

**PLUG-AND-PLAY CALL CENTER****±46,709 SF Plug-And-Play Call Center****Lease Rate: \$12 / SF NNN****Property Highlights**

- 475 stations, multiple sets of bathroom, training rooms, private offices, and a cafeteria
- More than adequate parking of 9/1,000
- 350 eKW Cummins diesel set Generator / 150 KVA Liebert UPS
- 467 herman miller work stations
- Access control, intrusion, and digital video surveillance systems
- Land size: +/- 4.52 acres, 656' x 300'

**Property Details**

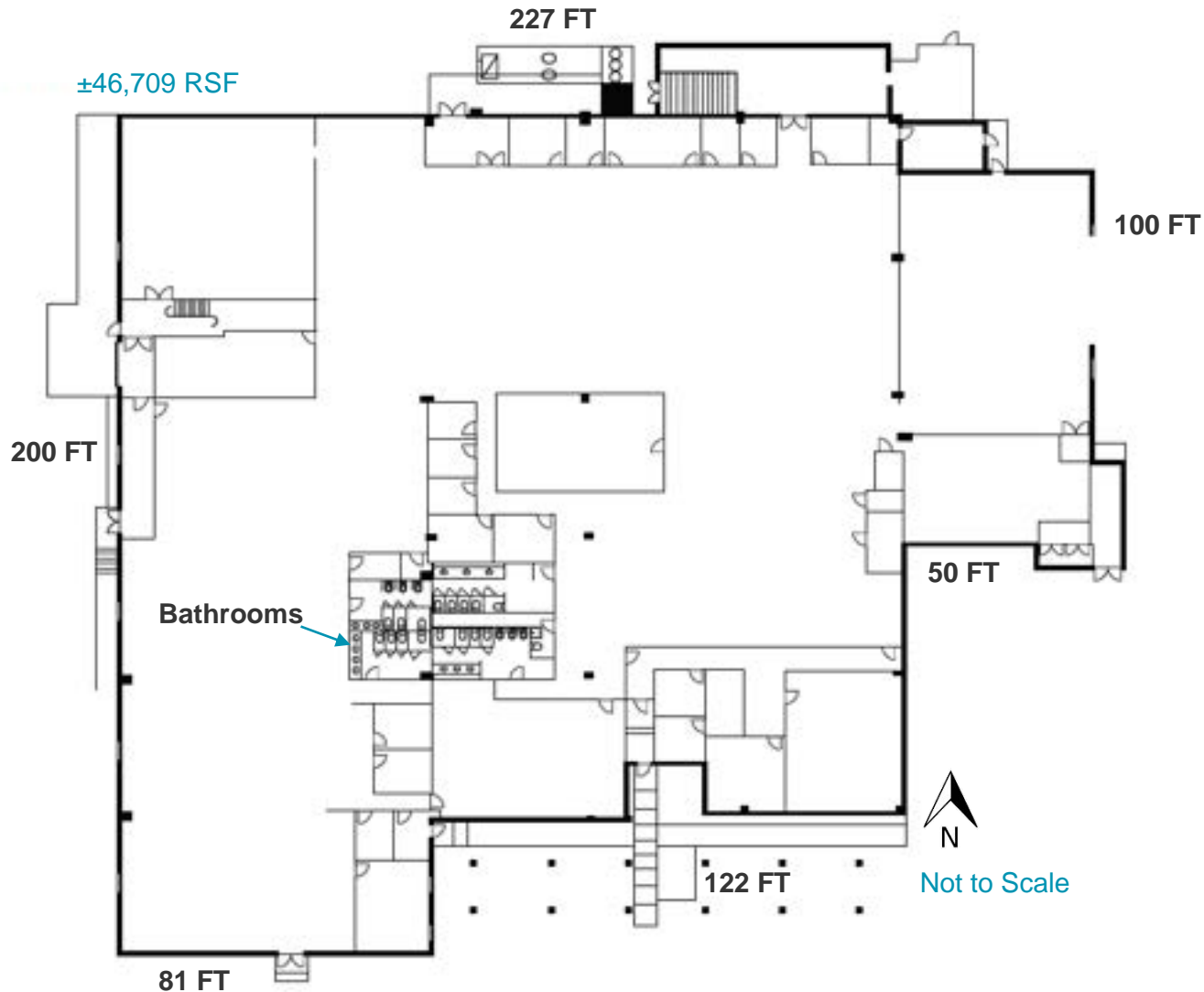
"Plug and Play" call center ready for fresh interior finish to user spec, including two bathroom cores, a cafeteria and break area, training rooms, and multiple service center configurations. It features a 350 eKW Cummins diesel set Generator and 150 KVA Liebert UPS, access control, intrusion, and digital video surveillance systems. The property has a great parking ratio of 9/1,000. The property is adjacent to the Tucson International Airport and subsequently adjacent to multiple hotels, restaurants, entertainment venues, and several bus lines. The demographics of the area indicate a very strong work force population base typically needed for call center type wages.

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Floor Plan



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**Training room****Main call center floor****Front office / entrance****Conference room****Breakroom****Entrance to building, looking north**





E. Valencia Road

E. Valencia Road

S. Tucson Blvd.

S. Tucson Blvd.

Overflow  
Parking

CIRCLE K

SUBWAY

SUBJECT

COURTYARD  
Marriott

STAYBRIDGE  
SUITES

COUNTRY  
INN & SUITES  
BY RADISSON

Holiday Inn  
Express