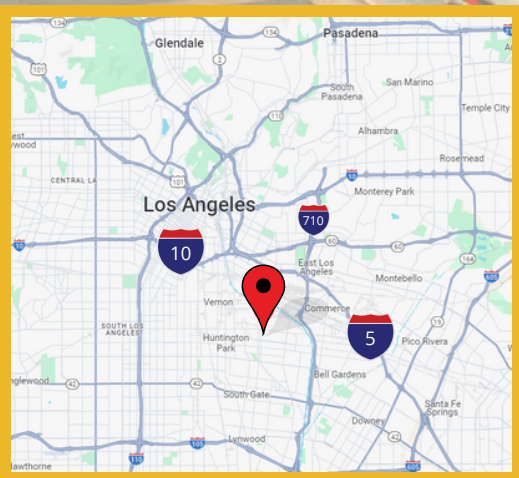


Educational Facility Available for Sublease

3759 E 57TH ST, MAYWOOD, CA



Property Highlights

Recently renovated educational facility in Maywood available for sublease or direct lease. The facility is located on the Maywood Baptist Church campus and consists of exclusive and shared use spaces. The facility features 10+ classrooms, a spacious gym/multi-purpose room, outdoor playground, ample meeting areas, and office spaces. In recent years, the facility was significantly improved by both the current tenant and the church.

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INSITE EFS



Exhibit A - Premises

Church Identifier	Pueblo Name	Description	School Use
Main Building (1st Floor)			
100 Office	New Health Room	Office Adjacent to Preschool Office	Shared (KPU M-F 8AM-4PM)
101 Office	Main Office		Exclusive
	Teacher's Lounge	Teacher Workroom	Exclusive
	Admin Office	Adjacent to Main office	Exclusive
	San Diego State	Classroom	Exclusive
	UCLA	Classroom	Exclusive
	Staff Bathroom		Shared
	Girls Bathroom		Exclusive
	Boys Bathroom		Exclusive
	Janitor closet		Shared
Main Building (2nd Floor)			
	Janitor Closet		Exclusive
103	Long Beach	Classroom	Exclusive
104	NYU	Classroom	Exclusive
	Girls Bathroom		Exclusive
	Boys Bathroom		Exclusive
105	Cal State LA	Classroom	Exclusive
102 Office	UCR	RSP Classroom	Exclusive
	Staff Bathroom		Exclusive
107	UWS	SpED Classroom	Exclusive
106	Harvard	Classroom	Exclusive
Sanctuary (1st Floor)			
MYM Youth Room	Sanctuary	Meeting Space	Shared (KPU Mondays Noon - 4PM)
	Music Room	Classroom	Shared (KPU M-F 8AM-4PM)
	Girls Bathroom		Shared
	Boys Bathroom		Shared
Sanctuary (2nd Floor)			
Learning Center 5	Previously SD	Classroom	Exclusive
	Previously UWS	Classroom	Exclusive
Gymnasium			
	Storage Room		Exclusive
	RSP/SpEd Sensory Room		Shared (KPU M-F 8AM-4PM)
	ASP/Specialist Room	Upstairs Above Stage	Exclusive
	Indoor Gym Space		Shared (KPU M-F 8AM-4PM)
Playground & Outdoor Eating Area			
	Covered Outdoor Eating Area	Parking for Pastors on Sunday	Shared (KPU M-F 8AM-4PM)
	Apparatus		Shared

