



Tucson Realty & Trust Co.

Southwest Expertise, Global Capability

333 N. Wilmot Road, Suite 340
Tucson, AZ 85711
520-577-7000
www.tucsonrealty.com

FOR SALE or LEASE

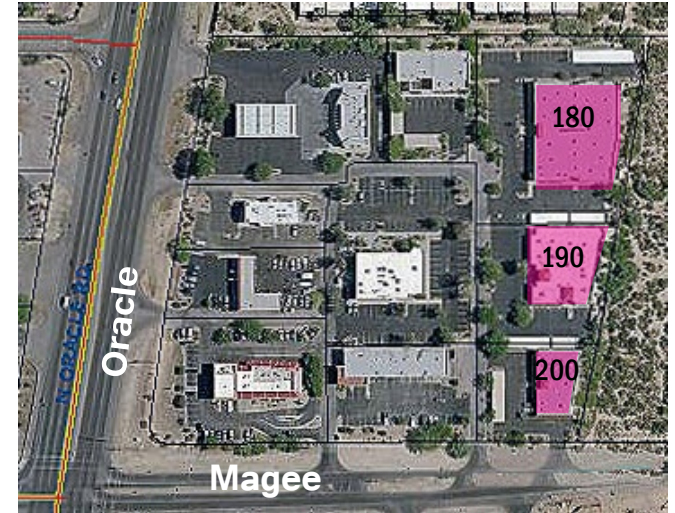
Ridge View Plaza

The three building complex can be purchased individually or in its entirety.

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.

Please contact us for the Offering Memorandum!



Sale Price:
\$4,958,559

Exterior improvements underway include new striping & sealing of the parking lot, and exterior painting.

Exclusively Represented by:

Tucson Realty & Trust Co

Mike Gross

Cell 520-977-0144

Office 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.



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180 W. Magee

- \$2,716,538
- \$181.48/SF
- Cap Rate 7.5 %
- 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
- 1 Suite available, can be further divided
- 3400 square feet
- **\$18.50 per square foot Modified Gross**



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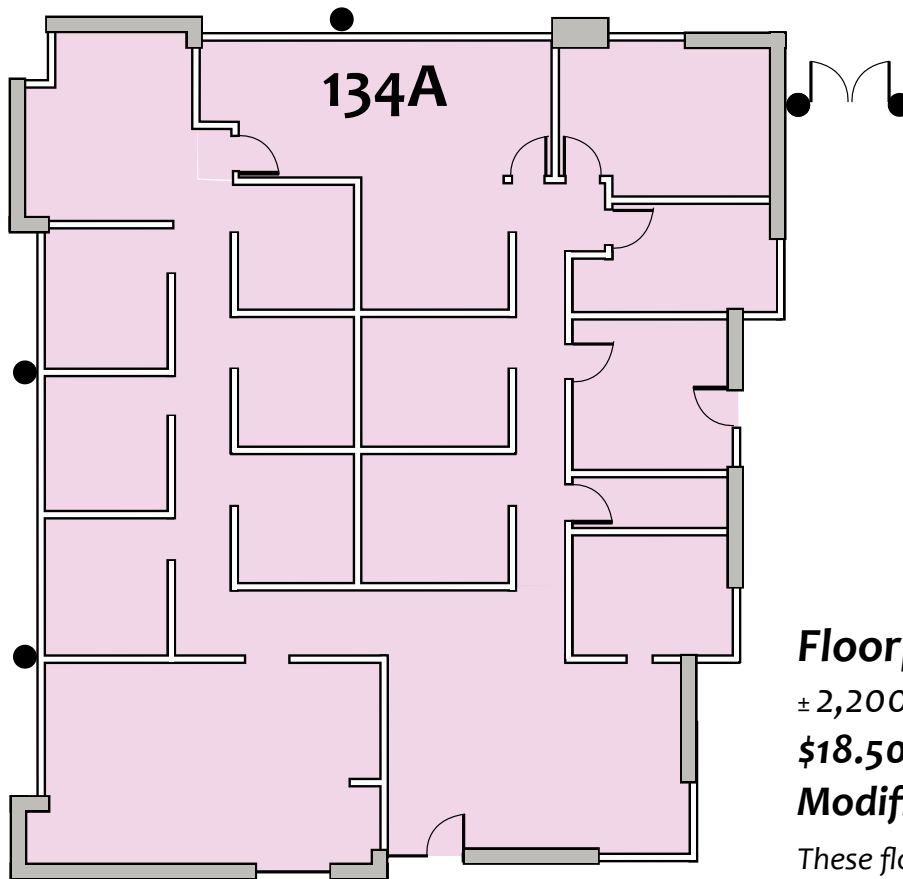
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Floorplan for Suite 134 A

