Space Available

First United Church of Christ is offering space for rent. The space would be perfect for a daycare or a small business. There are 2 rooms on the first floor connected by a small bathroom, a third room on the first floor, and a larger room on the second floor.

Rent shall be payable per the below schedule, per month, paid on or before the first day of each month for the term of the lease. A rent shall become overdue for a period in excess of seven days, and a late charge of 10% of the rent shall be paid by the Lessee.

* $1450: First two rooms joined by a small bathroom
* $650: Third room
* $950: Large room upstairs

Multi-space discount is negotiable.

Fixed Costs included in rent:

* Electricity & Gas
* Heat & A/C
* Water
* Sewer
* Janitorial Services

Variable Costs paid by Lessee:

* Internet/Phone line
* Security system/alarm (if desired)

Shared Costs:

* Snow removal - Lessor and Lessee shall share the cost of snow removal when such removal occurs Monday through Friday. Lessor shall pay seventy-five percent (75%) and Lessee shall pay twenty-five percent (25%). Lessee shall be responsible for the proper salting and ice removal for operation of its business in a safe manner.

Shared Spaces:

* Two adult bathrooms on the first floor of the church
* Two adult bathrooms on the second floor of the church
* Fellowship Hall: Lessor reserves the right and priority to use Fellowship Hall for special events and church functions such as funerals, receptions and the like.
* Kitchen: food storage in refrigerator, boil water/make coffee, use of microwave
* Parking lot

Contact info:

Email: [firstuccsctreas@gmail.com](mailto:firstuccsctreas@gmail.com)

Location: 145 Chestnut Street, Spring City, PA 19475