

FOR SALE OR LEASE
CHARTER SCHOOL/CALL CENTER BUILDING
730 W CALLE ARROYO SUR, GREEN VALLEY, AZ

AVAILABLE

SPACE AVAILABLE: ±19,114 SF
RENTAL RATE: \$19.75/SF, Modified Gross
SALES PRICE: \$3,525,000
APN: 303-33-8660
ZONING: B-2

A newly constructed (built 2012) 2-story office/retail building with open free-span construction. Located in a neighborhood shopping center next to the freeway with numerous restaurants and services nearby. Abundant parking and signage available.

Exclusively represented by:

DAVE VOLK
dvolk@volkco.com
520.235.3000

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale - for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown above are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the property or adjacent areas.

GROUND FLOOR CLASSROOM

Fully sprinklered with close attention to ADA and fire safety codes, with wide stairwells, rear enclosed playground/break area, and numerous restrooms (28 stalls). Modern elevator, HVAC, and card-key access. Full video surveillance system. Covered patios and commercial kitchen in place. 13 feet between floors. Sub-metered for multi-tenant occupancy. 24-hour separate IT room cooling.

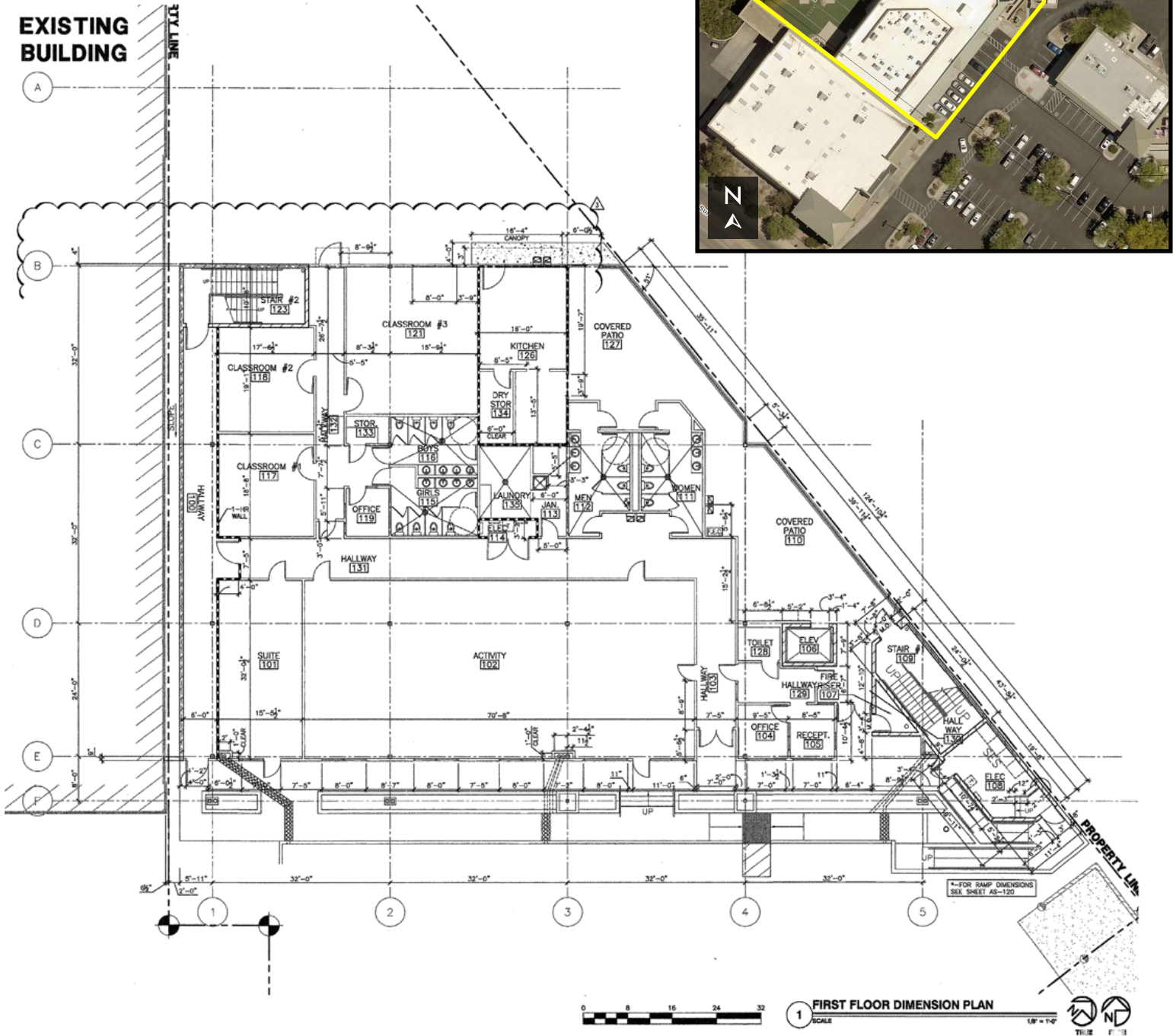
**SECOND FLOOR CLASSROOM**

EXTERIOR PLAY AREA

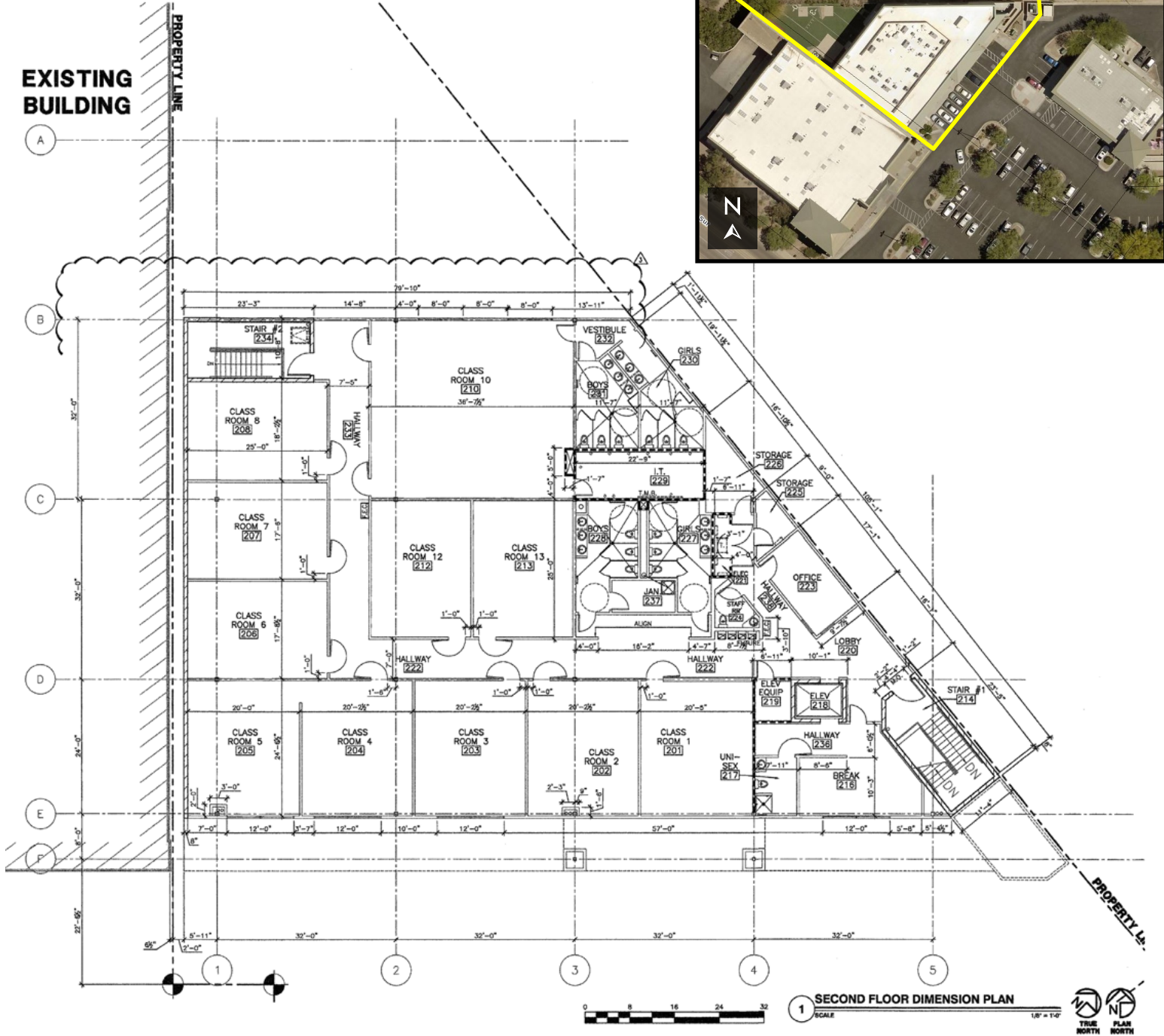


ENCLOSED REAR PATIO

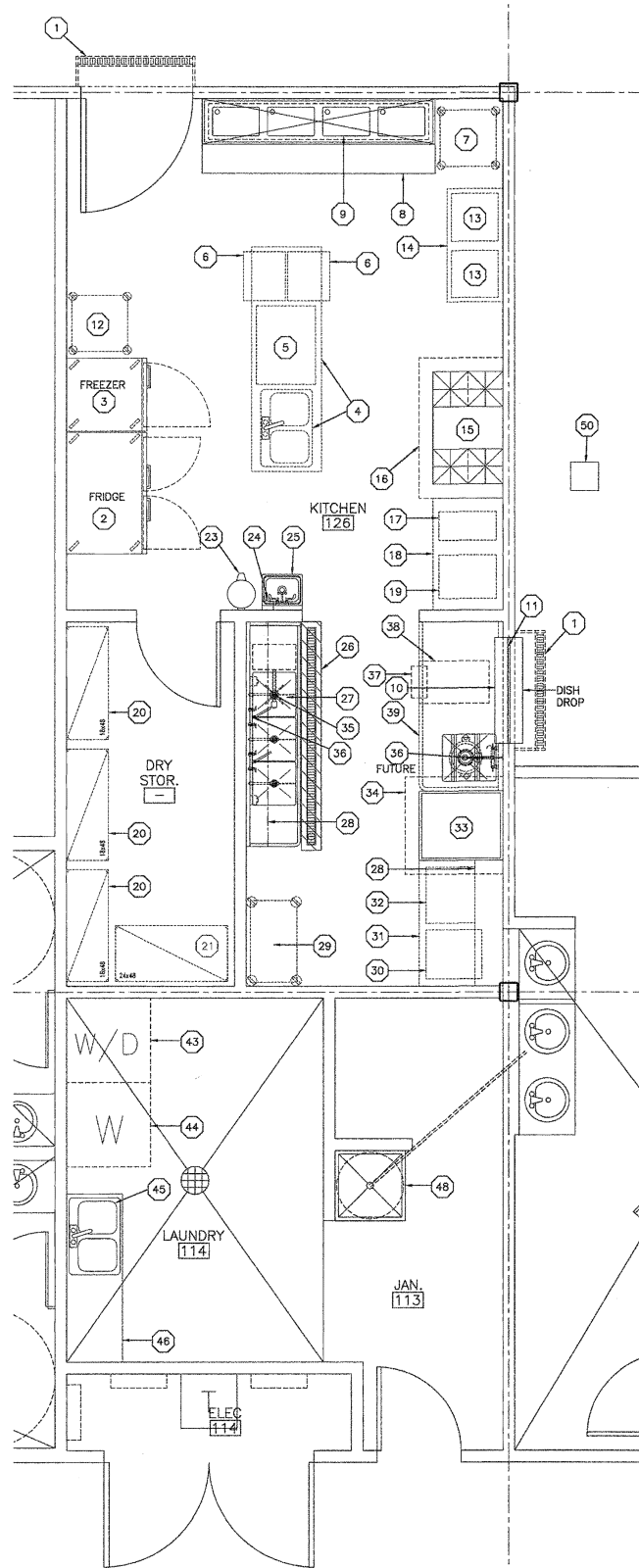




FLOOR PLAN NOT TO SCALE – DIMENSIONS APPROXIMATE



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1 KITCHEN EQUIPMENT PLAN
SCALE 3/8" = 1'-0"

NOT TO SCALE - DIMENSIONS APPROXIMATE





