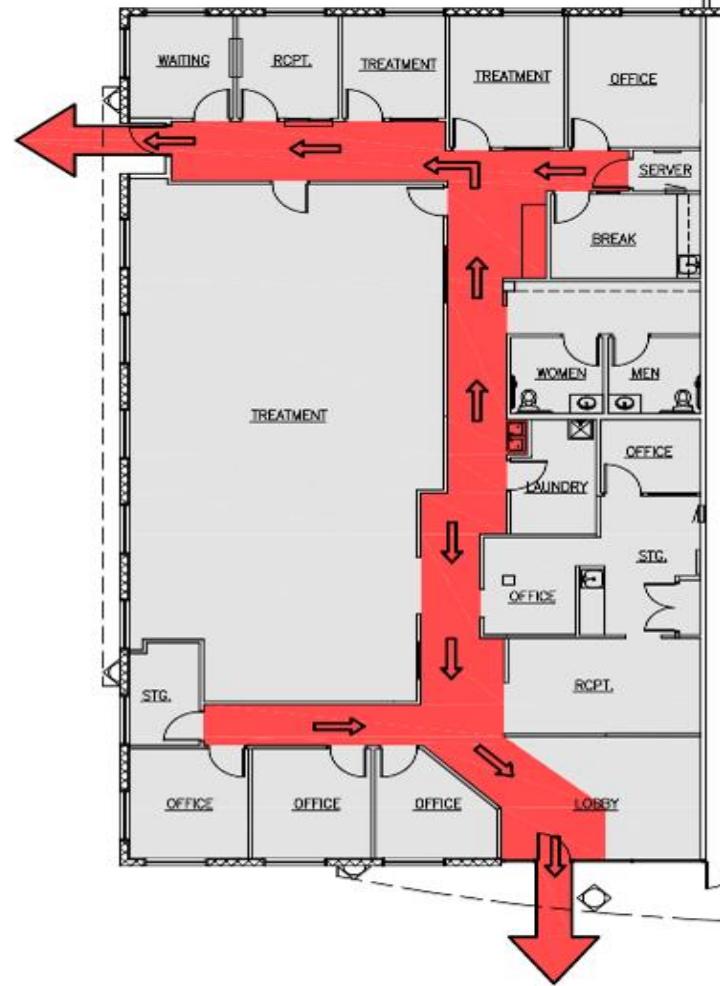
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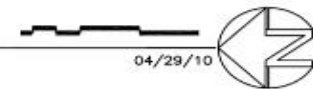
6970 N. ORACLE ROAD,
TUCSON, AZ
For Lease

AS BUILT FLOOR PLAN 4347 SF



1 EXITING DIAGRAM

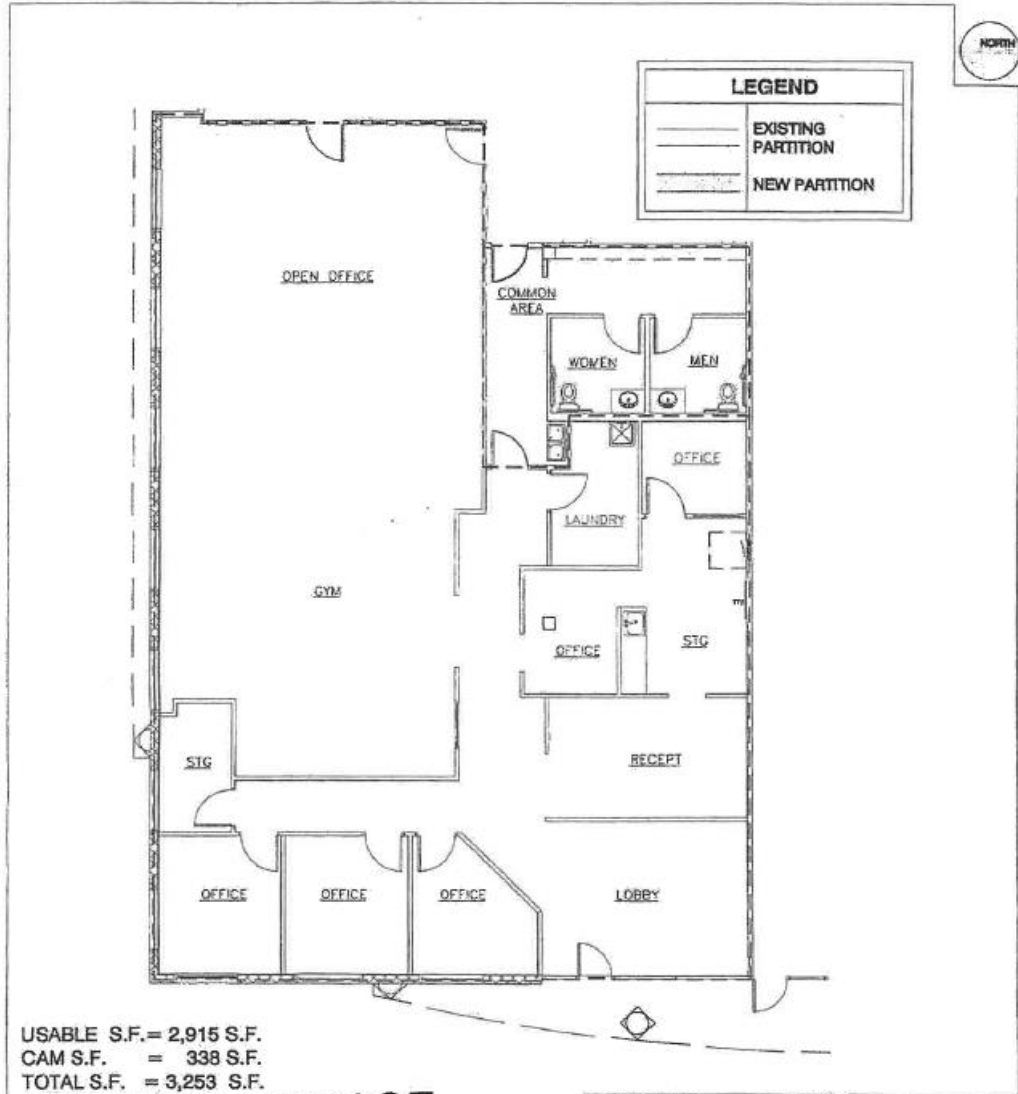
6970 N. ORACLE RD., SUITE #130 & #120
TUCSON, AZ 85704



