

# High-Tech Office, Research & Development Facility FOR LEASE IN ORO VALLEY



**10861 N. Mavinee Drive  
Suites 151-171  
Located in the  
Foothills Business Park**

**Join Ventana Medical,  
Sanofi, Oclaro, Honeywell,  
University of Arizona Bio 5  
and other high-tech  
companies in Oro Valley**

***UP TO 24,538 SQ FT  
AVAILABLE IN 2013  
Plan your space today!***

<b>SIZE:</b>	<b>Suite 163</b>	<b>1,590 sf</b>
	<b>Suite 187</b>	<b><u>2,930</u> sf</b>
		<b>4,520 sf</b>
	<b>Suite 151</b>	<b>4,003 sf</b>
	<b>Suite 141</b>	<b><u>6,765</u> sf</b>
		<b>10,768 sf</b>
	<b>Suite 171</b>	<b>9,250 sf with mezzanine</b>
		<b>24,538 sf total available</b>

**TERMS: NNN LEASE  
RATE NEGOTIABLE  
TI's NEGOTIABLE**

**FEATURES: Private offices and flexible workspaces**

**Open areas for lab, manufacturing, R & D**

**Warehouse space, storage mezzanine**

**Break room, small & large conference  
room**

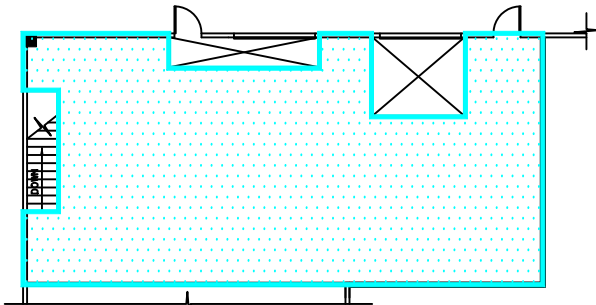
**Ample parking and outdoor meeting tables**

**Outstanding views of Pusch Ridge**



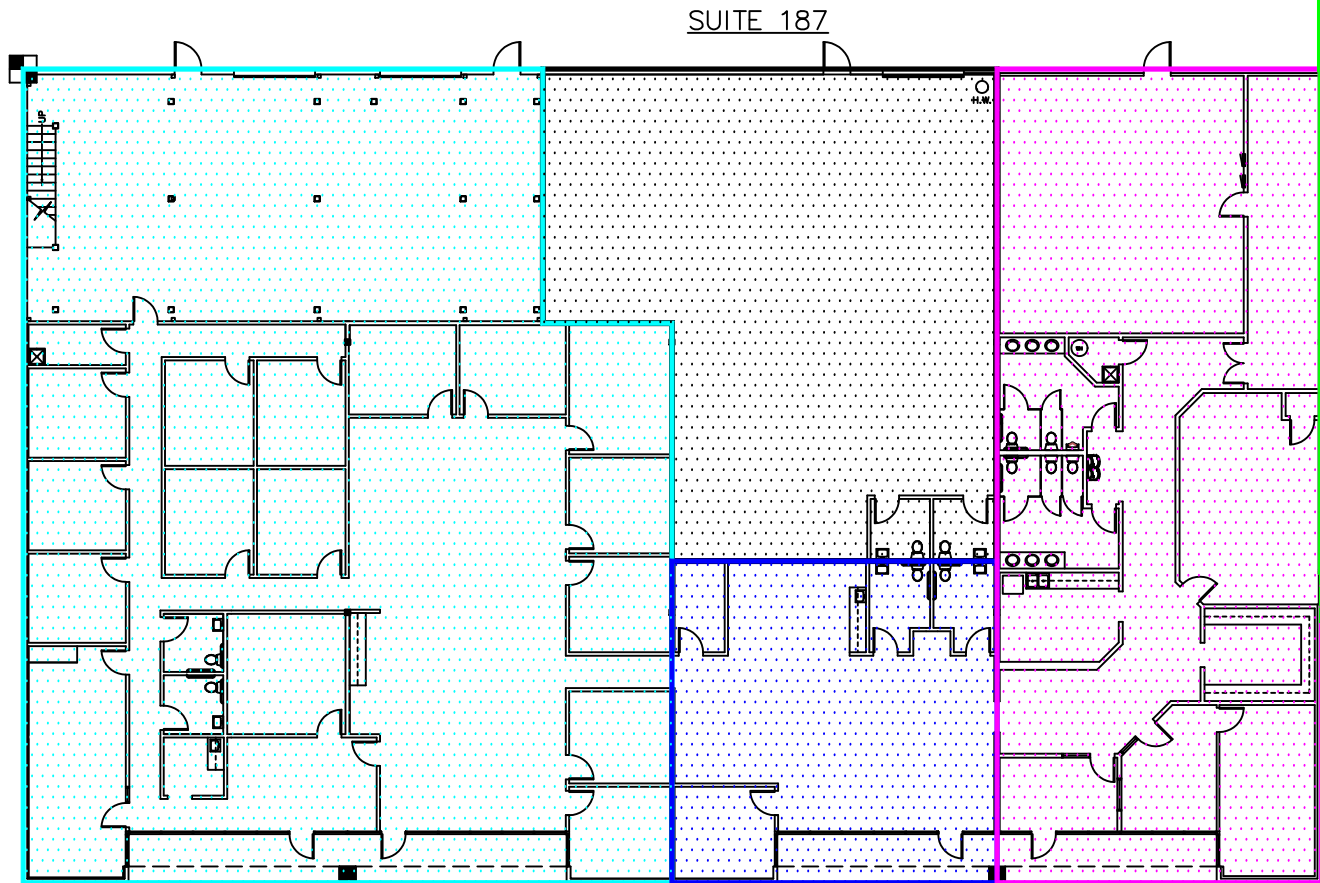
**Please contact:  
DIANA DESSY  
(520) 886-1226  
[ddessy@anthem-equity.com](mailto:ddessy@anthem-equity.com)**





