



# SCHOOL SPACE FOR LEASE

13205 PHILADELPHIA ST, WHITTIER, CA



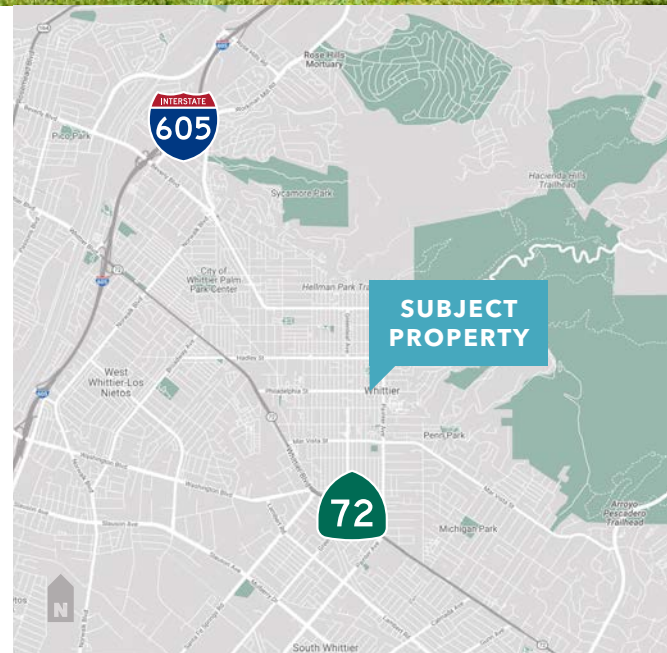
## Offering

First Friends Church Whittier is offering the opportunity to lease school space within its church campus. The offering provides exclusive use with 24/7 availability . Two classrooms with private entrance and bathrooms. This space would work great for private, public/charter, or after school programs.

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# School Space

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## Summary

<b>PREMISES</b>	±2,148 SF, 2 large classrooms on 2nd floor.
<b>UTILITIES</b>	Tenant to pay its share of sewer, water, gas, electric, and trash.
<b>PARKING</b>	On-site parking.
<b>RESTROOMS</b>	2 restrooms in upper level.
<b>APPROVALS</b>	Tenant to verify if Conditional Use Permit is required.
<b>NON-PROFIT / FOR PROFIT</b>	Non-profit is preferred; Landlord will consider for-profit (Tenant to be responsible for any increase in property taxes).
<b>LEASE RATE</b>	\$2.00/PSF



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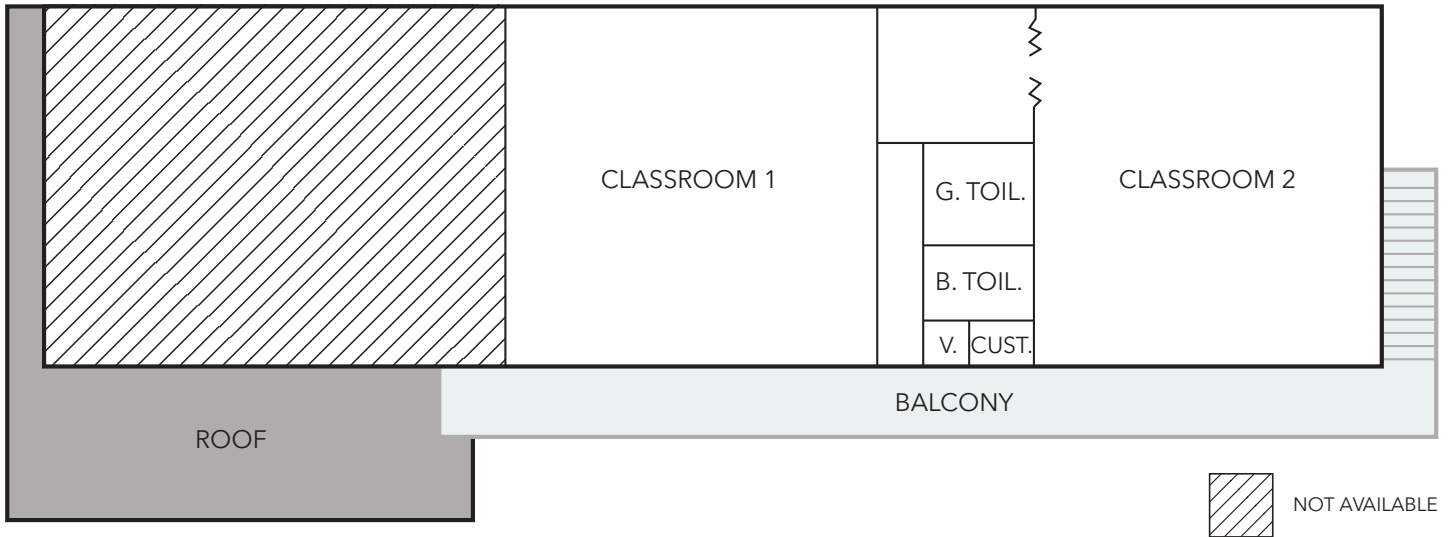


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## Floor Plan - Second Floor | ±2,418 SF



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