



School Space For Lease

1701 BAKER STREET, COSTA MESA, CA



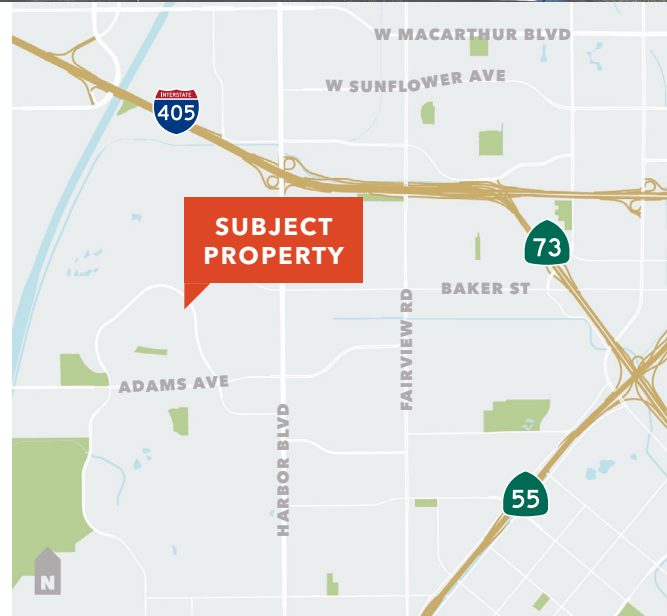
Property Highlights

Mesa Verde 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, an office, multipurpose room, kitchen, outdoor eating and play field, and large on-site parking lot. This space would work great for private, public/charter, adult school programs. **No Preschools.**

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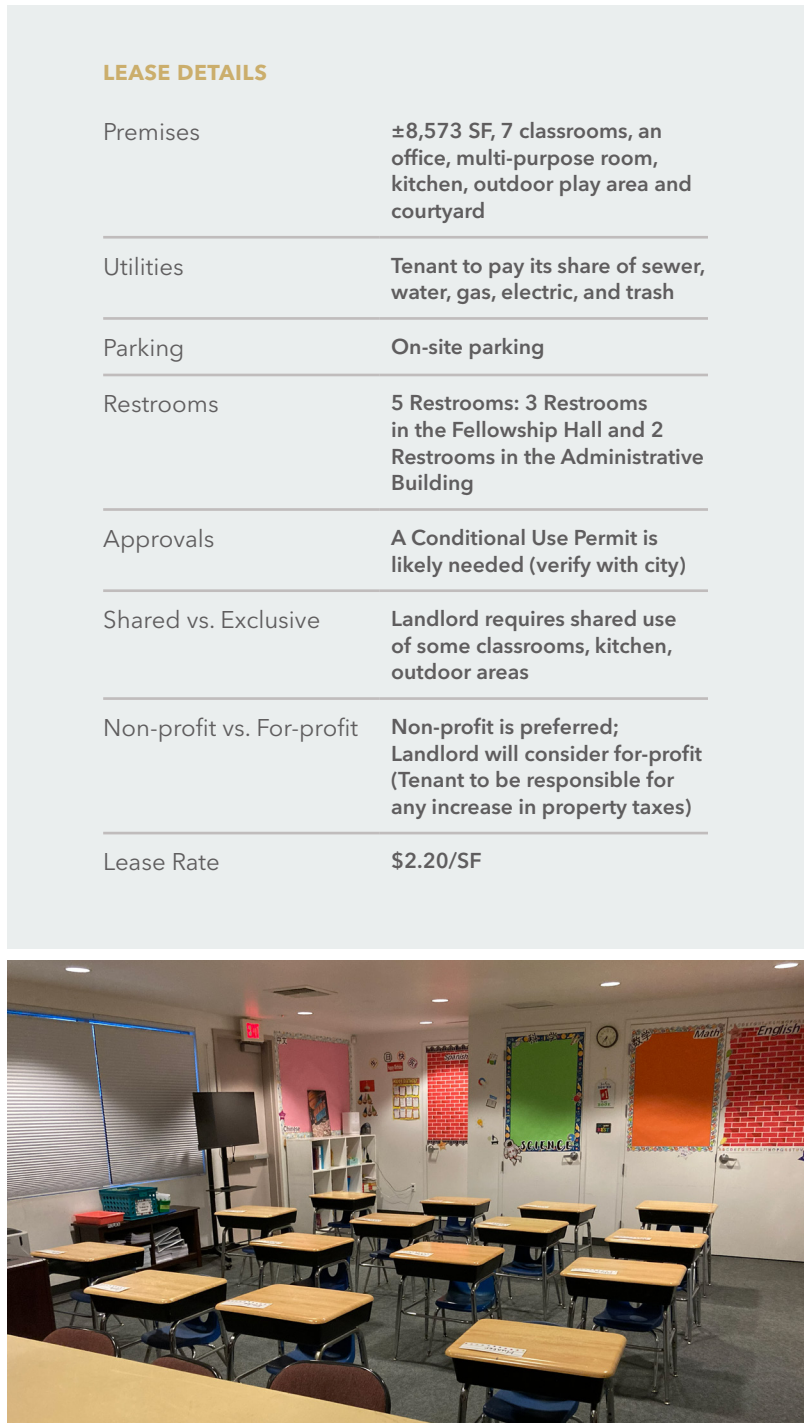
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**Kidder
Mathews**