SUITE 171 - SECOND FLOOR

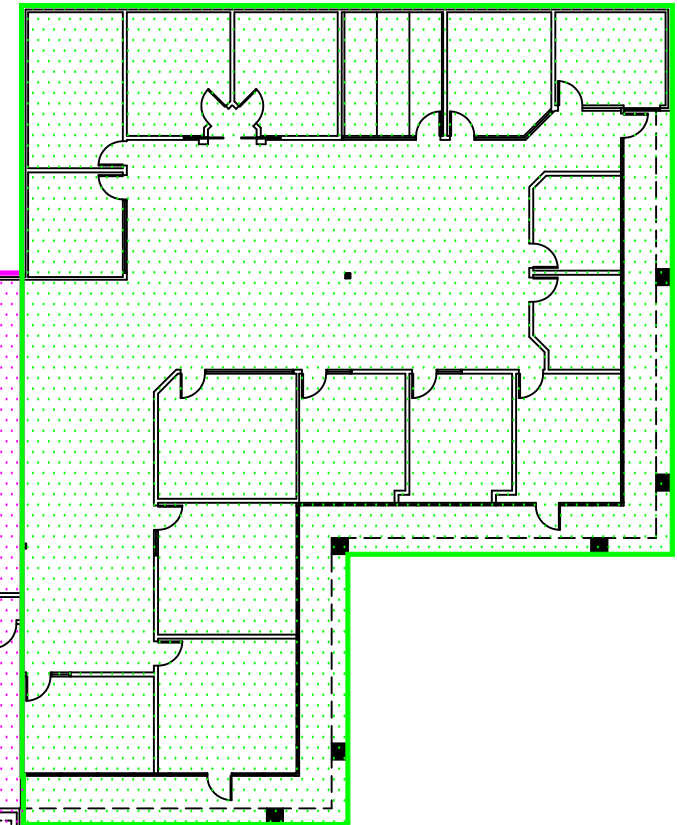
SUITE 141	6,765 S.F.
SUITE 151	4,003 S.F.
SUITE 163	1,590 S.F.
SUITE 171	<u>9,250 S.F.</u>
SUITE 187	<u>21,608 S.F.</u>
TOTAL	24,538 S.F.



SUITE 171

SUITE 163

SUITE 151



SUITE 141

SUITE 187