DETAILS

Interior Space Available

10+ Classrooms, Main Office, Teachers Lounge, Multi-Purpose Space, Gym

Outside

Playground, Outdoor Dining

Parking

Shared Permit Parking Lot

Term

1-5 years, potentially longer

Use allowed per lease

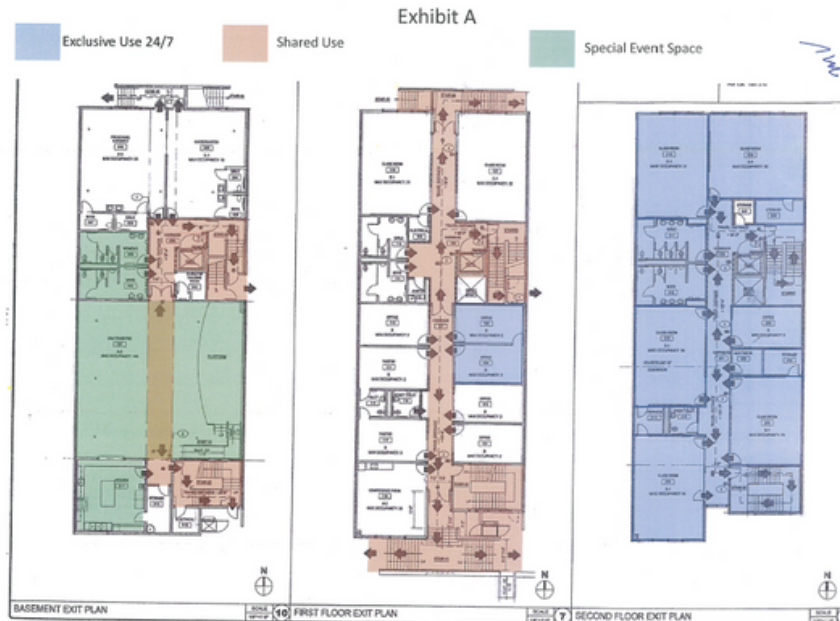
K-12

Base Rent

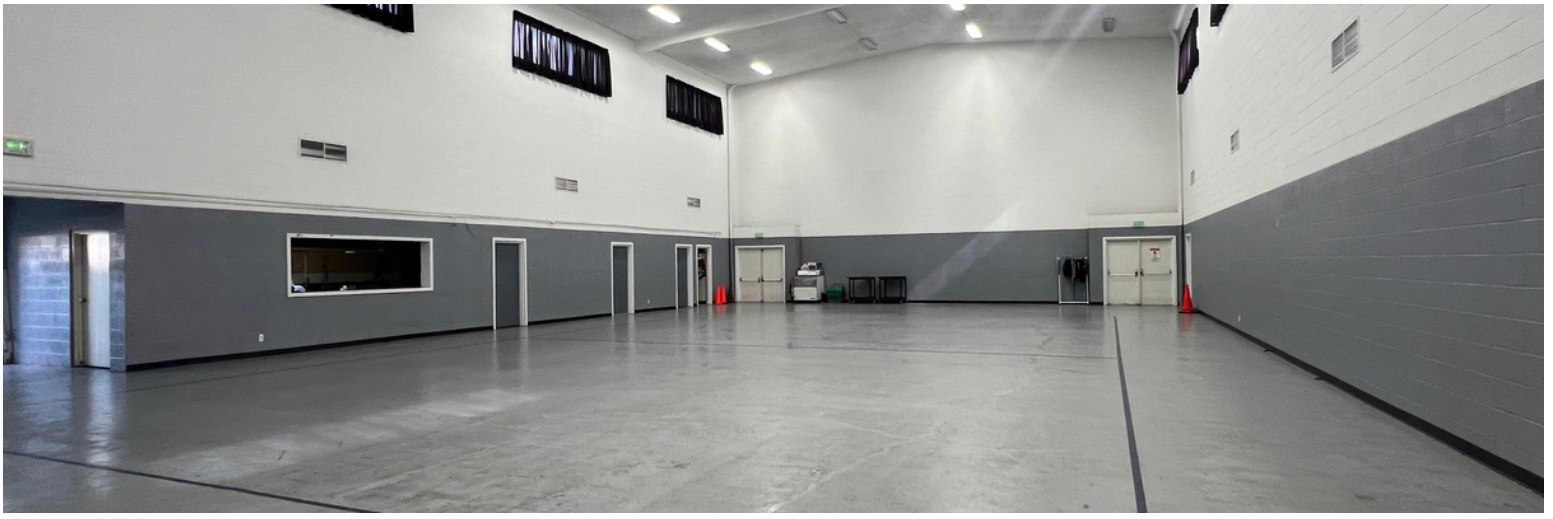
Approx. \$17,500 per month + expenses

Lease Commencement Date

July 2024



*Gym and additional classrooms not shown on plan



This confidential memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in leasing/subleasing 3759 E 57th Street ("the Property"). This memorandum contains selected information pertaining to the Property and does not purport to be all-inclusive. All information provided is for general reference purposes only. Interested parties are expected to complete their own investigation and not rely on the contents of this memorandum in any manner.

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