FOR LEASE

School Space

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LEASE DETAILS

Premises	±8,573 SF, 7 classrooms, an office, multi-purpose room, kitchen, outdoor play area and courtyard
Utilities	Tenant to pay its share of sewer, water, gas, electric, and trash
Parking	On-site parking
Restrooms	5 Restrooms: 3 Restrooms in the Fellowship Hall and 2 Restrooms in the Administrative Building
Approvals	A Conditional Use Permit is likely needed (verify with city)
Shared vs. Exclusive	Landlord requires shared use of some classrooms, kitchen, 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	\$2.20/SF

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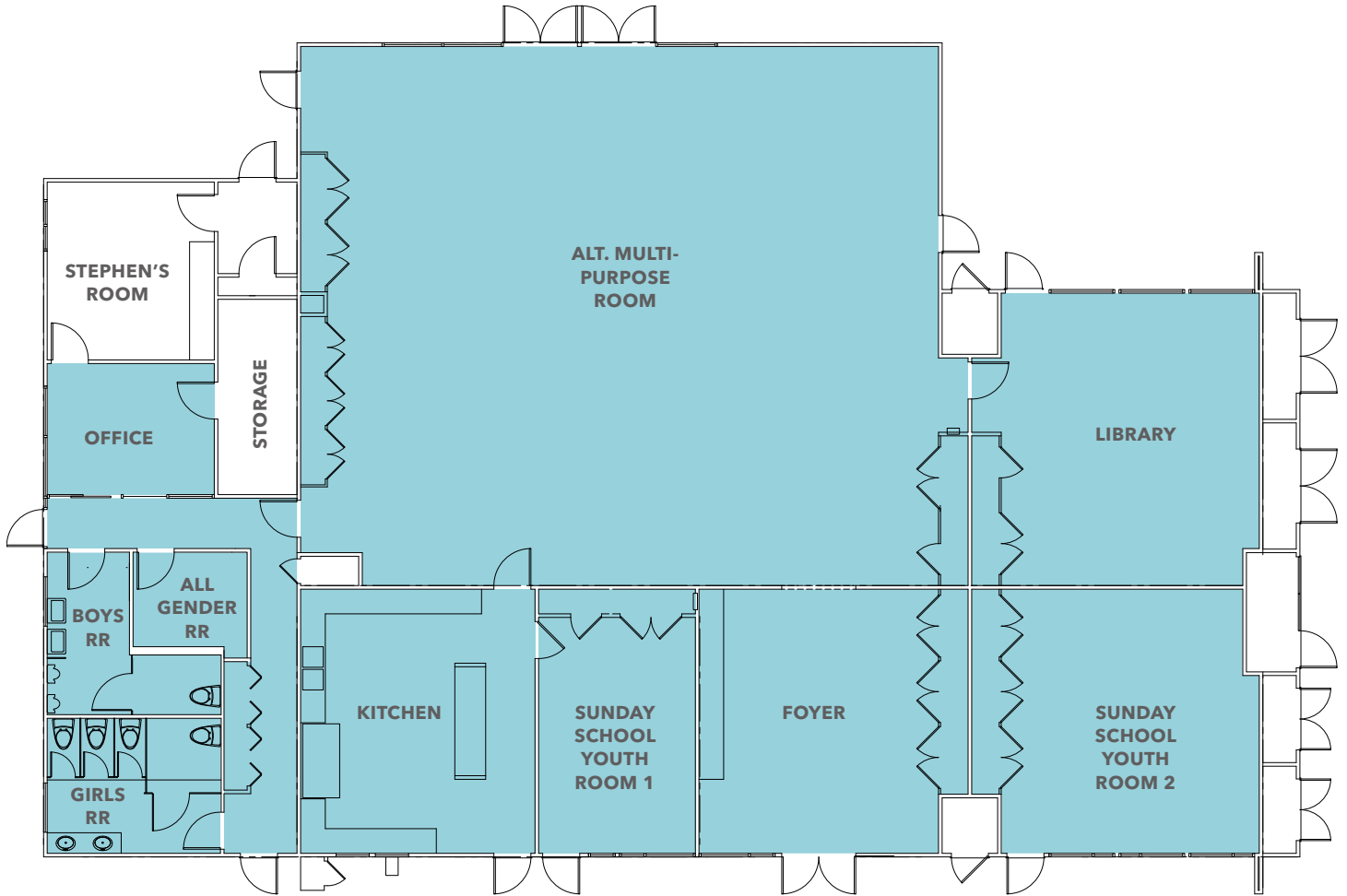


