

SCHOOL SPACE FOR LEASE

3759 E 57TH STREET, MAYWOOD, CA



The Offering

First Baptist Church of Maywood 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, kitchen, teacher's lounge, outdoor eating and play area, and on-site parking. Large school gym also available. This space would work great for private, public/charter school programs. **No Preschools.**

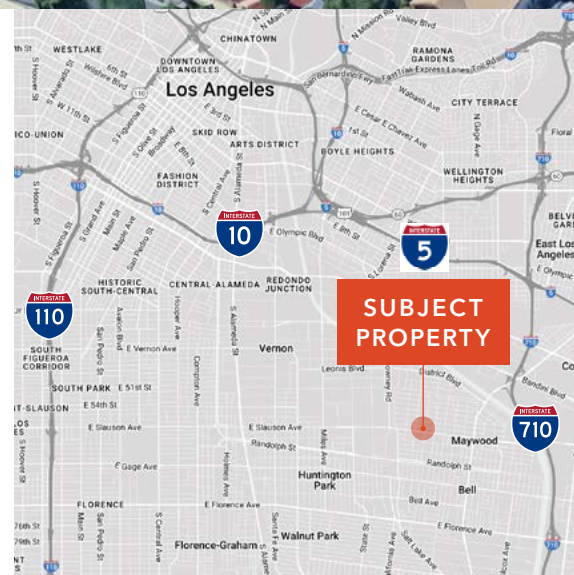
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km Kidder
Mathews

PROPERTY HIGHLIGHTS

PREMISES:	±10,500 SF, 5 classrooms, 3 offices, teacher's lounge, kitchen, outdoor play and eating area. Additional ±5,000 SF gym also available
UTILITIES:	Tenant to pay its share of sewer, water, gas, electric, and trash
PARKING:	On-site parking
RESTROOMS:	2 restrooms on second level (3 stalls each) plus 1 single/staff restroom; 2 restrooms on first level (3 stalls each) plus 1 single/staff restroom; 2 restrooms in the gym (2 stalls each)
APPROVALS:	A Conditional Use Permit may be needed (verify with city)
SHARED VS. EXCLUSIVE:	Landlord requires shared use of some kitchen, gym, restrooms, and 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:	Negotiable



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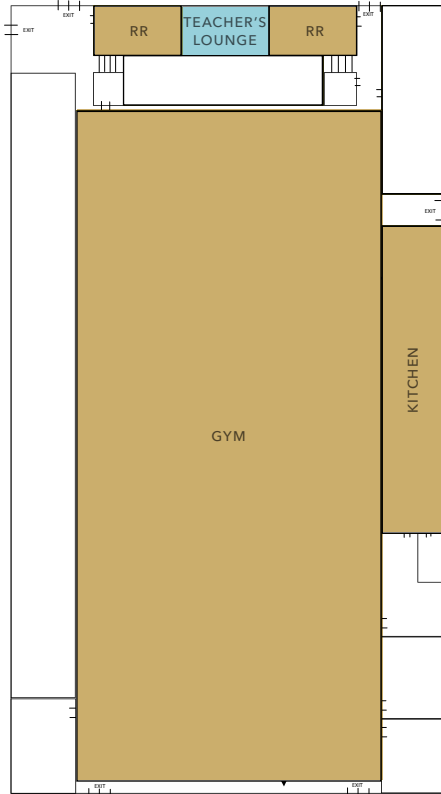
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FLOOR PLANS

GYM

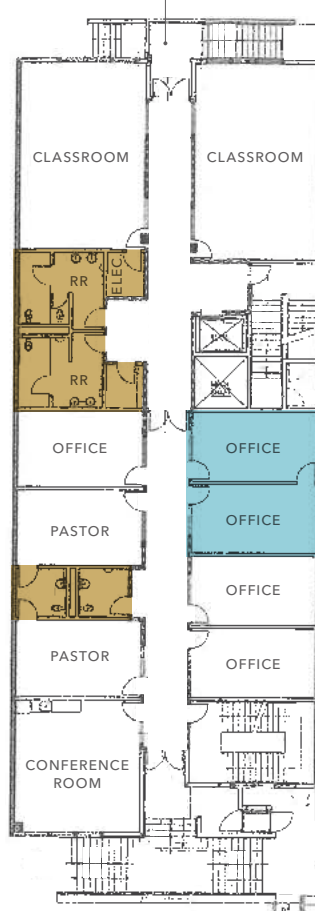


LEGEND

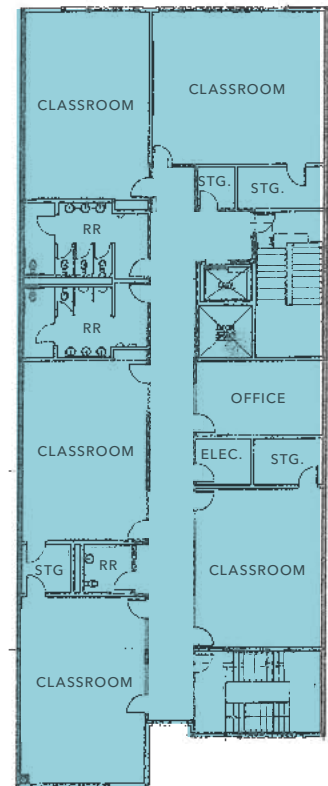
- Shared
- Exclusive
- Other

SCHOOL

1ST FLOOR



2ND FLOOR



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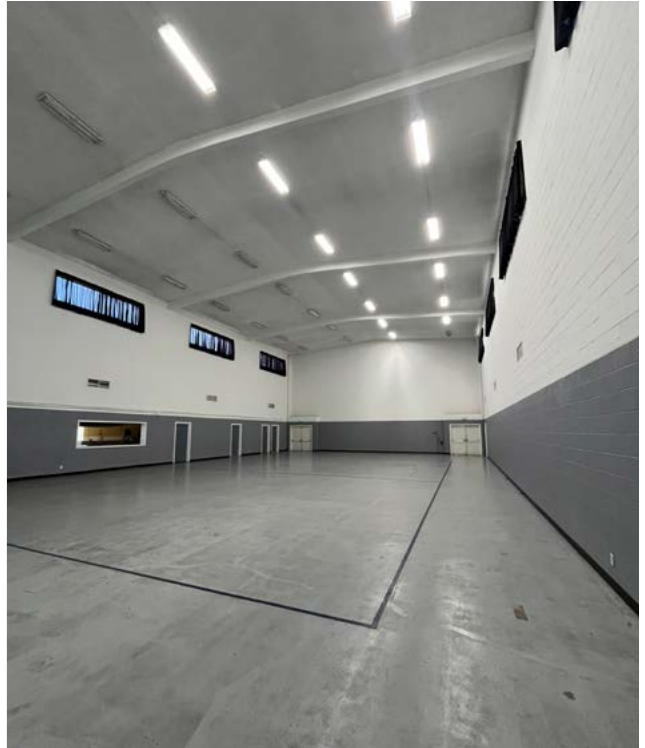
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