SCHOOL & CHURCH SPACE FOR LEASE

201 E BENNETT AVENUE, GLENDORA, CA

The Offering

The United Methodist Church of Glendora is offering the opportunity to lease church and second floor school space within its Church campus. The offering provides exclusive use of second floor classrooms, kitchenette, and patio for a school during traditional school days and hours. The Church space is shared use within specified days and hours. Sanctuary, Social Hall, several classrooms, office, kitchen, and on-site parking lot. This space would work great for private, public/charter school programs, and churches looking for space to lease. **No Preschools**.

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PREMISES

SCHOOL SPACE:	School Space: ±4,444 SF, 5 second floor classrooms, kitchenette, and patio area Available: Traditional School Days and Hours
CHURCH SPACE:	Church Space: ±12,000 SF, Sanctuary (seats ±225), Foyer, classrooms, office, social hall (seats ±200), and kitchen. Available: Sundays from 3:00pm – 9:00pm, Saturdays, and Various Weeknights
UTILITIES:	Tenant to pay its share of sewer, water, gas, electric, and trash.
PARKING:	On-site parking
RESTROOMS:	2 restrooms in the Upper Education level (one single stall and one with two stalls); 2 restrooms on the Main Sanctuary level (one single stall and one ADA-compliant); and 2 restrooms on the Lower Sanctuary level (one ADA-compliant and one with two stalls).
APPROVALS:	A Conditional Use Permit is likely for school use. (verify with city)
SHARED VS. EXCLUSIVE:	Landlord requires shared use of some classrooms, sanctuary, assembly hall, and kitchen
NON-PROFIT:	Non-Profit Users Only
LEASE RATE:	School space: $2.00 psf mg Church space: $3,000 - $6,500/mo + share of utilities

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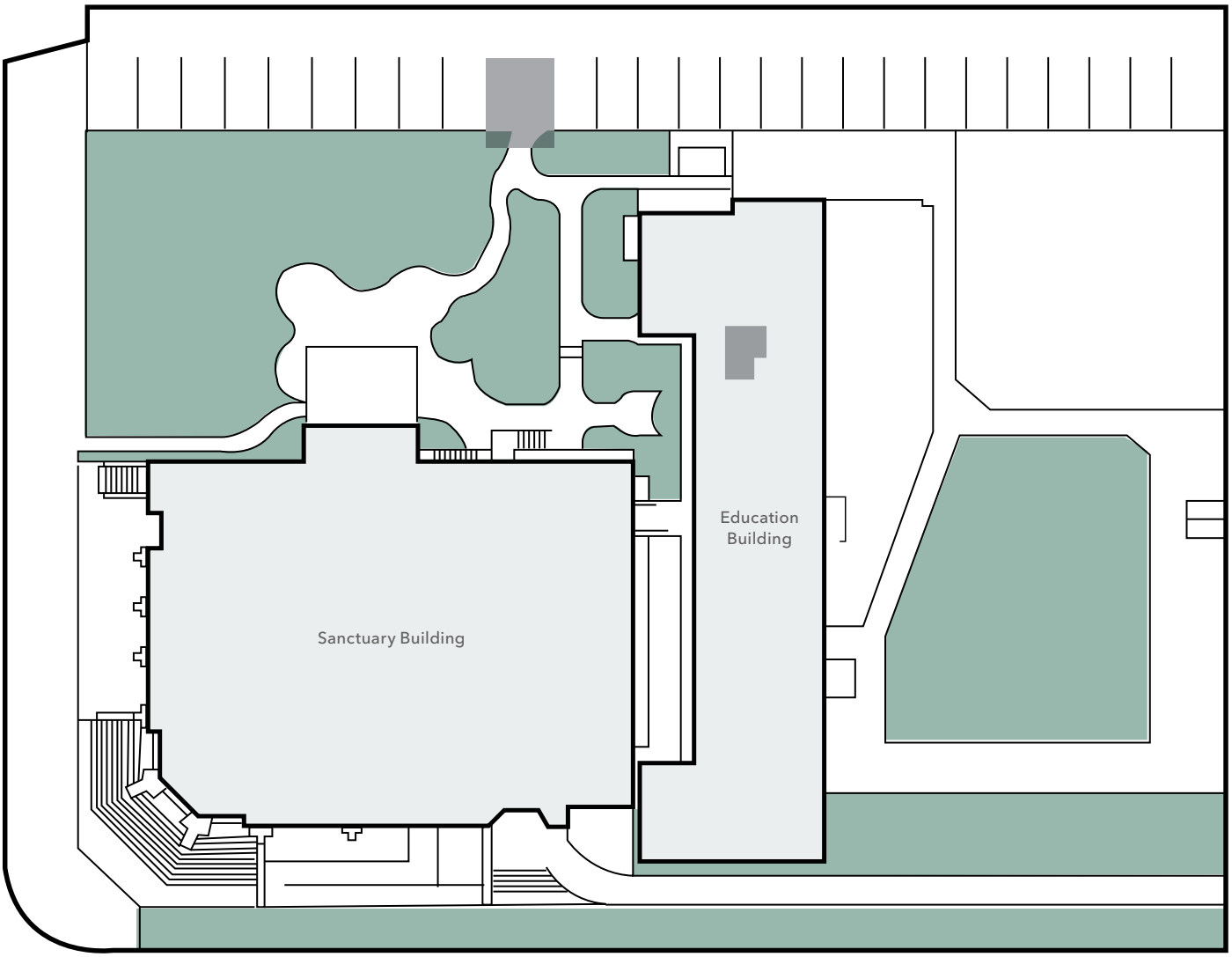
SITE PLAN



