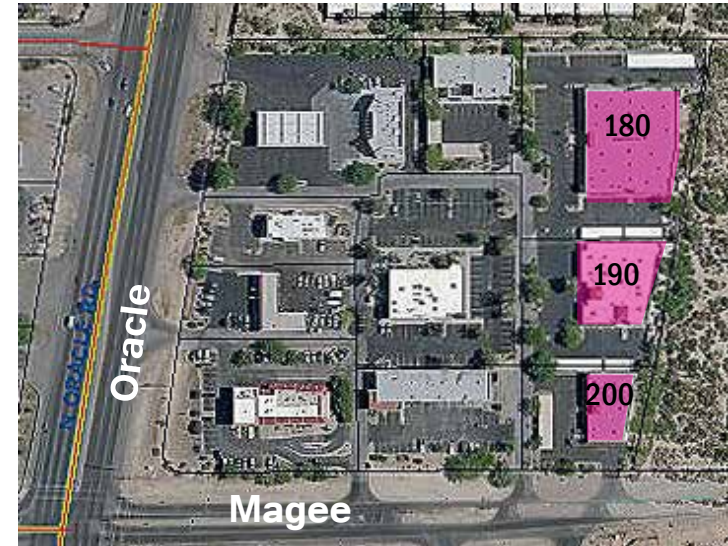


**F  
O  
R  
L  
E  
A  
S  
E**

## Ridge View Plaza

*Ridge View Plaza is strategically located along North Oracle Road (HWY 77), just north of Ina, gateway to the fastest growing side of Tucson, and on into Oro Valley. All three, contemporary buildings have wonderful courtyards, along with landscaped backyards featuring spectacular views of the Catalina Mountains. Your office will be minutes away from restaurants, retail shopping, and your drive home.*

*There is ample open & covered parking available.*



**180 W. Magee**

*Exclusively Represented by:*

**Tucson Realty & Trust Co.**

**Mike Gross** C. 520.977.0144

**or Doug Richardson** C. 520.205.2718

O. 520.577.7000

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.