LEGEND

→ EXIT PATH

SUITE 130 WITH ORACLE FRONTAGE



USABLE S.F. = 2,915 S.F.
 CAM S.F. = 338 S.F.
 TOTAL S.F. = 3,253 S.F.

AVAILABLE SPACE # 130 SCALE: NTS FLOOR PLAN **A1**

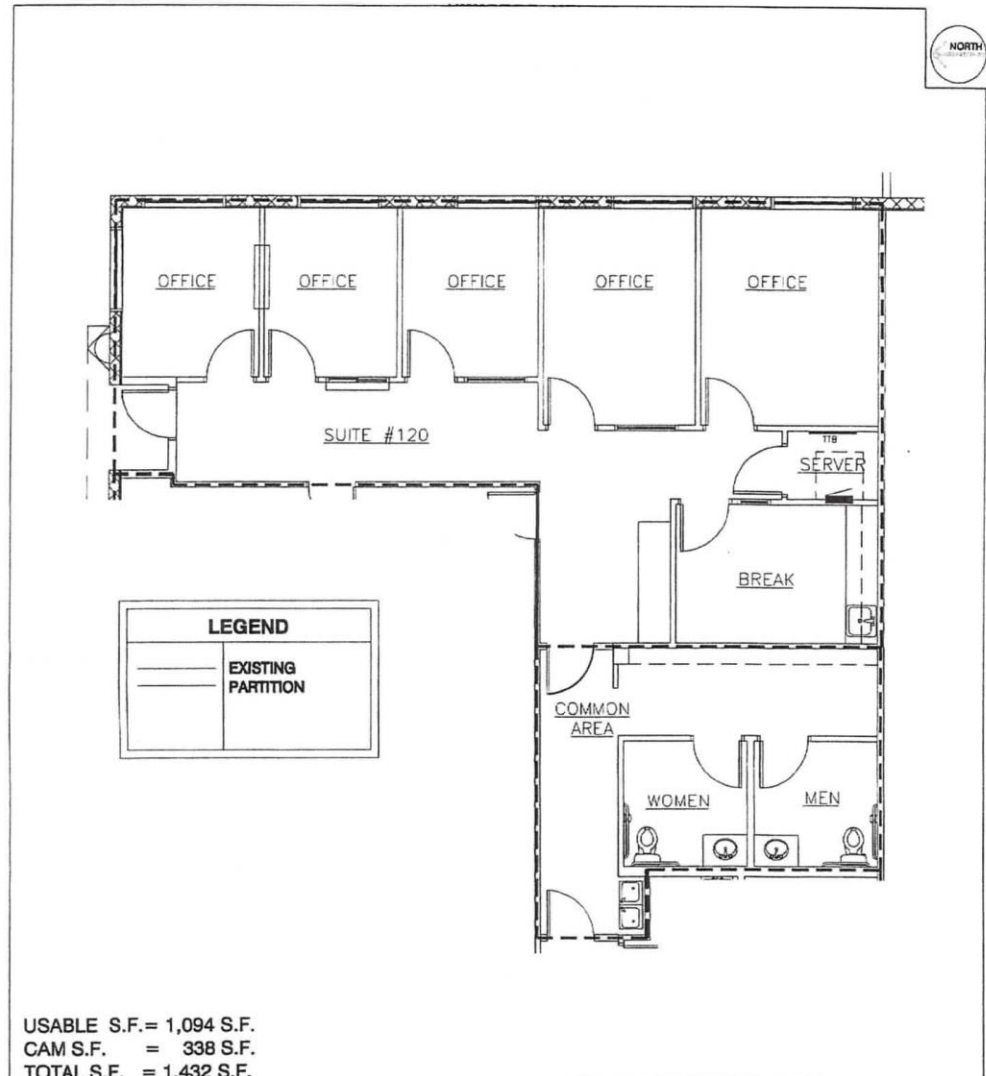
PROJECT: #14.012 ADDRESS: 6970 N. ORACLE RD., TUCSON, AZ 85704
 DATE: 07.21.2014

