

# 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 to be 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.
- 2 story elevator
- 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

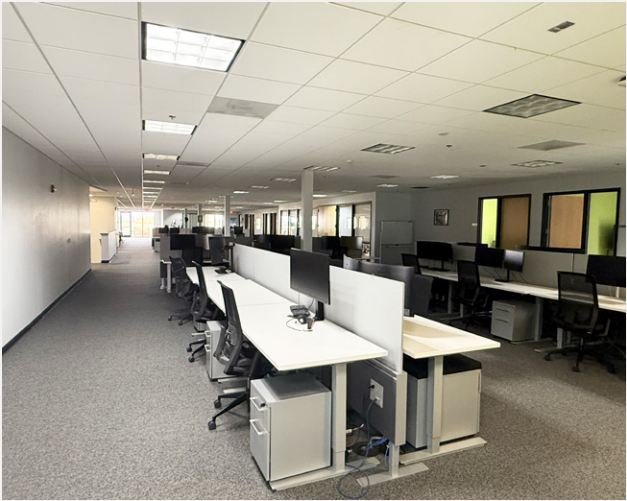
Traffic Counts	VPD
N Oracle Road	43,829
W Calle Concordia	7,304



PHOTOS



PHOTOS



# FLOOR PLANS

## FIRST FLOOR

