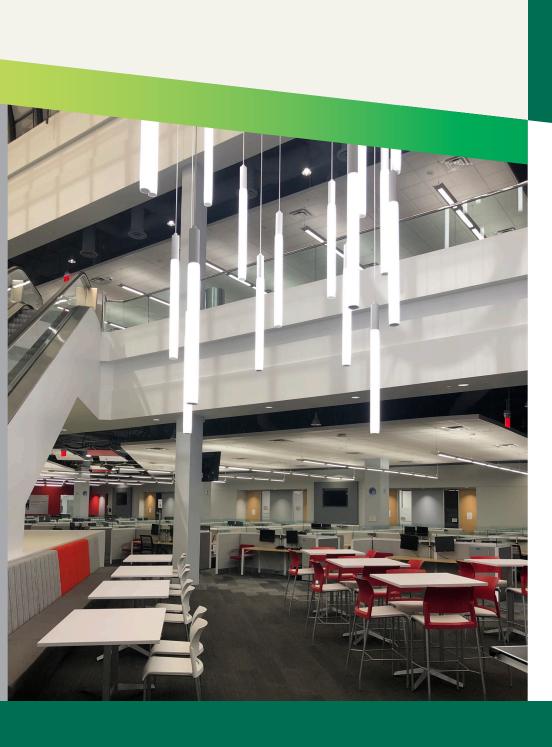
FOR SUBLEASE

PLUG & PLAY CALL CENTER

4690 N. Oracle Road / Tucson, AZ 85705



CBRE



SUBLEASE

4690 N. Oracle Road / Tucson, AZ 85705

SPACE INFORMATION

- + ± 134,556 RSF of Call Center Space
- + Asking \$14.00, NNN
- + Master Lease to Expire: January 31, 2026
- + Plug & Play Condition: ± 1,100 Workstations
- + Parking Ratio: 7.8:1,000,
- + 4-Story, Dedicated Parking Structure



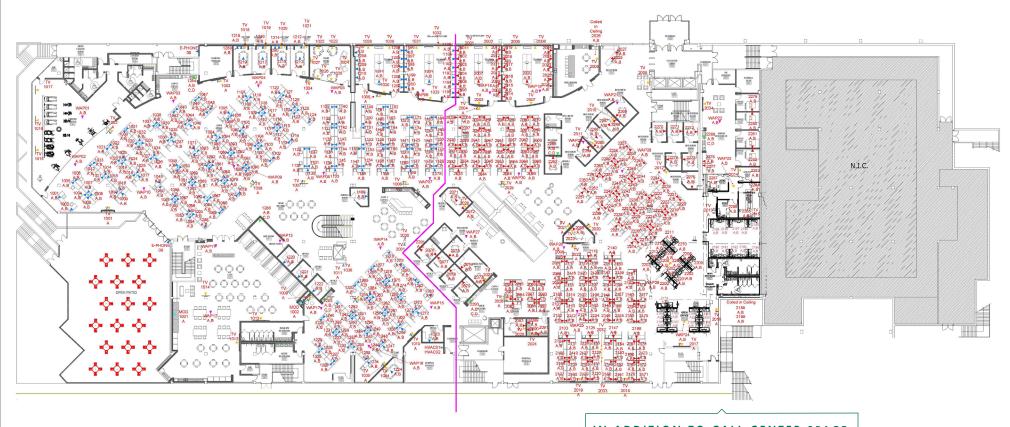








FIRST FLOOR SPACE PLAN



IN ADDITION TO CALL CENTER SPACE:

- ±26,141 RSF State of the Art Movie Theatre/ Presentation Space
- ±25,648 RSF of Former Gym Space
- ±24, 808 RSF of Warehouse Space

SECOND FLOOR SPACE PLAN





CALL CENTER MARKET STATS

TUCSON, ARIZONA

 \star Call center market saturation: $\pm 4.2\%$

+ LABOR FORCE SIZE: \pm 455,532

+ MINIMUM WAGE: \$12.15

+ TIME ZONE: PACIFIC / MOUNTAIN



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