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**2295 E Vistoso Commerce Loop**  
**\$19.50/SF Modified Gross**



**3400 SF Office Available for Lease \*\* Sale Negotiable \*\***

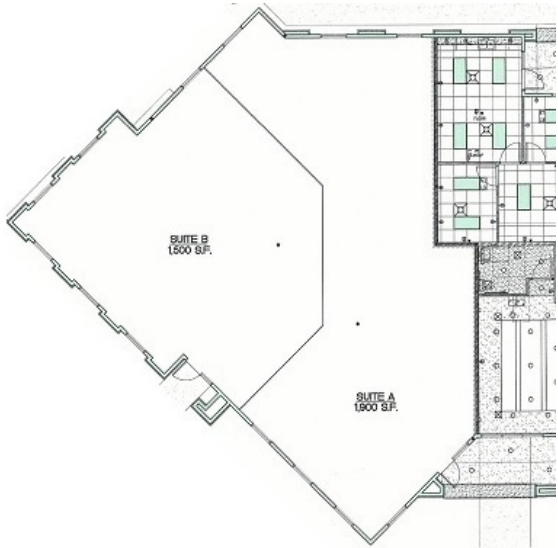
**Space is currently in shell condition. Landlord will construct tenant improvements (scope and finishes negotiable)**

**Lease Rate: \$19.50 Modified Gross**

- Suite A 1900 square feet
- Suite B 1500 square feet
- Brand New Professional Plaza
- Close to Innovation Park, Oro Valley Hospital and next to Northwest Urgent Care

*Exclusively Represented by:*  
**Tucson Realty & Trust Co.**  
**Mike Gross** C. 520.977.0144  
**or Doug Richardson** C. 520.205.2718  
O. 520.577.7000

FOR  
LEASE



Information contained herein has been obtained from the owner of the property or other source that we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it.



**FOR  
LEASE**



*TRAFFIC COUNTS (Source: PAG 2013)*  
Oracle Road: 9,209 VPD  
Rancho Vistoso Blvd: 11,670 VPD

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