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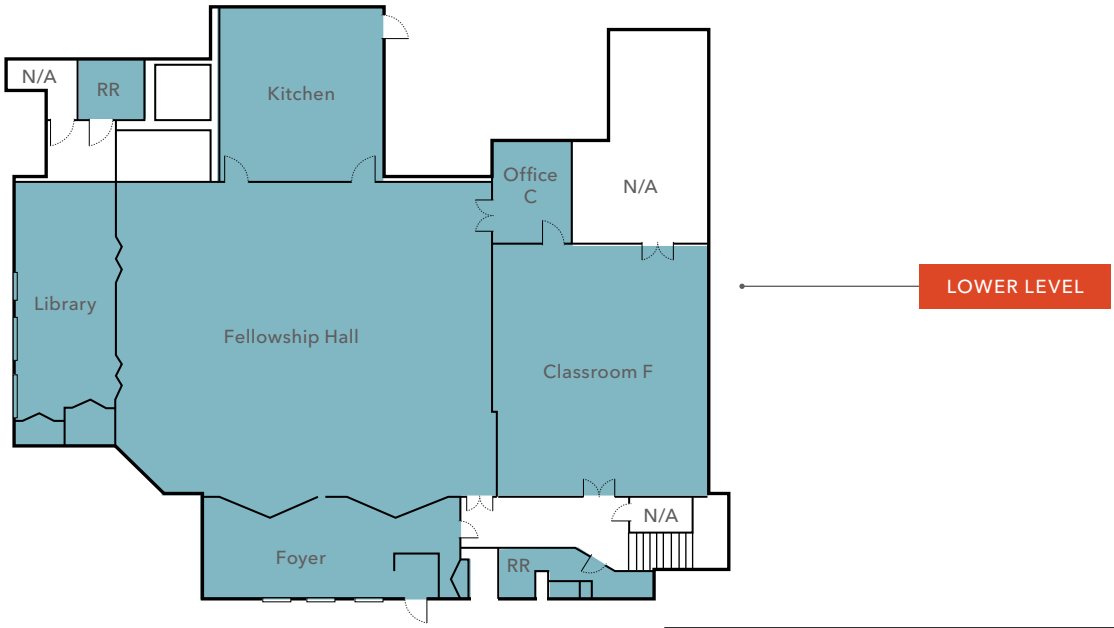
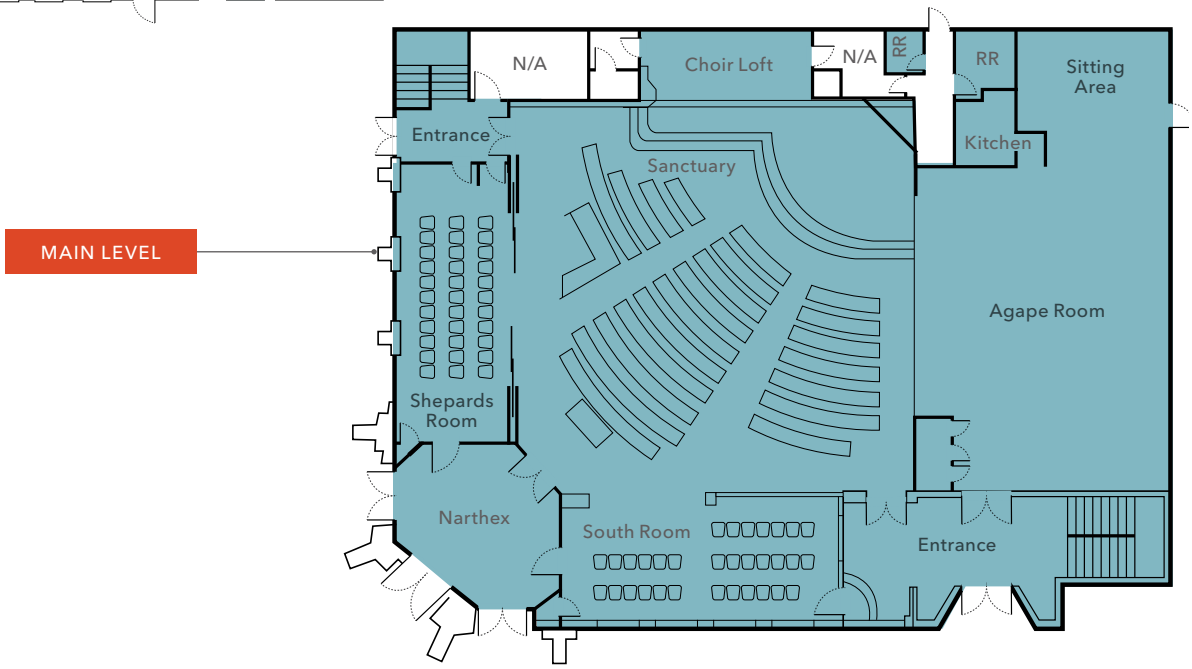
SANCTUARY BUILDING





