



Menlo Group
COMMERCIAL REAL ESTATE



13101 N Oracle Rd Tucson, AZ 85739

For Sale or For Lease

Exclusively listed by:

Stuart Milne, SIOR | CCIM
stuart@menlocre.com
480.659.1777

Rich Andrus, MBA, CCIM, SIOR
rich@menlocre.com
480.659.1777



PROPERTY SUMMARY

PRICE	\$4,800,000
PROPERTY TYPE	Retail/Medical/Office
APN	223-02-016 B
BUILDING SIZE	5,000-50,500 SF
YEAR BUILT	2000
SALES PRICE	\$95.00 PSF
LEASE RATE	\$10.00 NNN

PROPERTY HIGHLIGHTS

- Completely Built-out Single Story Medical Office/General Office
- Available Space: ±50,500 (may be divided down to 5,000 SF)
- Great visibility to Oracle Rd.
- Retail amenities nearby
- Innovation Park Vicinity
- Surface and covered parking available
- Great Signage Opportunity
- Near Oro Valley Hospital

Floor Plan







Catalina



Oro Valley Marketplace

BASIS Oro Valley

Tortolita
Ironwood Ridge High School

Honeywell Aerospace



Mt Kimball

Oro Valley

Casas Adobes