APPROVED BY: _____ DATE: _____

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SUITE 120 WITH REAR NE ENTRANCE



USABLE S.F. = 1,094 S.F.
 CAM S.F. = 338 S.F.
 TOTAL S.F. = 1,432 S.F.

AVAILABLE SPACE # 120 SCALE: 1/8" = 1'-0" FLOOR PLAN **A2**

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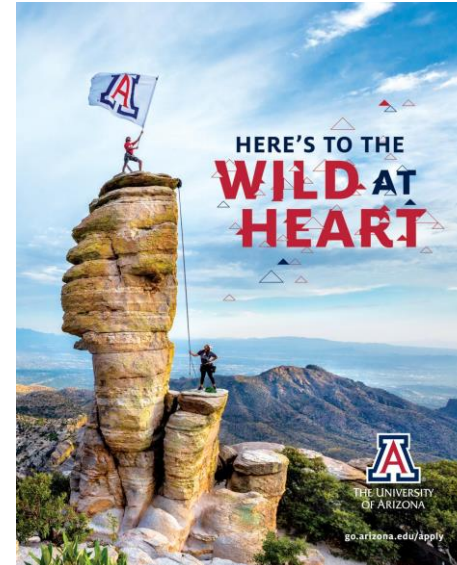
- **1 MILLION + TUCSON METRO POPULATION**
- **ARIZONA'S SECOND LARGEST CITY**
- **83 DEGREES AVERAGE ANNUAL TEMPERATURE**

ABOUT TUCSON / COMPANIES / UNIVERSITY / CULTURAL

ABOUT TUCSON:

Tucson has evolved into a hot spot for technology and innovation. Home to the University of Arizona, there's a reason why nationally-recognized companies such as Amazon, Caterpillar, Raytheon Missils, Bombadier, GEICO, Homegoods, Hexagon Mining and other powerhouses set their sites on Tucson. Since 2015, 55 companies have announced relocations or expansions in the region. With its rich diverse deserts, outdoor activities, restaurants, Tucson exemplifys the whole package. In the Tucson area and beyond, the rich cultural heritage and storied history reflects a landscape found nowhere else on Earth. Venture off the beaten path and see what it means to free yourself. Explore barrio neighborhoods. Discover untouched corners of the vast Sonoran Desert. Look into the night sky with a million twinkling stars. Find freedom to roam from the depths of ancient caves to the tops of stunning mountain peaks.

Around Tucson, the area is divided into districts and neighborhoods -- some linked by streetcar, others connected by streets made for autos, bike lanes, and bus routes -- with varied options for outdoor adventures, sightseeing, eating, and entertainment. Beyond Tucson, the land is defined by county boundaries that hold pick-your-own farms, vineyards and wineries, revived real Old West towns, and Sky Island habitats and preserved natural spaces that beckon day-trippers from Tucson. Getting here is easier than you might think, and it's definitely worth the trip



ABOUT THE UNIVERSITY

The University of Arizona, a land-grant University with two independently accredited medical schools, is one of the nation's top public Universities, according to U.S. News & World Report. Established in 1885, the UA is widely recognized as a student-centric University and has been designated as a Hispanic Serving Institution by the U.S. Department of Education. The UA ranked in the top 25 in 2018 in research expenditures among all public universities, according to the National Science Foundation, and is a leading Research 1 institution with \$687 million in annual research expenditures. The UA advances the frontiers of interdisciplinary scholarship and entrepreneurial partnerships as a member of the Association of American Universities, the 62 leading public and private research universities in the U.S. It benefits the state with an estimated economic impact of \$4.1 billion annually.