LEGEND

- Church Space
- School Space

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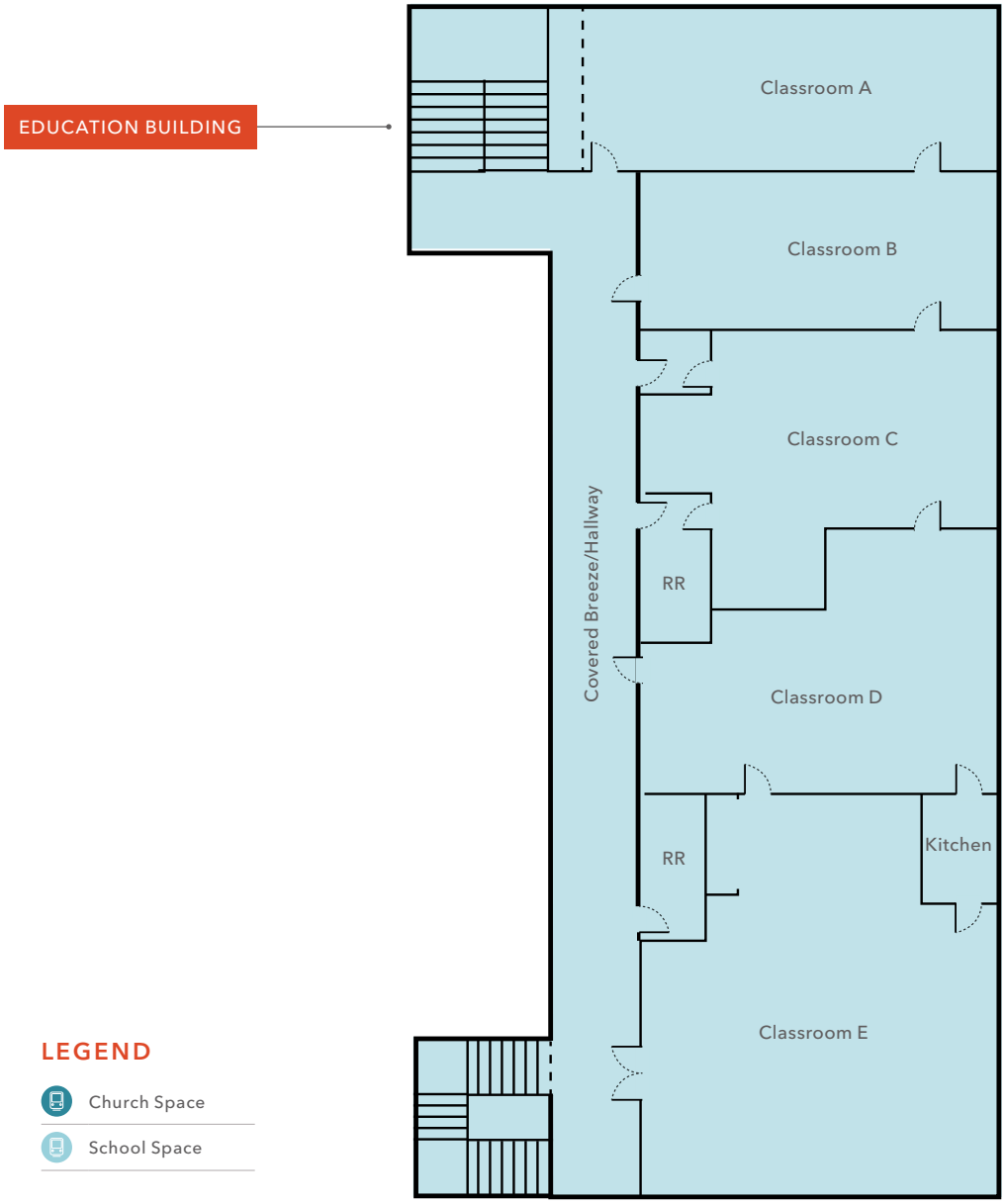
UPPER LEVEL



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