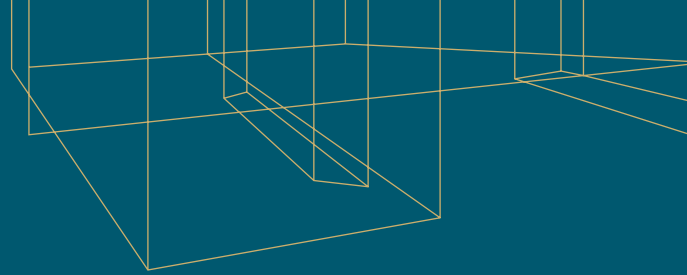




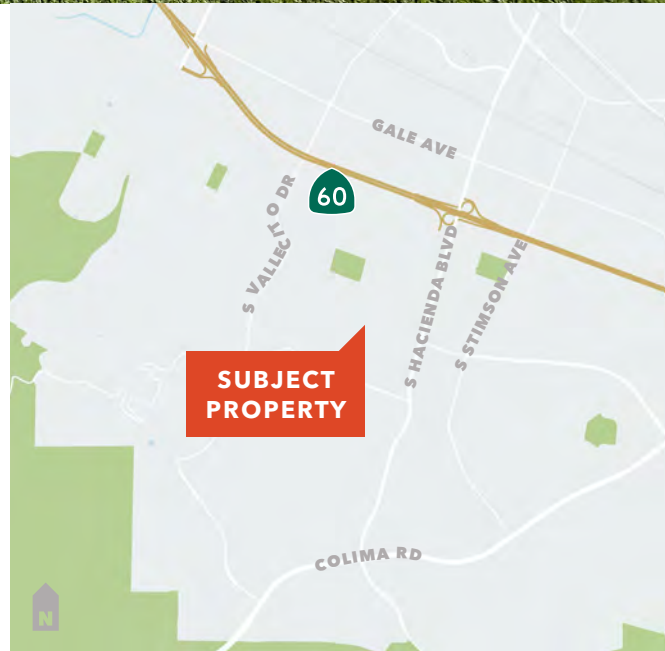
SCHOOL SPACE FOR LEASE

15653 NEWTON STREET, HACIENDA HEIGHTS, CA



Offering

Saint Matthews United Methodist Church is offering the opportunity to lease school space within its church campus. The offering provides exclusive use during traditional school days and hours. Several classrooms, offices, lobby, outdoor eating and play field, kitchenette, and large on-site parking lot. This space would work great for private, public/charter schools or office users. No Preschools. Please do not disturb the church.



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FOR LEASE

School Space

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Summary

PREMISES	±3,000 SF, 7 classrooms, offices, staff break room, kitchenette, outdoor play area and courtyard
UTILITIES	Tenant to pay its share of sewer, water, gas, electric, and trash
PARKING	On-site parking
RESTROOMS	2 restrooms (2 stall each)
APPROVALS	A Conditional Use Permit is likely (verify with city)
SHARED VS. EXCLUSIVE	Landlord requires shared use of some classrooms, bathrooms, outdoor areas
NON-PROFIT VS. FOR PROFIT	Non-profit is preferred; Landlord will consider for-profit (Tenant to be responsible for any increase in property taxes)
LEASE RATE	\$2.00 psf/mo



