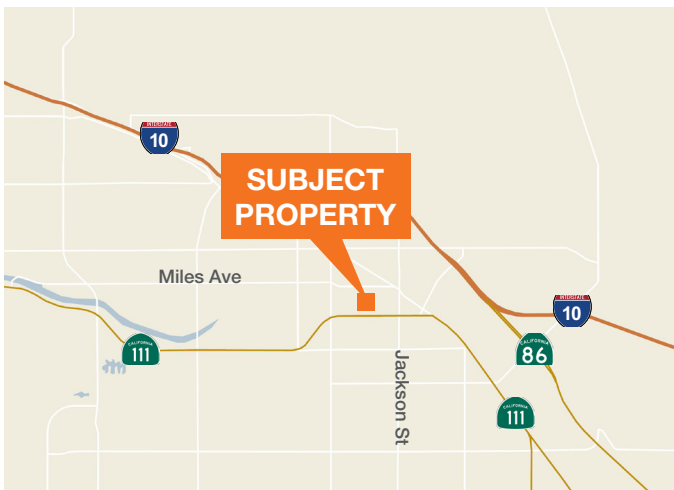




School Space For Lease



OFFERING

Shepherd of the Valley United Methodist Church is offering the opportunity to lease school space within its Church campus. The offering provides exclusive use during traditional school hours. Amenities available include classrooms, office, kitchen, assembly hall, large outdoor play area, and on-site parking. Excellent site for preschool, private, or charter school.

[See next page for offering details](#)

Contact

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For Lease

45501 Deglet Noor

Indio | CA

Summary

| | |
|--------------------------|--|
| PREMISES | ± 4,500 SF, 8-10 classrooms, office, kitchen, assembly hall, large outdoor play area |
| ASKING LEASE RATE | Negotiable |
| UTILITIES | Tenant to pay its share of utilities |
| PLAY AREA/COURTYARD | Large fenced play area (±6,250 SF) |
| PARKING | Large on-site parking lot |
| RESTROOMS | 3 single restrooms in education building; 1 Men's R/R = 1 toilet in admin building; Women's R/R = 2 toilets (room to add more restrooms) in admin building |
| APPROVALS | A conditional use permit is likely (check with city) along with state licensing for preschools |
| SHARED VS. EXCLUSIVE USE | Office and some classrooms can be fully exclusive, remaining space would be shared with Church |
| NON PROFIT/FOR PROFIT | Non-profit is preferred; Landlord will consider for-profit (tenant to be responsible for any increase in property taxes) |



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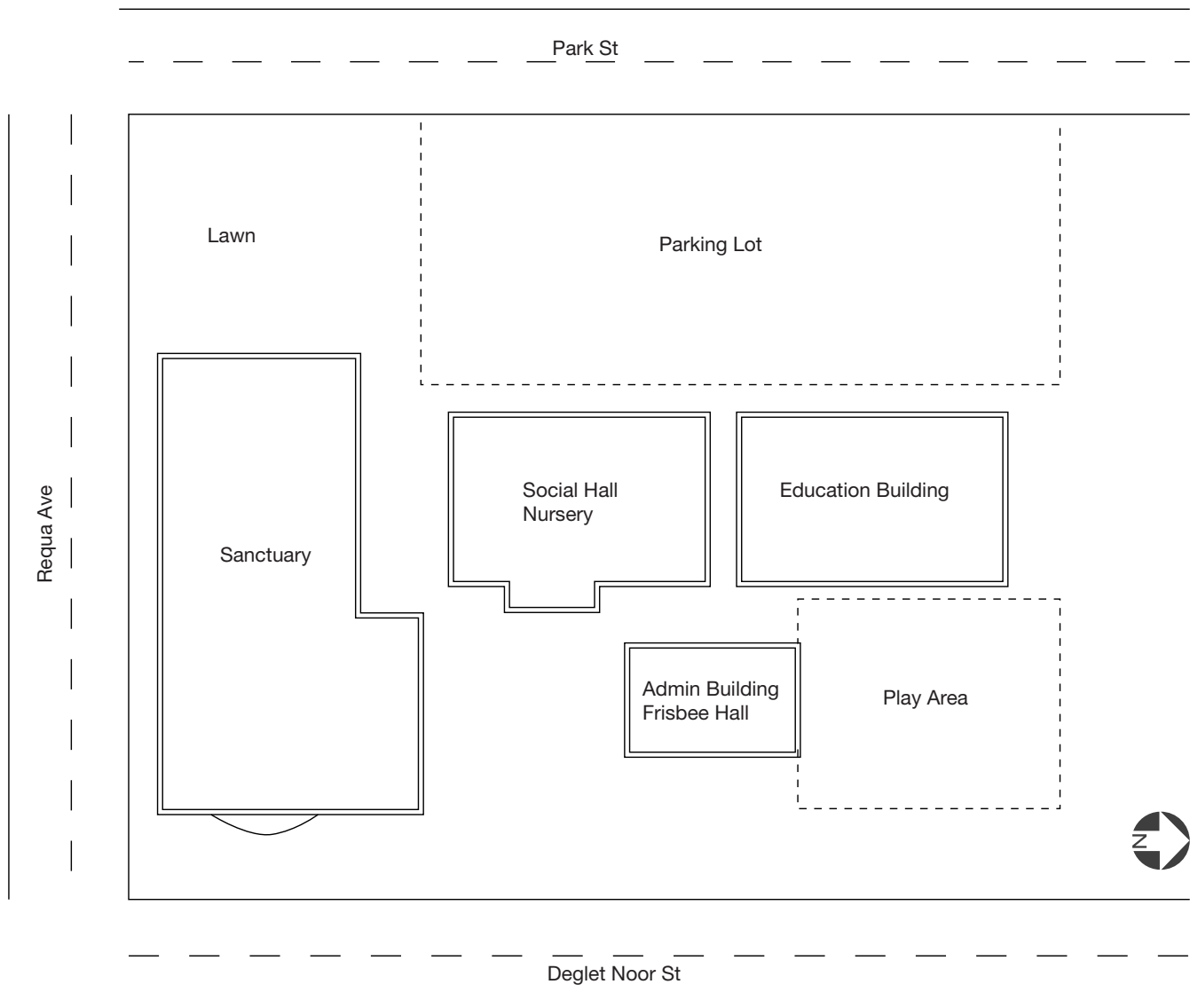
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Floor Plan



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