**F  
O  
R  
L  
E  
A  
S  
E**

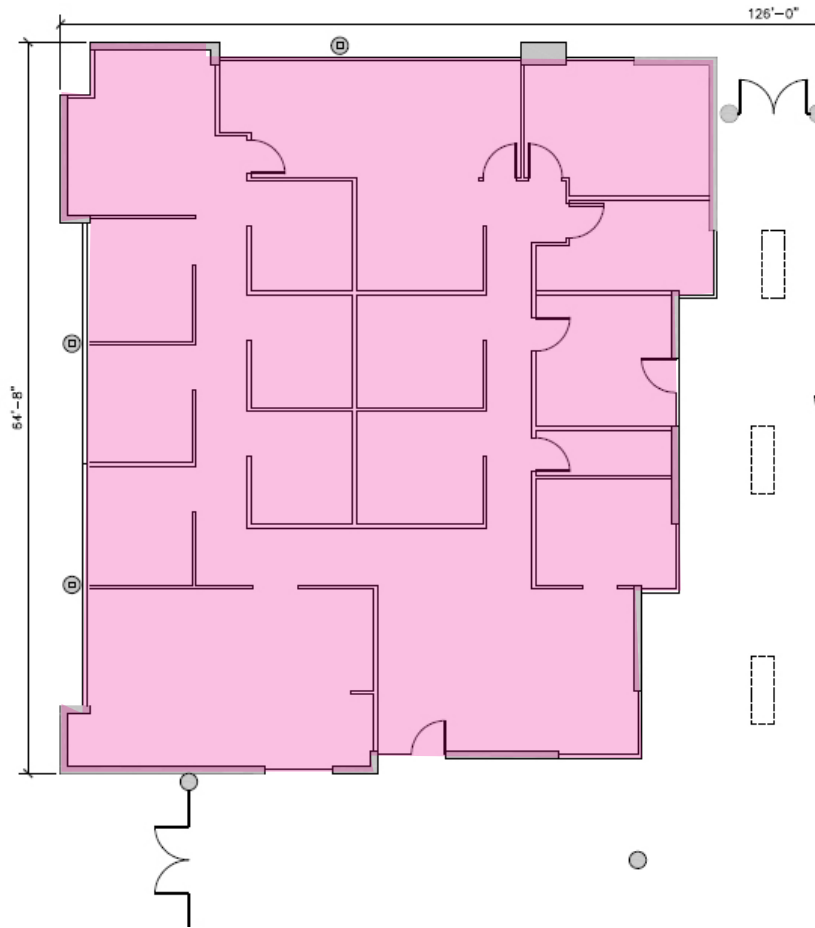
### **180 W. Magee**

- *Total Building Size: 14,969*
- *Class "A" office Building*
- *single story building with great access and an existing floor plan that the Owner will improve and modify for mutually agreeable lease terms*
- *Skylights open the common area breezeway*
- *Common area amenities include a small kitchen / break room*
- *Covered and surface parking*
- *Building signage available*
- *2 Suites available, can be further divided*
- *3,900 square feet and 2,200 square feet*
- *\$18.50 per square foot Modified Gross*

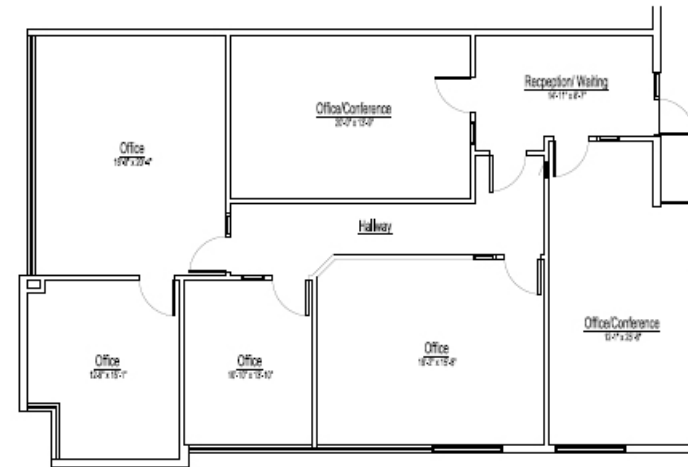


*Exclusively Represented by:*  
**Tucson Realty & Trust Co.**  
**Mike Gross** C. 520.977.0144  
**or Doug Richardson** C. 520.205.2718  
O. 520.577.7000

