

Church Facilities at

Glendale Galleria Center

Sublease – Suite 109

5800 W Peoria Ave
Glendale, AZ 85302



Exclusively Listed By:



Church Realty Solutions

Linking Real Estate to Ministry

Thomas A. Smith
Direct: +1 602 393 6640
Mobile: 858 692 7911

NAI Horizon



- Recently Renovated Space with New Build Out
- New Paint and Carpets
- New HVAC Units
- Featuring +-3404 square feet of Useable Space

Facility Features

- Right to Install Temporary Banner or A Frame Signage
- Entry Fellowship/Greeting Area
- Open Sanctuary Space with capacity for 94 people
- Furniture (Furnished with tables & chairs)
- Two Classrooms or Offices
- Breakroom/Modified Kitchen Facilities
- Restrooms
- Executive Office May Be Available as well
- Sprinklers

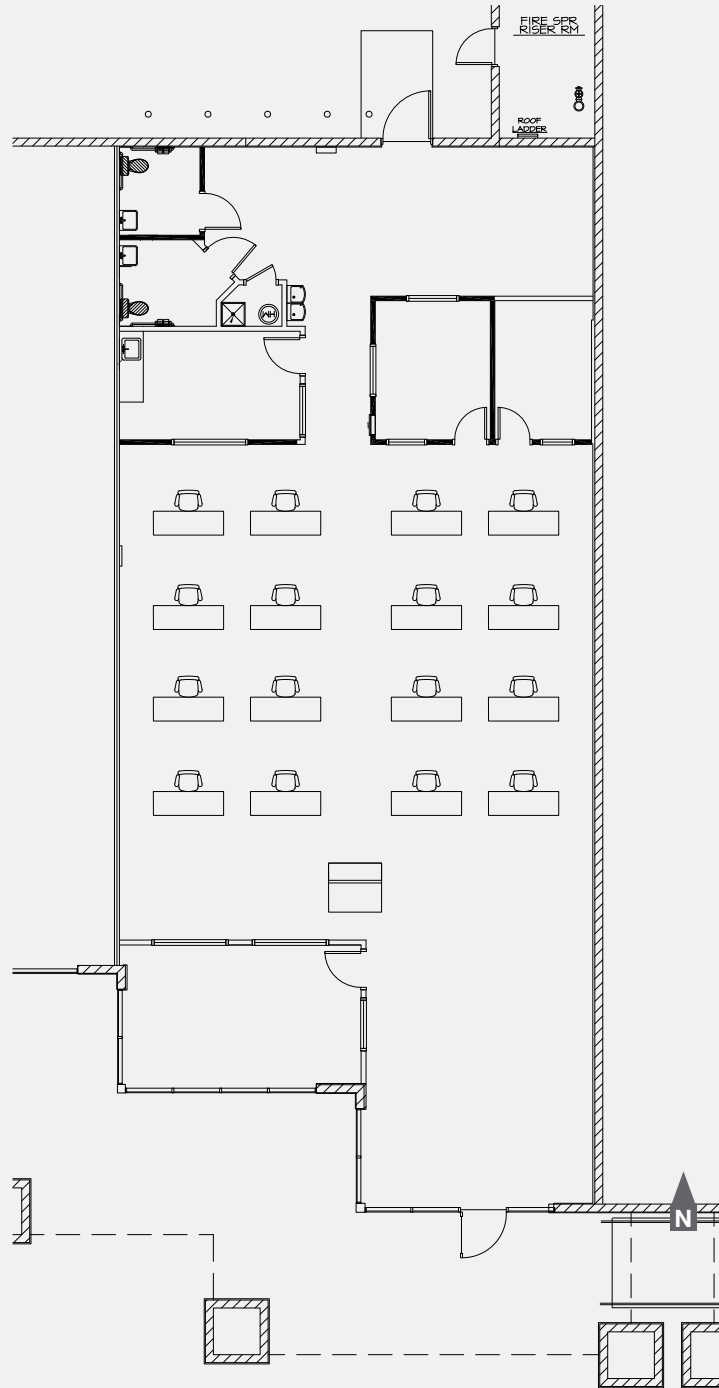
Financial Information

- Five Year Sub Lease is Available
- Asking Rate = \$18.00 Annually / SF
- Available Saturdays and Sundays and optional Wednesday and Friday nights
- Sundays 7am to 8 pm — Saturdays 7am to 8pm
- Wednesdays 6pm to 10pm — Fridays 6pm to 10pm

Note – All days and times to be agreed to and negotiated outside of Sundays.

Note – Church Sub Tenant shall leave space in exact condition and organization as so laid out prior to each use and shall insure premises are cleaned and vacuumed with furniture put back as originally organized.

