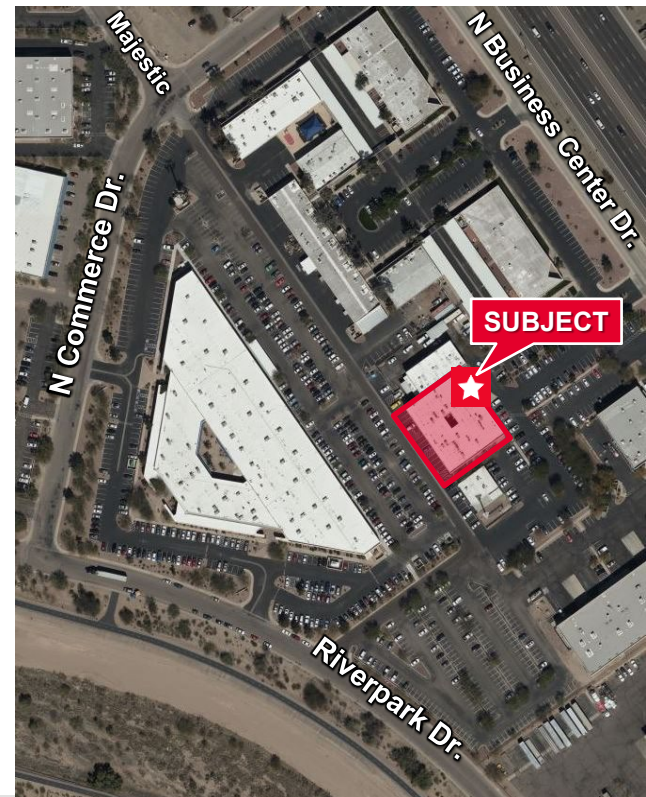


**OFFICE / CALL CENTER**

**± 16,500 SF Office Suite**  
**Lease Rate: \$7/SF/Yr NNN**

### Property Features

- Presently built out as a Plug-N-Play Call Center
- Available Immediately
- Up to 120 parking spaces potentially available (7.3 per 1000 parking ratio)
- Furniture and Equipment Available
- UPS and Backup Generator
- Fiber Installed
- Located in the Opportunity Zone



**Paul Hooker, SIOR**  
**Principal, Industrial Properties**  
**+1 520 546 2704**  
**[phooker@picor.com](mailto:phooker@picor.com)**

**PICOR Commercial Real Estate Services**  
5151 E. Broadway Blvd, Suite 115  
Tucson, Arizona 85711  
phone: +1 520 748 7100  
**[picor.com](http://picor.com)**





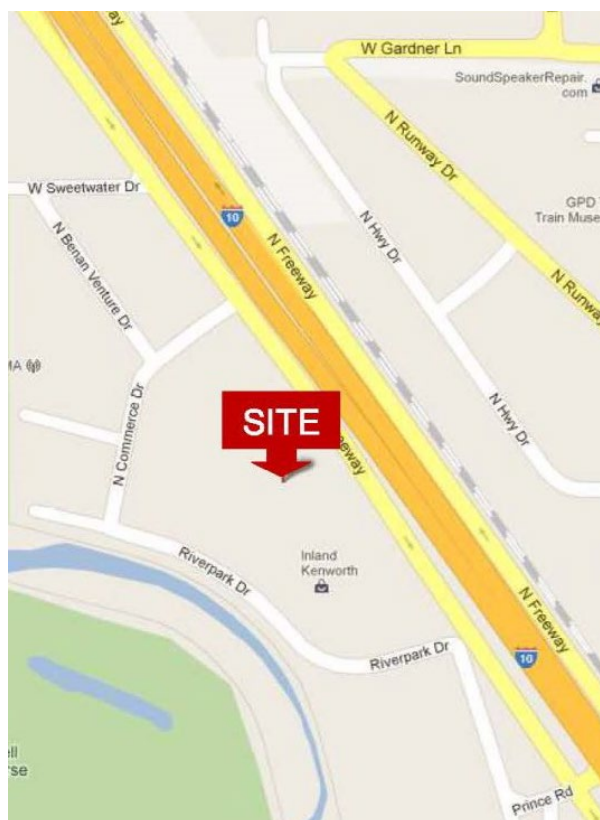
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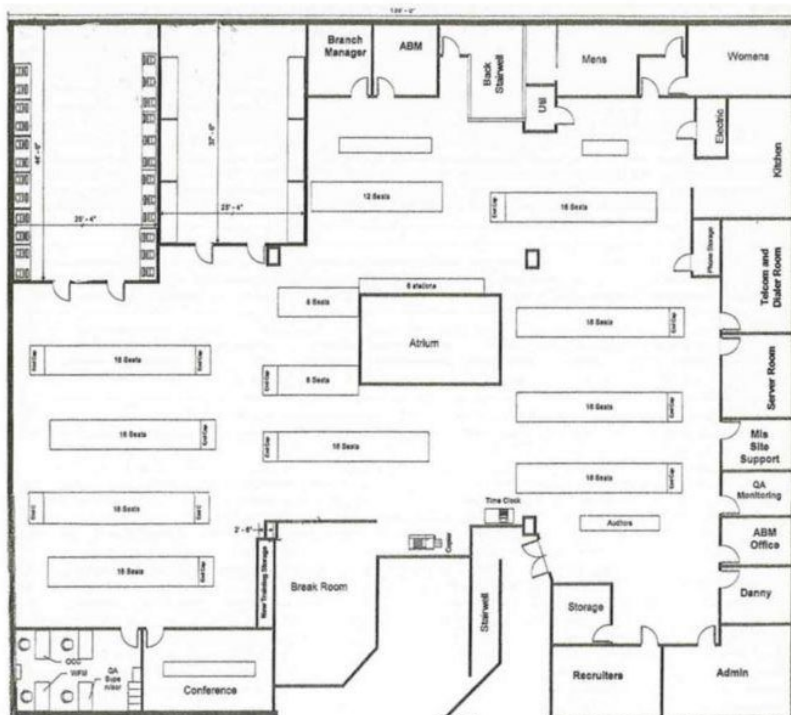
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**Main Building**



