

FOR SUBLEASE HIGHLY DESIRABLE CORPORATE HEADQUARTERS

8950 N Oracle Rd | Oro Valley, AZ 85704



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Simpleview Office Building

PROPERTY OVERVIEW

BUILDING SUMMARY

LOCATION

8950 N Oracle Rd | Oro Valley, AZ 85704

BUILDING SIZE

41,134 SF

SUBLEASE RATE

Contact Agent

ZONING

C-1

PRIMARY USE

Office

PARCEL

225-12-066E

CLASS

A

COVERED PARKING SPACES

52

PARKING RATIO

4.83 per 1,000





SITE FEATURES

- Sublease Available Immediately, Master Lease expires 5/31/2032
- Potential of being demised. Contact agents for further information.
- Highly desirable property along State Route 77 (Oracle Rd) north of Magee in the Northwest submarket.
- Ample on-site surface and covered parking.
- Class "A" office space.
- Featuring high quality interior finishes.
- Located at the base of Catalina Mountains.
- Located in close proximity to many amenities including shopping & dining, services, etc. along Oracle Road (SR 77).

Demographics	1 Mile	3 Miles	5 Miles
Population	3,691	31,256	105,137
Average Age	49.2	55.5	49.6
Average HH Income	\$117,559	\$133,700	\$131,071
Employed Population	1,749	13,671	49,820

Traffic Counts	VPD
N Oracle Road	43,829
W Calle Concordia	7,304

Simpleview Office Building

LOCATION OVERVIEW

Introducing 8950 North Oracle Road, a highly desirable corporate headquarters office space located in the Northwest submarket of Oro Valley, AZ. This Class "A" property features high quality interior finishes and offers the flexibility of potential demising. With ample on-site surface and covered parking, this property provides convenient accessibility. Situated at the base of the majestic Catalina Mountains, this office space is designed for both prestige and productivity. Discover a professional environment that fosters success, with close proximity to a variety of amenities including shopping, dining, and essential services along Oracle Road (SR 77).



PHOTOS

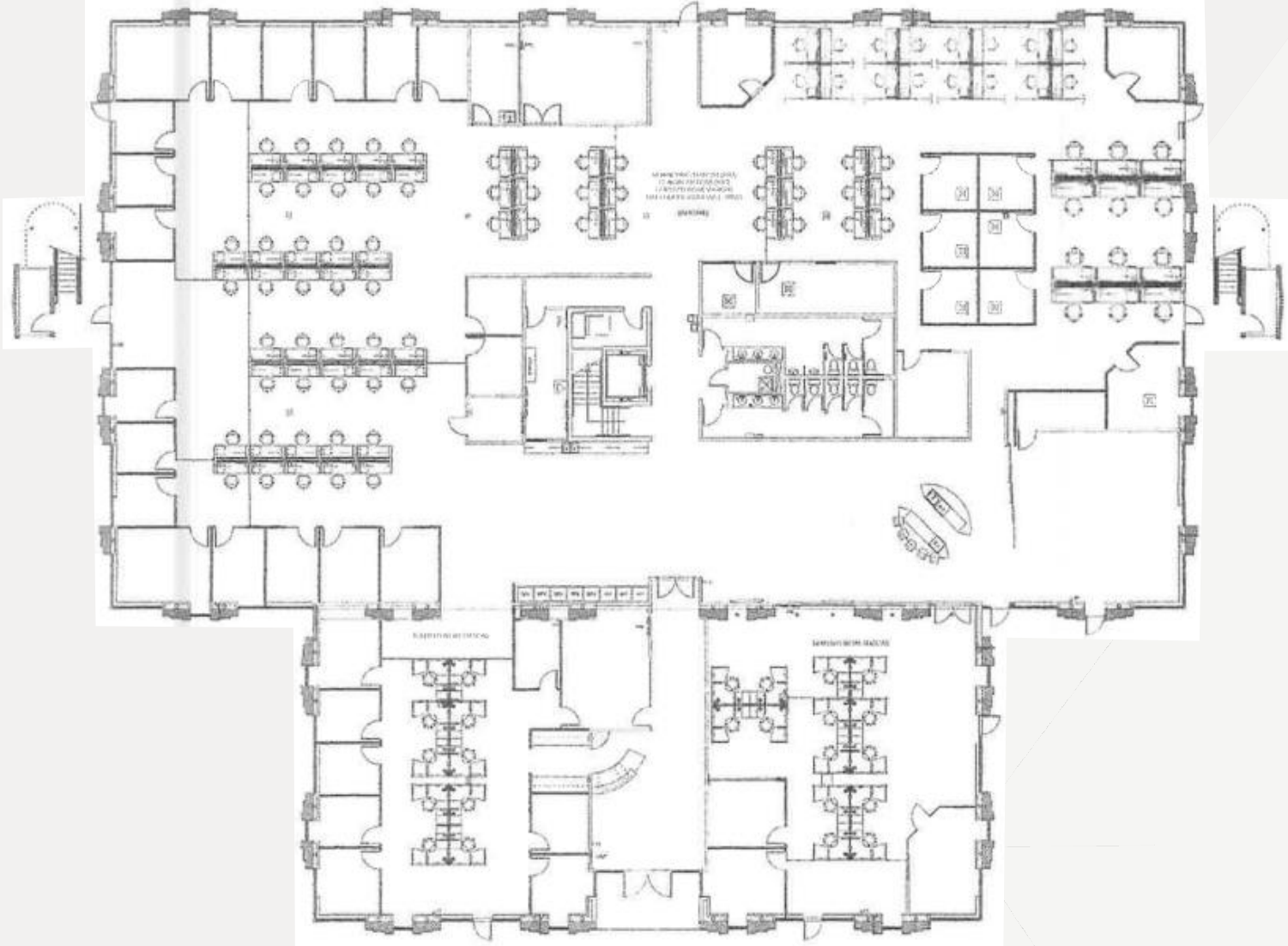


PHOTOS



FLOOR PLANS

FIRST FLOOR



FLOOR PLANS
SECOND FLOOR