Floor Plan



Property Photos



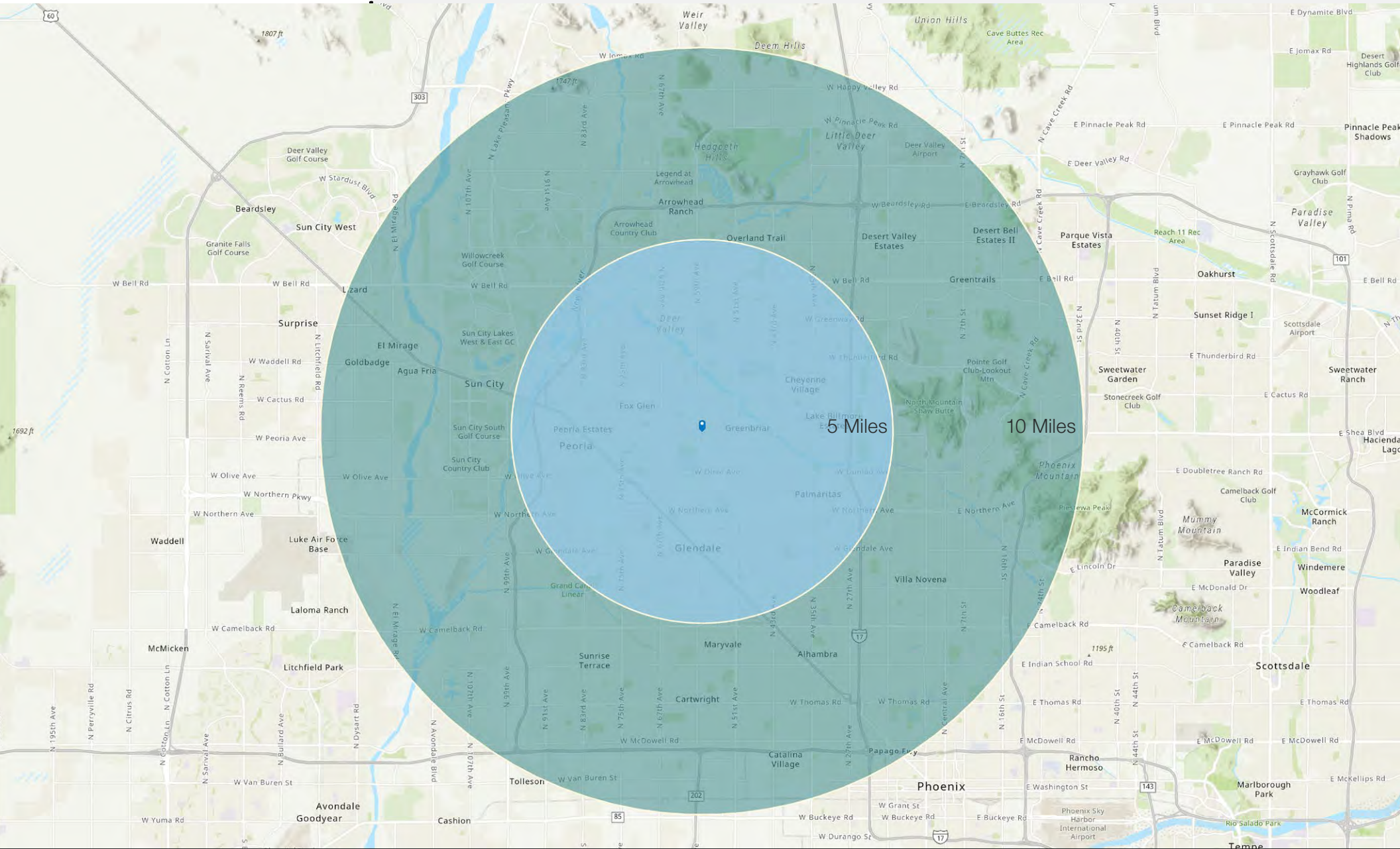
Property Photos



Property Photos



Demographic Map



Demographics



	5 Miles	10 Miles
Total Population		
2022	438,044	1,414,826
Median Age		
2022	34.9	35.2
2022 Population by Race/Ethnicity		
Total	438,045	1,414,825
White Alone	51.7%	51.7%
Black Alone	7.6%	6.6%
American Indian Alone	2.4%	2.3%
Asian Alone	4.2%	3.8%
Pacific Islander Alone	0.2%	0.2%
Some Other Race Alone	18.0%	19.7%
Two or More Races	15.8%	15.6%
Hispanic Origin	38.3%	40.4%
Diversity Index	82.5	82.6

