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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

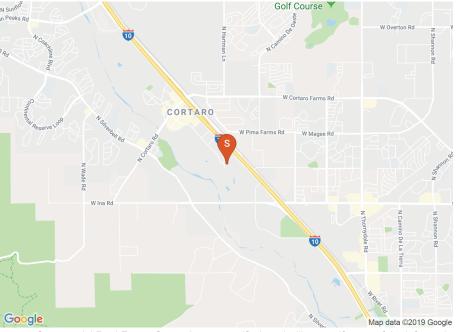
CC Park offers beautifully designed offices that are move-in-ready. Rates starting at \$12.00 Sq. Ft. NNN. Conveniently located at I-10 and Cortaro Rd with easy access to Marana, Oro Valley, and Downtown Tucson. Close to restaurants, and hotels.



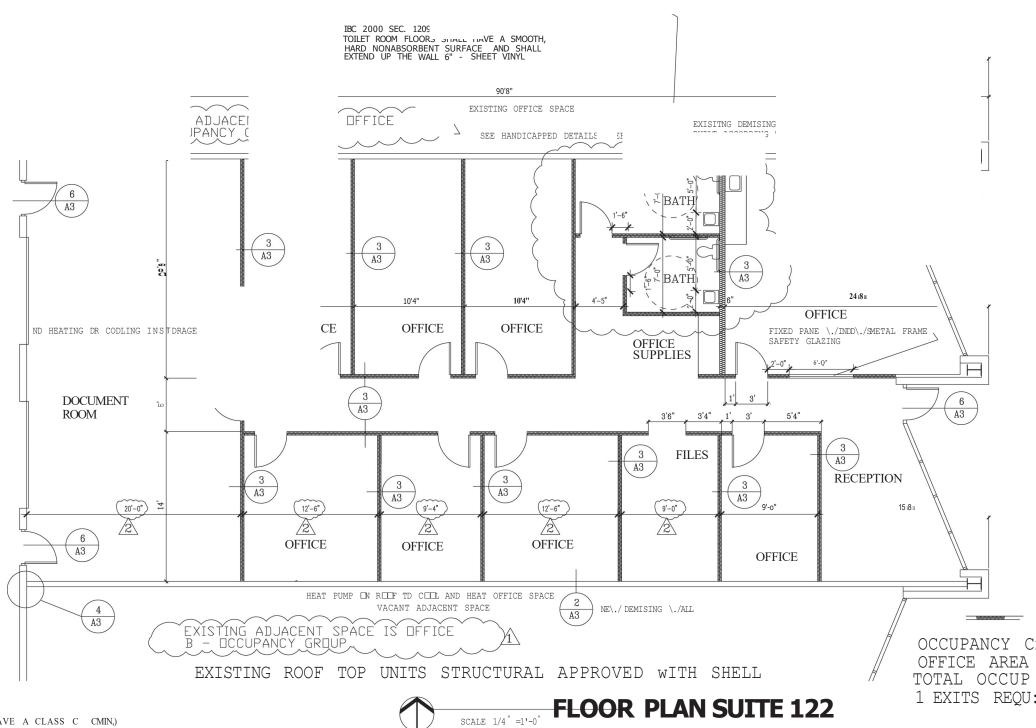
Locator Map



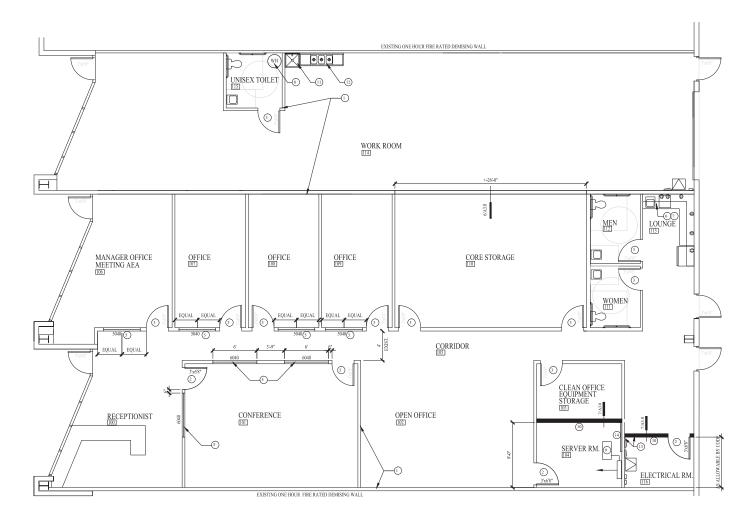
Regional Map



he 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.



HAVE A CLASS C CMIN,)



GENERAL NOTES:

- ALL NEW FINISHES AND MATERIALS TO BE SELECTED BY TENANT AND INSTALLED BY GC.
- TEMANT AND INSTALLED BY GC.
 ALL NEW INTERIOR PAINT COLORS TO BE SELECTED BY TENANT
 DIMENSIONS ARE TO FACE OF EXISTING CONSTRUCTION AND TO FACE OF
 STUD AT NEW CONSTRUCTION, U.O.N.
 PROVIDE NEW 4" COVED WALL BASE, COLOR AS SELECTED BY TENANT

KEYNOTES:

- EXTNOTES:

 EXISTING CONSTRUCTION, TYP.

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 INFIN TOP, 4 C-8T DOOR TYP.

 ALL INTERIOR EXISTING DOORS TO BE REPLACED

 WITH NEW SOLID CORE DOORS IN AL FRAMES WITH NEW HARDWARE.

 PROVIDE I, PAR BUTLETS AND NEW LACTUSETS TO MATCH EXIST, FUNCTION

 WITH LEVER ARMS THROUGHOUT, TYP.

 NOT USED

 NEW ALJUMINUA FRAMED WINDOW TO MATCH NEW DOOR FRAMES, W. TEMPERED GLASS

 NEW MILLIOWS REFER TO THE LEVENTIONS.

 PROVIDE NEW SOLID SURFACE COUNTER TOPS

 RELOCATED WATER HEATER ABOVE TOILET ROOM CEILING,

 REFER TO MECHABICAL SHEETS

 NEW DUCLIESS AL UNIT ON ROOF, REFER TO MECHANICAL

 NEW INTERIOR PARTITION TO MATCH EXIST, CONSTRUCTION, TERMINATE AT BOTTOM

 SUSPENDED CEILING.

FLOOR PLAN Suite 180

- NEW INTERIOR PARTITION TO MATCH EXIST, CONSTRUCTION, TERMINATE AT BOTT SUSPENDED CELLING PULMBING. NEW MOPS SINK, REFER TO PULMBING NEW WALL, LOCATE TO ALLOW MINIMUM ALLOWABLE CLEARANCE FROM EXIST. ELECTRICAL SUPPLIENT ON WEST WALL. RELOCATED COMMUNICATION BOARD.



ANGLO AMERICAN EXP. ASI 12480 N. Rancho Vistoso TUCSON, ARIZONA

PROBECT:
PROBED AMERICAN EXP.
7620 N. HARTMAN LN. #178.179.180
PROPRO PRESENTATION FLOOR PLAN

CHECKED BY DATE:

JOB NUMBER

13017 SCALE: AS NOTED

OF SHEETS:

A2.0