

SCHOOL BUILDING FOR LEASE

6701 CONVOY COURT, SAN DIEGO, CA



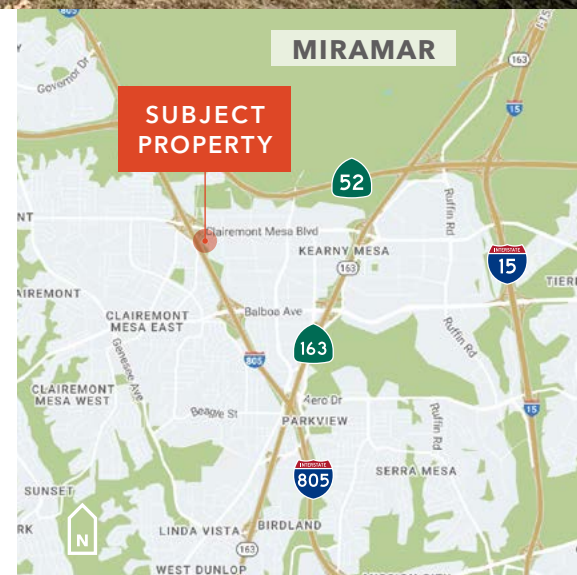
The Offering

Korean United Methodist Church of San Diego is offering the opportunity to rent the two-story Education Building on their church campus. The offering provides exclusive use during traditional school days and hours. Several classrooms, offices, assembly hall, kitchenette, outdoor play area and on-site parking lot. This space would work great for private, public/charter, or preschool programs.

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km Kidder
Mathews

SCHOOL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

PREMISES:	±25,053 SF 2 Story Education Building with elevator access and an outdoor play area
UTILITIES:	Tenant to pay its share of sewer, water, gas, electric, and trash
PARKING:	On-site parking
RESTROOMS:	2 restrooms in the first level (4 stalls each) plus 1 single/staff restroom; second level has 2 restrooms (3 stalls each) plus 2 single/staff restroom
APPROVALS:	A Conditional Use Permit is likely needed (verify with city)
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:	\$2.50 psf mg



