

1230
E. GUADALUPE RD.
Tempe, AZ 85283

Special Space Opportunity in Tempe, Ideal for a School

4,283 SF Available Space
(938 Dedicated/3345 Shared)



Susan McCall, CCIM
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PROPERTY HIGHLIGHTS

1230 E. Guadalupe Rd., Tempe, AZ 85283

-  **Total Available Space:** 4,283 SF (938 Dedicated/3345 Shared)
-  **Lease Rate:** \$2,950 Per Month
-  **Lease Type:** Full Service
-  **Operating Expenses:** All utilities included except Internet
-  **Property Type:** School Classroom Space within Safety of Desert Palm United Church
-  **Year Built:** 1979
-  **Parking:** 7.06/1,000 SF
-  **Zoning:** R-6
-  **APN:** 301-96-109C



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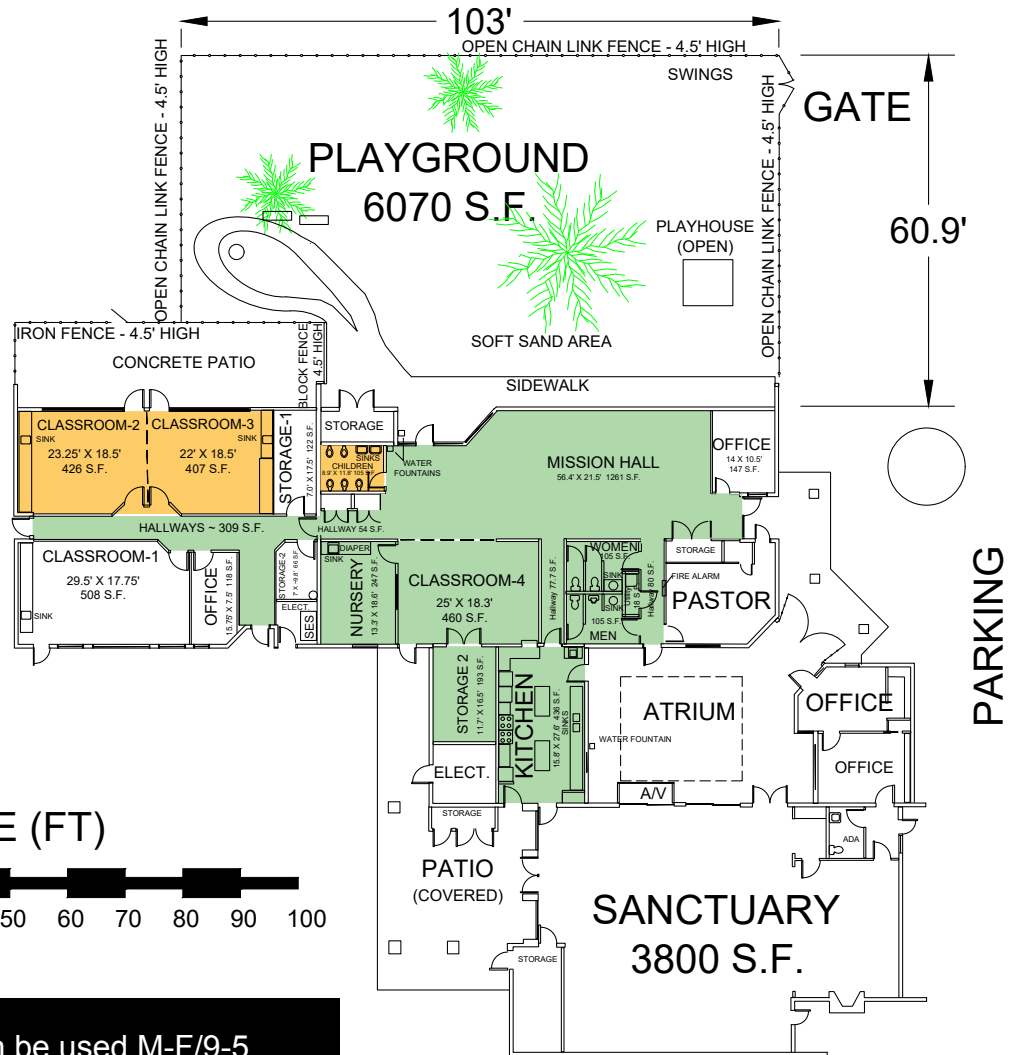
DRAWINGS

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Education Wing-N	
AREA	Sq Ft
Classroom-2	426
Classroom-3	407
Child Restroom	105
Total SF	938