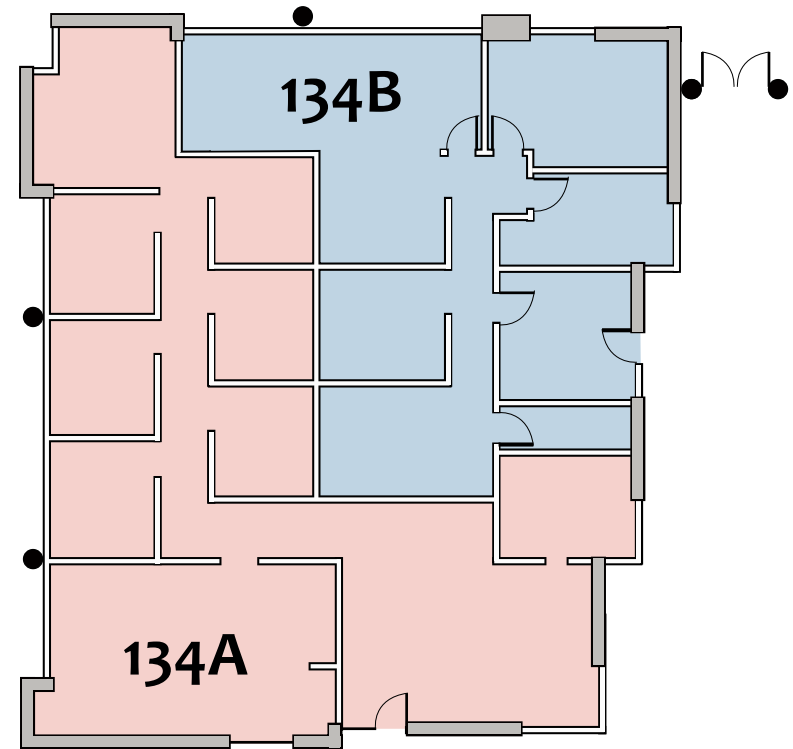
3,400 square feet

\$18.50 per square foot

Modified Gross



Optional divided suite for anyone looking for a smaller office space.



Floorplan for Suite 134 A

± 2,200 square feet

\$18.50 per square foot

Modified Gross

Floorplan for Suite 134 B

± 1,200 square feet

\$18.50 per square foot

Modified Gross

These floor plans are conceptual, and can be further modified to meet the tenant's needs, both in terms of layout and tenant improvements by the Landlord, dependent upon terms and length of lease.



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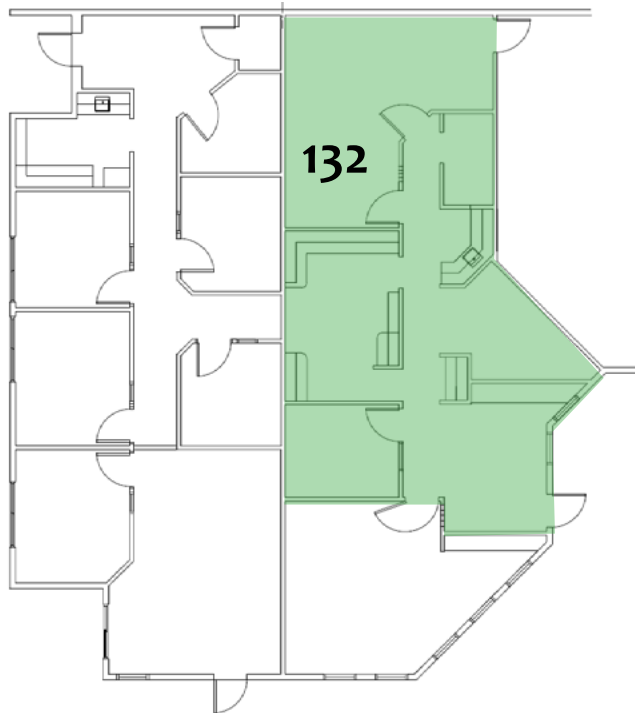
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FOR SALE or LEASE

190 W. Magee

- \$1,468,778
- \$160.89/SF
- Cap Rate 7.5 %
- Total Building Size: 9,149
- Class "A" office Building
- Covered and surface parking
- Building signage available



Floorplan for Suite 132



Suite 132

- 1,170 square feet
- \$18.50 PSF Modified Gross

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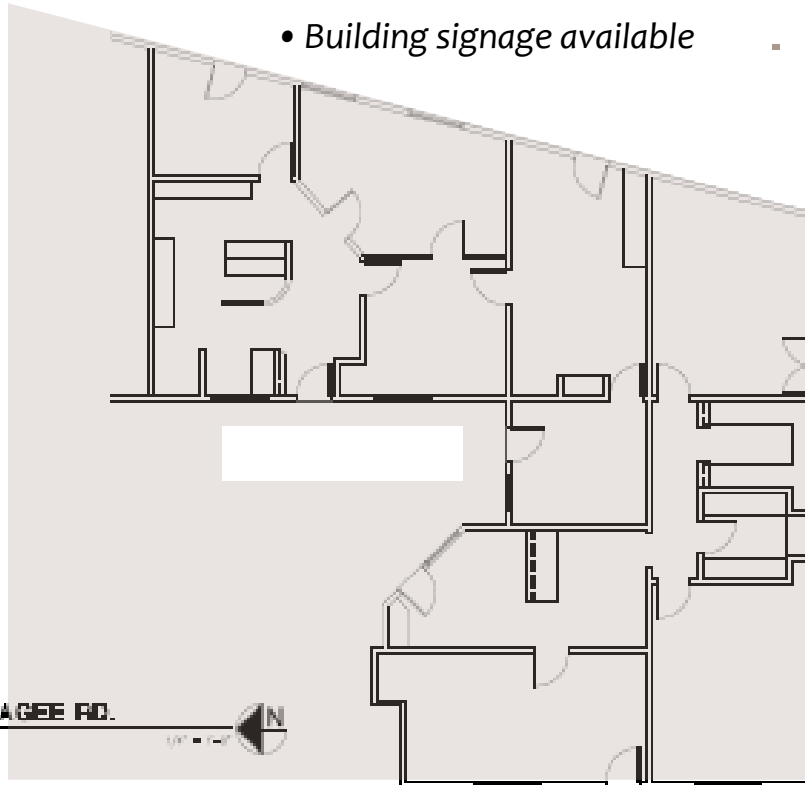
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FOR SALE or LEASE

200 W. Magee

- \$773,240
- \$153.42/SF
- Cap Rate 7.0 %
- Total Building Size: 5,048
- Class "A" office Building
 - Covered and surface parking
 - Building signage available



200 W. Magee Suites

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

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