

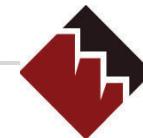
# 7620 N Hartman Lane

Marana, AZ 85743

FOR LEASE



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**Commercial Real Estate Group**  
of Tucson LLC  
Your Trusted Adviser

# HIGHLIGHTS

- Prime Marana Location
- Easy Access to I-10
- Ceiling Height 12' to 16'
- Grade Loading 10' x 10'
- Parking 1.85/1000
- Year 2008
- NNN Charges \$2.75
- Power
- Zoning
- Sprinklered
- Near Business Class Hotels



Suite	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
122	3628	\$12	Net	90% Office space, Small Warehouse
180	5442	\$12	Net	100 % HVAC
Shell	1600	\$12	Net	



## POPULATION

1 MILE	3 MILE	5 MILE
2,613	49,941	101,058



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$91,157	\$85,491	\$86,238



## NUMBER OF HOUSEHOLDS

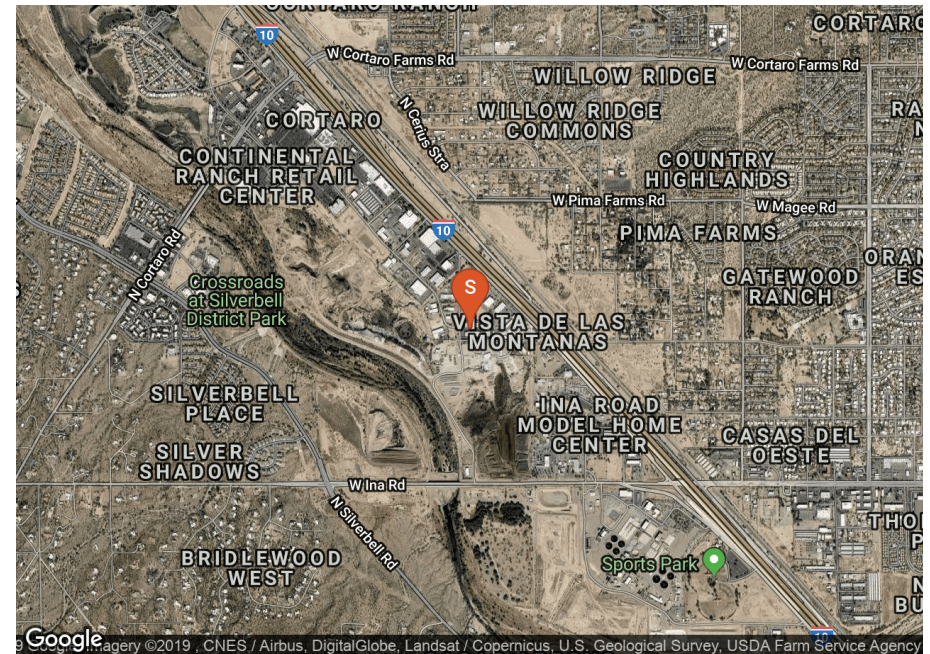
1 MILE	3 MILE	5 MILE
1,034	18,541	39,529

## Location Summary

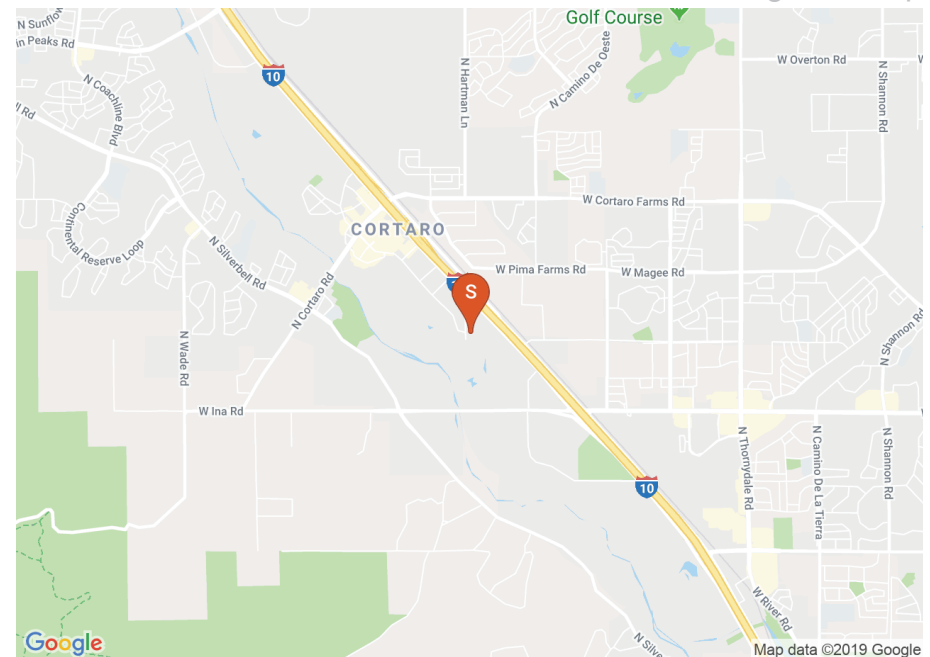
- CC Park offers beautifully designed offices that are move-in-ready. Rates starting at \$12.00 Sq. Ft. NNN. Conveniently located at I-10 and Cortaro Rd with easy access to Marana, Oro Valley, and Downtown Tucson. Close to restaurants, and hotels.



Locator Map



Regional Map



The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Commercial Real Estate Group has not verified, and will not verify, any of the information contained herein, nor has Commercial Real Estate Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential tenants must take appropriate measures to verify all of the information set forth herein.