Shared Areas	
AREA	Sq Ft
Hallway- CE wing	309
Nursery	247
Classroom-4	460
Storage-2	193
Kitchen	436
Kitchen hallway	78
Bathroom hallway	80
Utility/mop	18
Hallway N of Nur	54
Woman's RR	105
Men's RR	105
Mission Hall	1261
	3345



- Shared spaces can be used M-F/9-5



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PROPERTY PHOTOS

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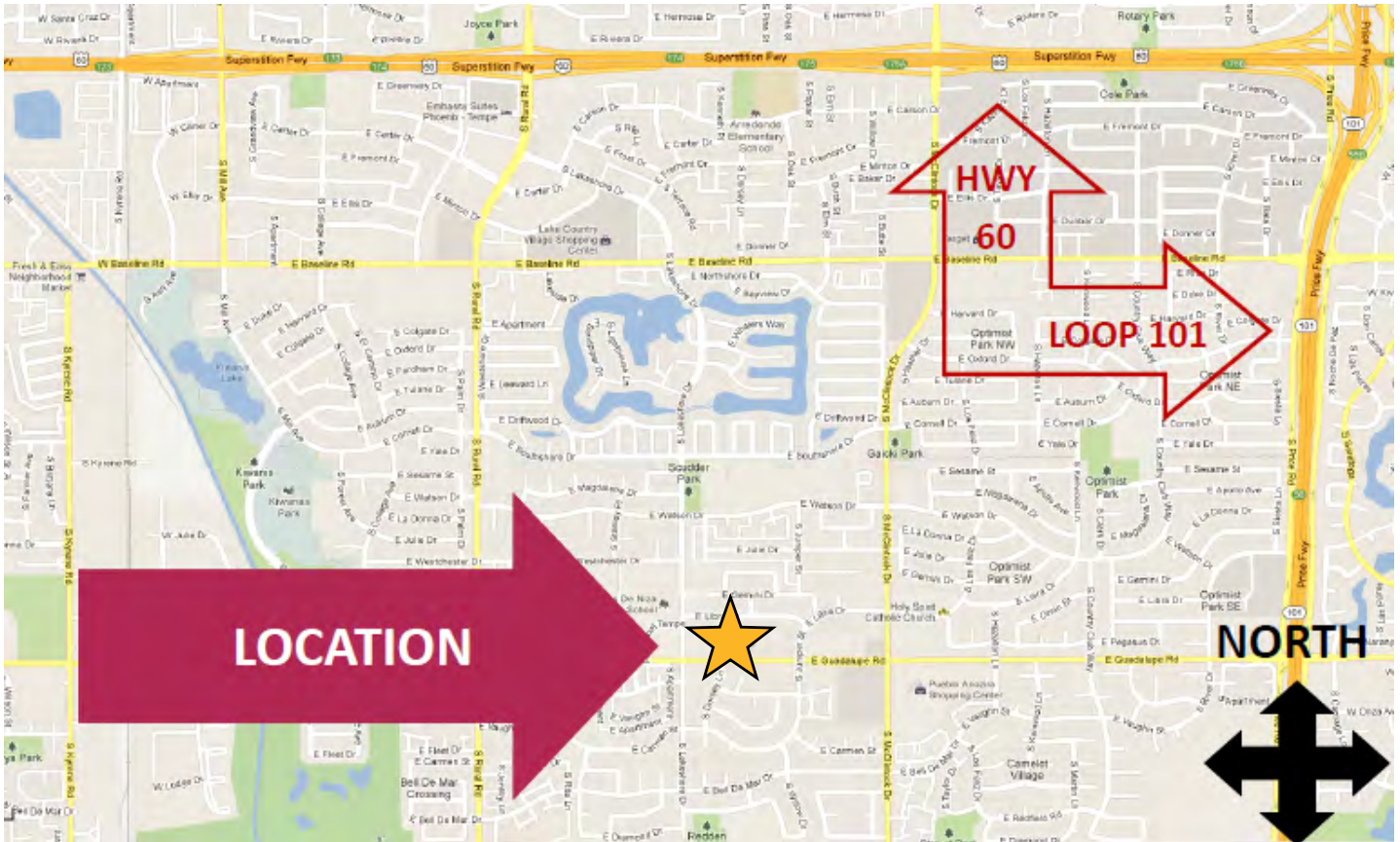
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LOCATION

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- Adjacent to Marcos De Niza High School.
- Gas, Shopping, Restaurants nearby.
- Short distances from Loop 101 and Hwy 60.
- Extremely accessible location with ample parking.

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