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SITE PLAN



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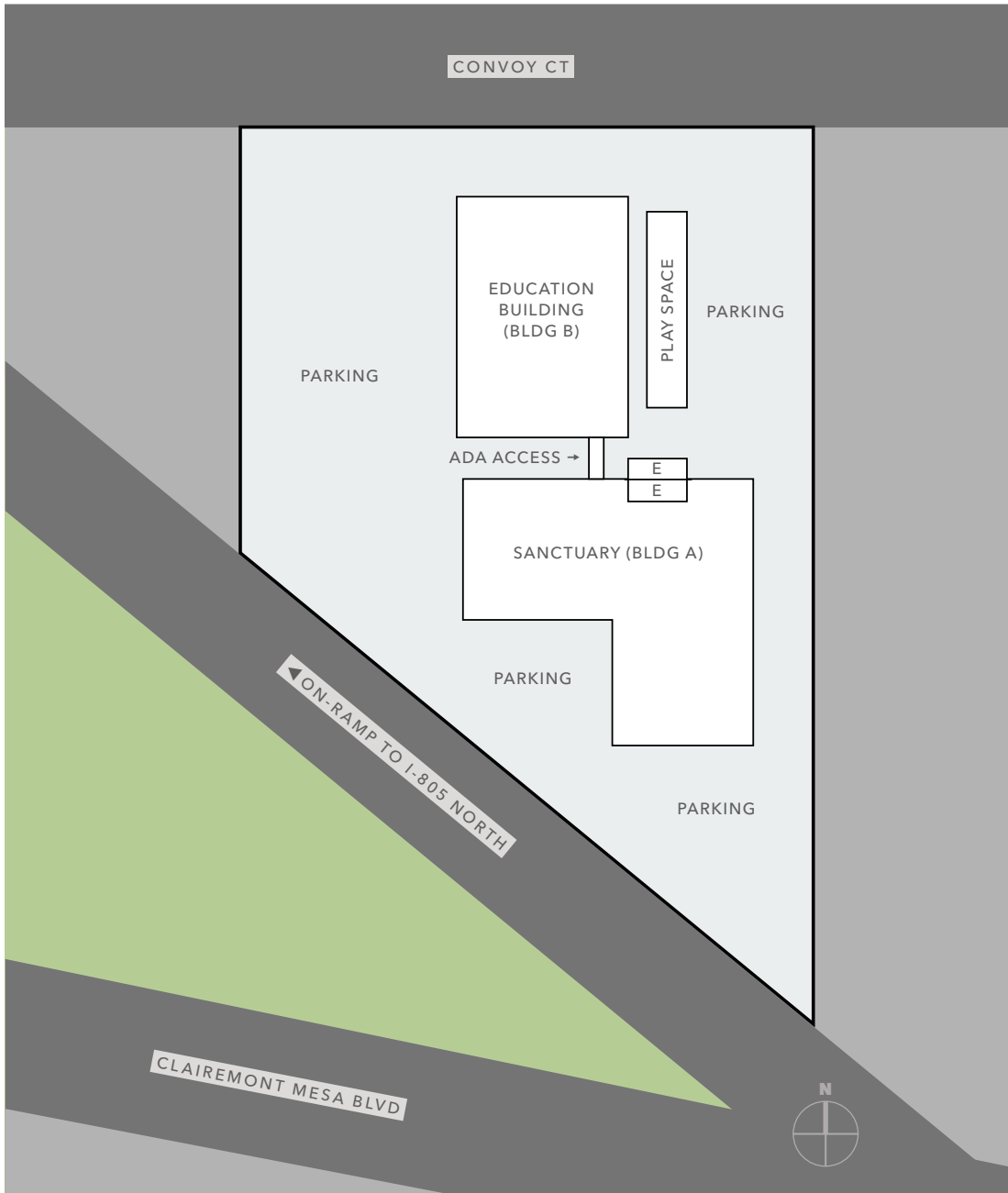
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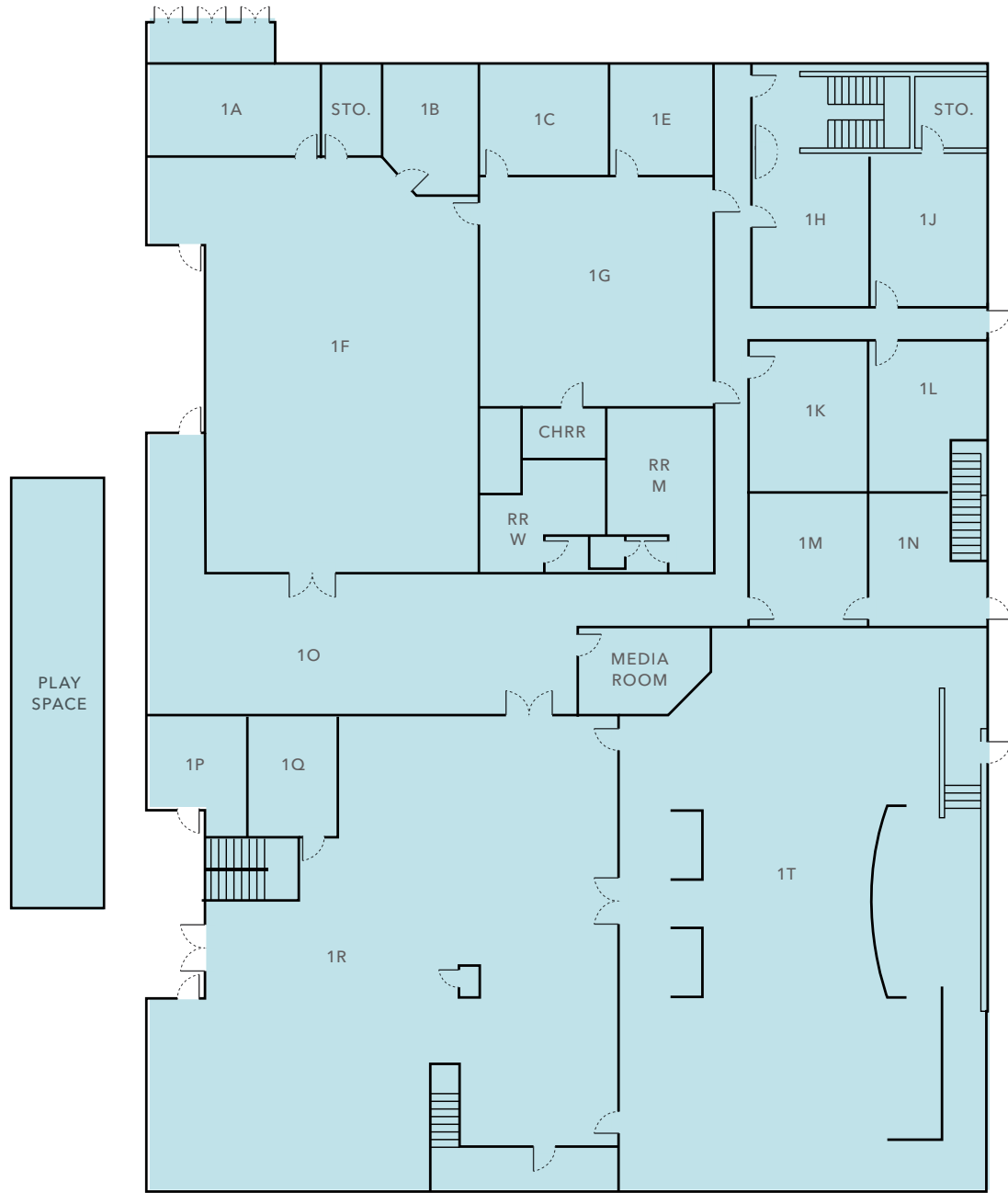
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FIRST FLOOR PLAN



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SECOND FLOOR PLAN



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