Church Facilities at Glendale Galleria Center Rules & Regulations



Your Banner Here

EXHIBIT B: RULES AND REGULATIONS

Tenant shall abide by the following Rules and Regulations established for the Shopping Center and shall cooperate in the observance thereof. Tenant's failure to abide by these Rules and Regulations shall constitute a breach by Tenant of the covenants under its Lease. These Rules and Regulations are in addition to, and shall not be constructed in any way to modify, alter or amend, in whole or part, the terms, covenants, agreements and conditions of any lease for premises in the Shopping Center. For purposes of these Rules and Regulations and any other rules and regulations established by Landlord, the term "Tenant" shall include Tenant's agents, employees, contractors, customers, visitors and invitees, and Tenant shall be responsible for the observance by all such persons of all of the Rules and Regulations (as the same may be amended from time to time) and any additional rules and regulations promulgated by Landlord. Landlord reserves the right to make such other and reasonable rules and regulations as in its judgment may from time to time be needed for the safety, care and cleanliness of the Shopping Center, and for the preservation of good order therein. Notice of amendments and supplements and additional rules and regulations, if any, shall be given to each tenant. Subject to the provisions of the Lease, Tenant agrees to comply with all amendments, supplements and additional rules and regulations. Landlord may waive any one or more of these Rules and Regulations for the benefit of any particular tenant or tenants, but no such waiver by Landlord shall be constructed as a waiver of these Rules and Regulations in favor of any other tenant or tenants, nor prevent Landlord from thereafter enforcing any Rule or Regulation against any or all of the tenants of the Shopping Center. If Landlord's consent or approval is required under these Rules and Regulations, such consent or approval may be withheld in Landlord's sole and absolute discretion, for any reason or for no reason at all.

1. Tenant will keep the inside and outside of all glass in the doors and windows of the Premises clean.
2. No display areas of the Premises shall be left vacant, and Tenant shall not black-out or otherwise obstruct the windows of the Premises, without Landlord's prior written consent. No files, cabinets, boxes, containers or similar items shall be placed in, against or adjacent to any window of the Premises so as to be visible from the outside of the Premises. Except with respect to any window coverings approved by Landlord, Tenant shall not place anything or allow anything to be placed near the glass of any window, door, partition or wall which may be observed from outside the Premises, with the exception of one "OPEN" sign. All interior displays shall be at least 12 inches away from the glass. Tenant shall not cause to be covered, or otherwise sunscreens, any window in the Premises.
3. The outside areas immediately adjoining the Premises shall be kept clean and free from dirt and rubbish by the Tenant to the satisfaction of the Landlord, and Tenant shall not place or permit any obstruction or materials in such areas. No exterior storage is allowed.

THE BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK

If Tenant or its customers or invitees regularly litter or soil the Common Area, Landlord may require Tenant to provide periodic clean up and steam cleaning in addition to that provided by Landlord.

4. Except as to typical pictures and furnishings, Tenant shall not mark, drive nails, screw or drill into the partitions, woodwork or plaster or in any way deface the Premises or any part thereof. No boring, cutting or stringing of wires shall be permitted except with the prior written consent of Landlord and as Landlord may direct. The expense of repairing any damage resulting from a violation of this rule shall be borne by Tenant.
5. Tenant shall not lay linoleum, tile, carpet or other similar floor covering so that the same shall be affixed to the floor of the Premises in any manner except as approved by Landlord. Tenant must obtain the prior written consent of Landlord to drive nails, screw, drill, core or make any other modification to the floor.
6. Tenant shall not connect any device to any electrical current except through existing electrical outlets located within the Premises, unless otherwise approved in writing by Landlord. No boring or cutting for or laying wires will be allowed without the prior written consent of Landlord. The location of telephones, call boxes and other office equipment affixed to the Premises shall be subject to the prior written approval of Landlord.
7. No portion of the Premises shall be used for the storage of any merchandise, materials or other properties, other than those reasonably necessary for the operation of Tenant's business.
8. Landlord shall have the right to prescribe the maximum weight, maximum size and position of all equipment, materials, supplies, furniture or other property brought into the Shopping Center. Landlord will not be responsible for loss or damage to any such property from any cause, and all damage done to the Shopping Center or Premises by moving or maintaining Tenant's property shall be repaired at the expense of Tenant.
9. Tenant shall not, at any time, bring or keep upon the Premises any flammable, combustible, or explosive fluid, chemical or substance or use any method of heating or air conditioning other than that supplied or permitted by Landlord. Tenant shall not do or permit anything to be done in the Premises, or bring or keep anything therein, which shall in any way obstruct or interfere with the rights of other tenants, or in any way injure or annoy them, or conflict with the regulations of the Fire Department or the Fire laws, or with any insurance policy upon the Shopping Center or any part thereof, or with any rules and ordinances established by the Board of Health or other governmental authority.
10. Tenant will not load or permit the loading of merchandise, supplies or other property, nor ship, nor receive, outside the entrance designated therefore by Landlord from time to time. Tenant will not permit the parking or standing, outside of said area, of trucks, trailers or other vehicles or equipment engaged in such loading or unloading in a manner to interfere with the use of any Common Areas or any pedestrian or vehicular use and

THE BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK

good shopping center practice.