**F  
O  
R  
L  
E  
A  
S  
E**



***Floorplan for Suite 134 A***  
*3,900 square feet*  
*\$18.50 per square foot Modified Gross*

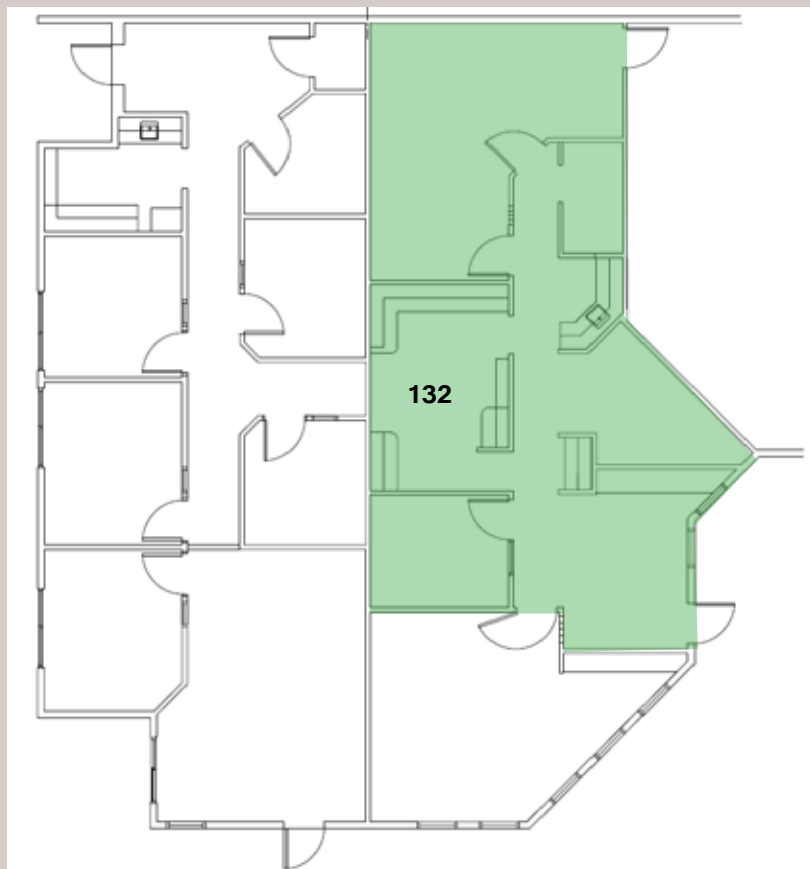


***Floorplan for Suite 110***  
*2,200 square feet*  
*Leased*

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

**F  
O  
R  
L  
E  
A  
S  
E**

*Floorplan for Suite 132 & Suite 182*



**190 W. Magee**

- Total Building Size: 9,149
- Class "A" office Building
- Covered and surface parking
- Building signage available
- **Suite 132**
- **1,170 square feet**
- **\$18.50 PSF Modified Gross**

*Exclusively Represented by:*

**Tucson Realty & Trust Co.**

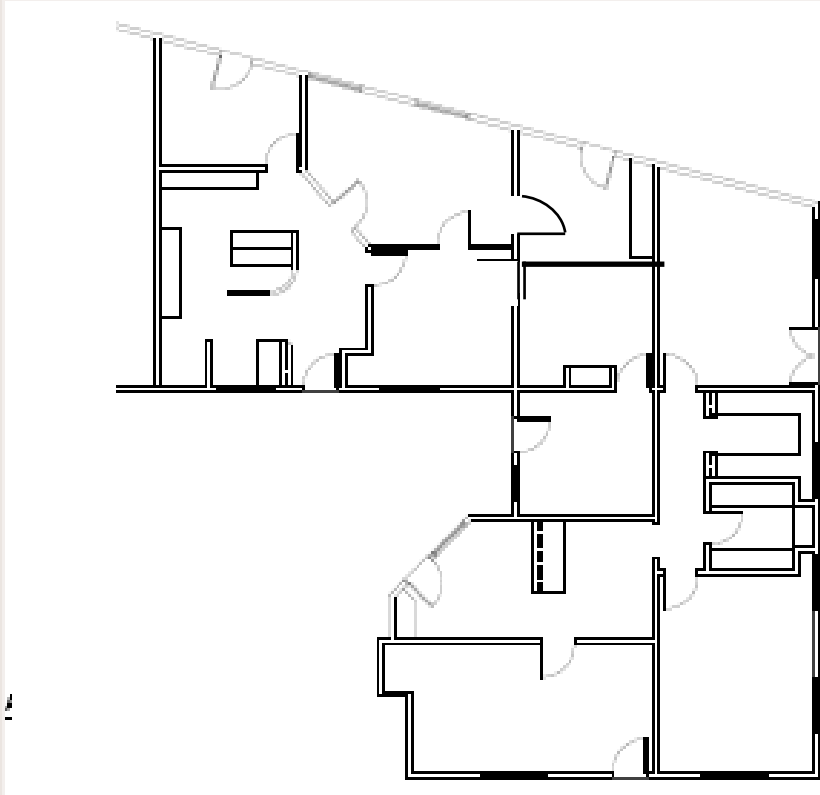
**Mike Gross** C. 520.977.0144

**or Doug Richardson** C. 520.205.2718

O. 520.577.7000

**F  
O  
R  
L  
E  
A  
S  
E**

*Fully Leased*



**200 W. Magee**

- Total Building Size: 5,048
- Class "A" office Building
- Covered and surface parking
- Building signage available

- **\$20.50 Per Square Foot**  
- Full Service (excluding janitorial service)

*Exclusively Represented by:*

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