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School Space

1701 BAKER STREET, COSTA MESA, CA

Fellowship Hall Building



■ AVAILABLE SPACE

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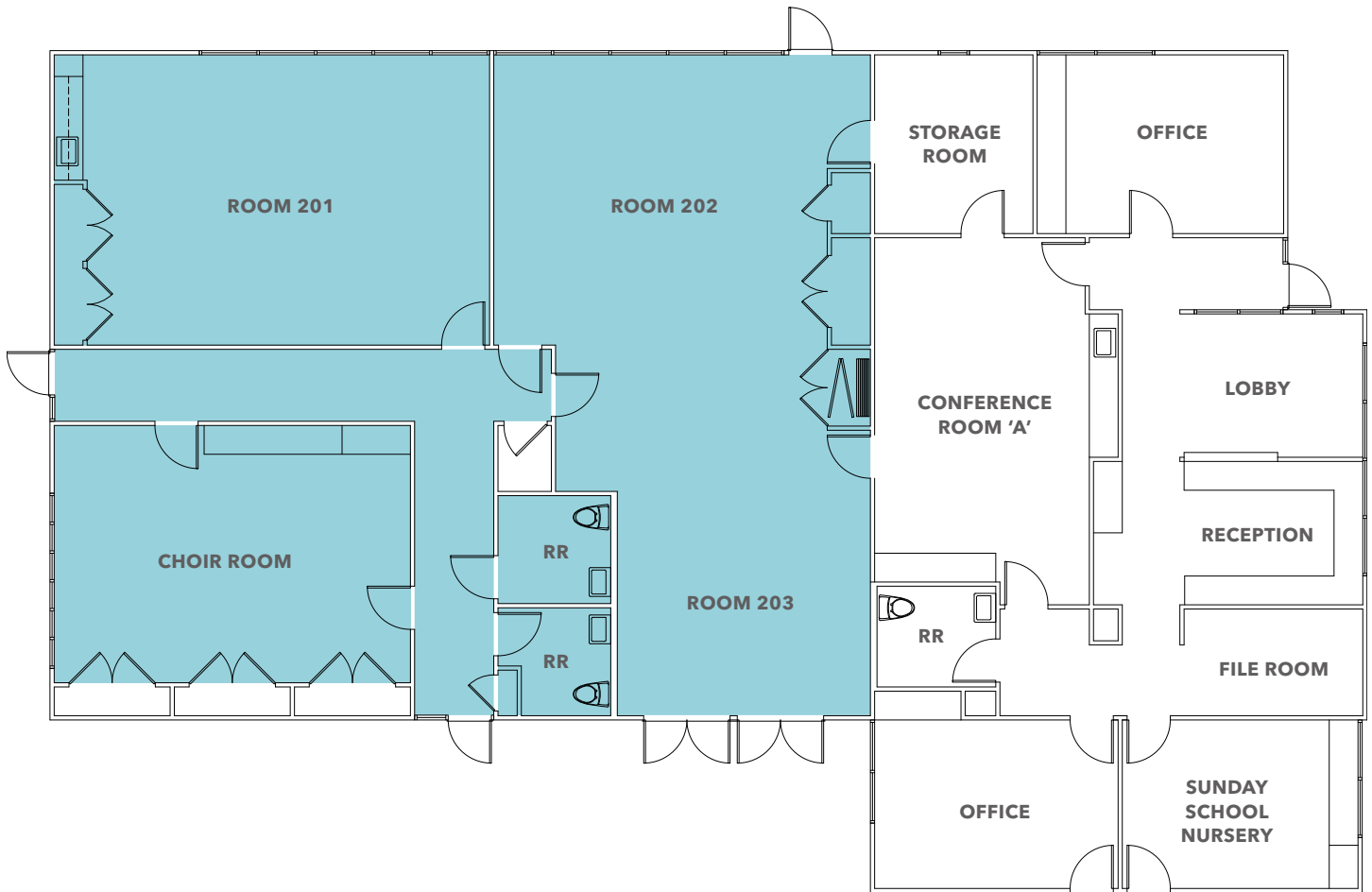


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Classroom/Administration Building



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