11. No Tenant shall use any utility area, truck loading area or other area reserved for use in conducting business, except for the specific purpose for which permission to use these areas has been given.
12. Tenant shall not use the parking areas for anything but parking motor vehicles. All motor vehicles shall be parked in an orderly manner within the painted lines defining the individual parking places. Landlord can impose any and all controls Landlord deems necessary to operate the parking lot including but not limited to the length of time for parking use and the designation of employee parking areas.
13. Tenant shall not throw cigar or cigarette butts or other substances of litter of any kind in or about the buildings of the Shopping Center.
14. In the event Landlord gives Tenant the opportunity to place its trash and garbage in a dumpster used by other tenants in the Shopping Center (in which case Tenant shall reimburse Landlord for its share of the dumpster collection and use fees, with Tenant's share of such fees to be determined by Landlord at its sole and absolute discretion), the following rules shall apply:
 - a. All cardboard boxes must be "broken down" before being placed in the trash container.
 - b. All Styrofoam chips must be bagged or otherwise contained before placement in the trash container so as not to constitute a nuisance.
 - c. Pallets may not be disposed of in the trash bins or enclosures. It is the Tenant's responsibility to dispose of pallets by alternative means.
 - d. Except when removed for immediate temporary use, or for use within a building, all trash bins shall remain within trash enclosures at all times.
 - e. Enclosure doors shall remain closed when not in active use.
 - f. No liquids shall be poured or placed into a trash bin.
15. Tenant shall not place or install any public telephone, newsstand, shoeshine stand, refreshment, vending or other coin operated machine on the sidewalk adjacent to the Premises or on the Common Area without Landlord's prior written approval in each instance.
16. The use of the Common Areas for any of the following purposes is subject to regulation by Landlord as to time, place and manner. Any Tenant desiring to do any of the following shall first contact the Landlord and make arrangements:
 - a. Vending, peddling or soliciting orders for sale or disturbing of any merchandise, device, service, periodical, book, pamphlet, or other matter;
 - b. Exhibiting any sign, placard, banner, notice or other written materials;
 - c. Disturbing any circular, booklet, handbill, placard, or other material;
 - d. Soliciting membership in any organization, group or association, or soliciting

THE BALANCE OF THIS PAGE INTENTIONALLY LEFT BLANK

- contributions for any purpose;
 - c. Parading, patrolling, picketing, demonstrating, or engaging in conduct that might interfere with the use of the Common Area or be detrimental to any of the business establishments in the Shopping Center; or
 - f. Using the Common Area for any purpose when none of the business establishments in the Shopping Center are open for business.
17. Tenant shall not go upon the roof of any of the buildings in the Shopping Center or on to other areas not open to the general public (unless specifically designated in the Lease for such Tenant's use) without the prior written consent of Landlord.
 18. It shall be Tenant's responsibility before leaving the Premises to ensure that (a) all doors to the Premises are closed and securely locked, (b) all water faucets and other water apparatus are entirely shut off, and (c) all electricity is shut off, so as to prevent waste or damage. Tenant assumes any and all responsibility for protecting the Premises from theft, robbery and pilferage, which includes keeping doors locked and other means of entry to the Premises closed. Tenant shall be solely liable for any damage or injury that may be occasioned by the failure of Tenant and/or its employees to observe the precautions outlined herein.
 19. Landlord reserves the right to exclude or expel from the Premises or the Shopping Center any person who, in the judgment of Landlord, is intoxicated or under the influence of liquor or drugs, or is violating the rules and regulations of the Shopping Center. Landlord shall further have the right to restrict access to the Premises and the Shopping Center during any invasion, riot, public disturbance or excitement, and at any other time Landlord deems it advisable for the safety and protection of the Shopping Center, its occupants and/or the property thereof.
 20. Landlord does not hereby assume any responsibility to provide security. Tenant assumes all responsibility for the protection of the property and person of Tenant, its agents and invitees from the acts of third persons.



Exclusively Listed By:



Church Realty Solutions

Linking Real Estate to Ministry

Thomas A. Smith

Direct: +1 602 393 6640

Mobile: 858 692 7911

NAI Horizon