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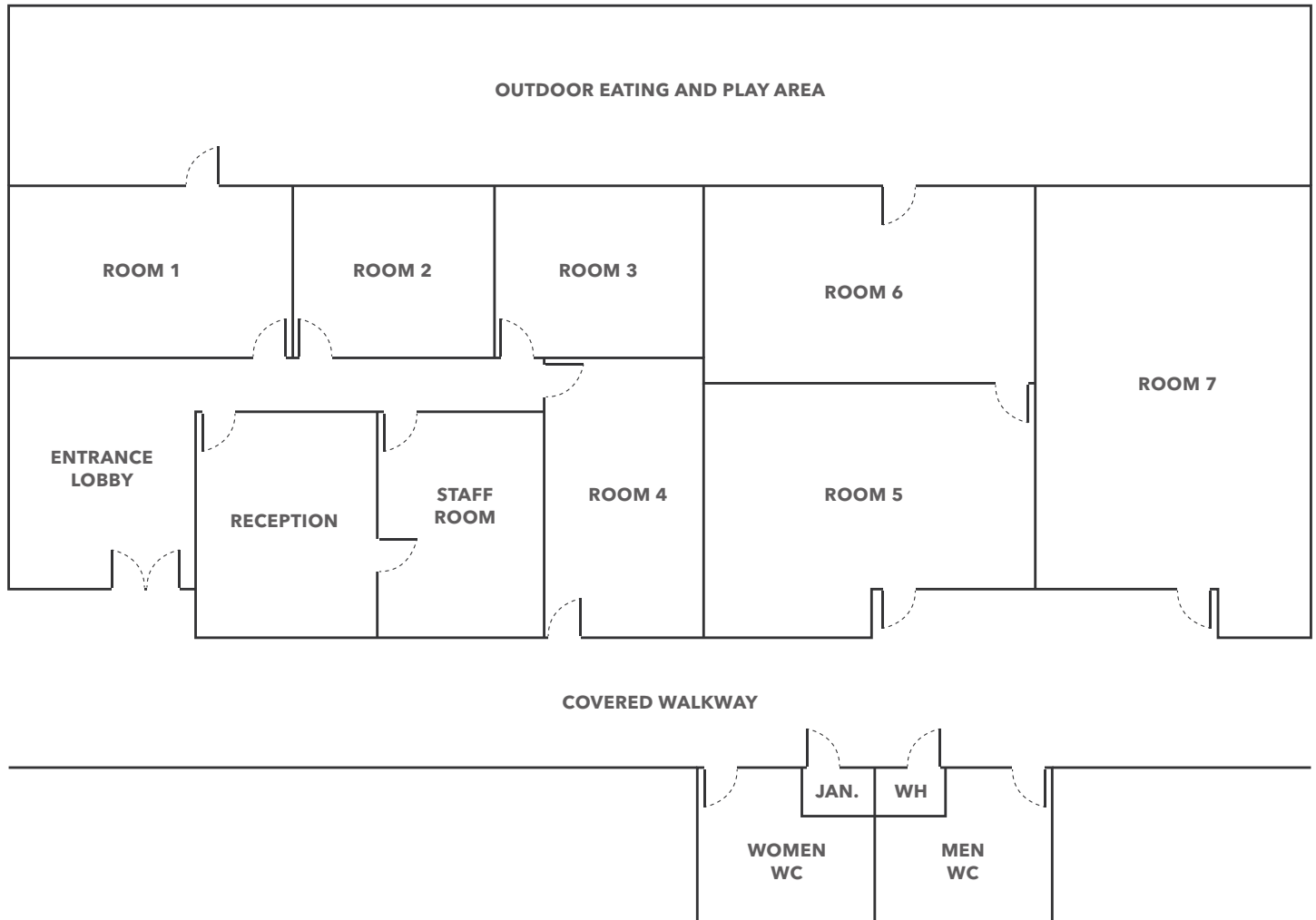


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Floor Plan



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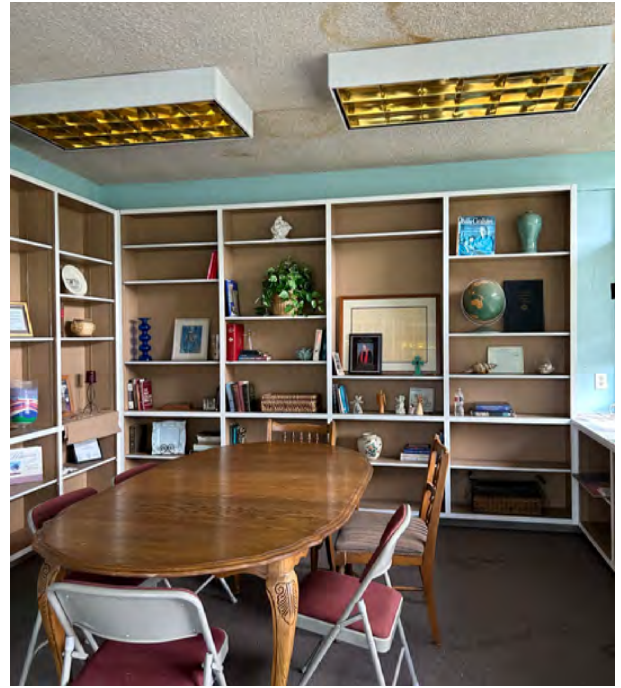
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