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## Property Photos



Break room (one of two)



Training room (one of two)



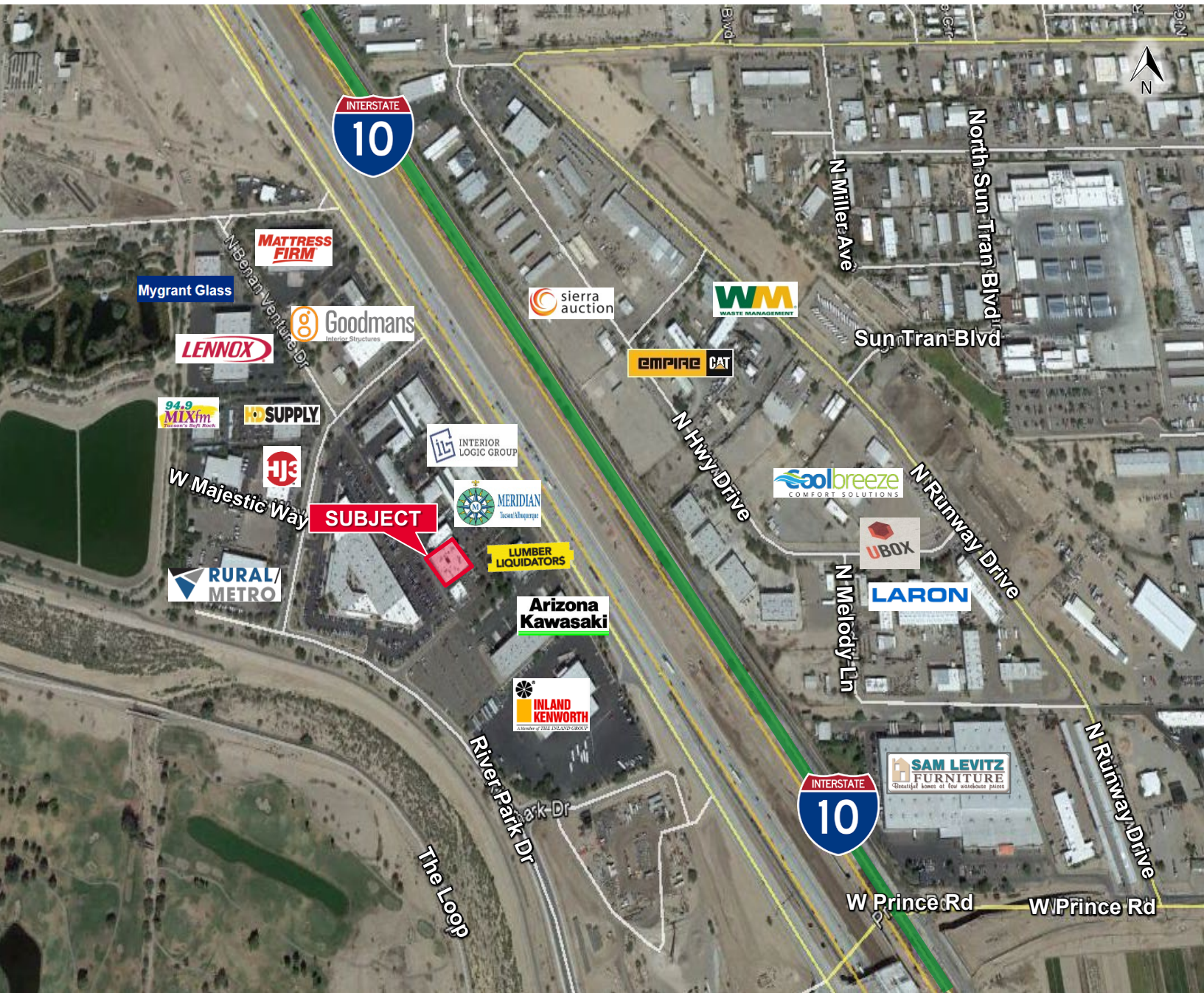
Sample private office



Conference room



**Aerial View**



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