

CHILD CARE FACILITY FOR LEASE

Established Childcare Facility | FF&E +
Playground Included

4635 W. 30th Street
Indianapolis, Indiana



**\$7,000/MONTH
GROSS + UTILITIES**

Includes building, playground, fixtures,
furnishings & equipment

A Rare Opportunity to Step Into an Existing Child Care Facility

Avoid the start-up costs and time of building a daycare from the ground up, this established child care center offers an opportunity to lease a facility already designed for daily operations. The building is currently in operation and includes the existing furnishings, fixtures, equipment, and fenced outdoor playground.

For qualified operators, this represents an opportunity to significantly reduce startup costs and time to opening. Subject to licensing requirements and transition arrangements, there may also be an opportunity to retain existing staff and serve families currently enrolled at the center.



PROPERTY HIGHLIGHTS

- 4640 sf child care facility
- 5 existing classrooms
- FF&E included
- Fenced outdoor playground
- Kitchenette with 3-compartment sink and refrigerators
- Administrative Reception Areas
- Operating Daycare



PROPERTY PHOTOS

IDEAL FOR:

- Established child care operators
- Expanding daycare groups
- Preschool/early-learning operators
- Operators seeking an additional location



ADMINISTRATIVE OFFICE



RECEPTION AREA



CLASSROOM

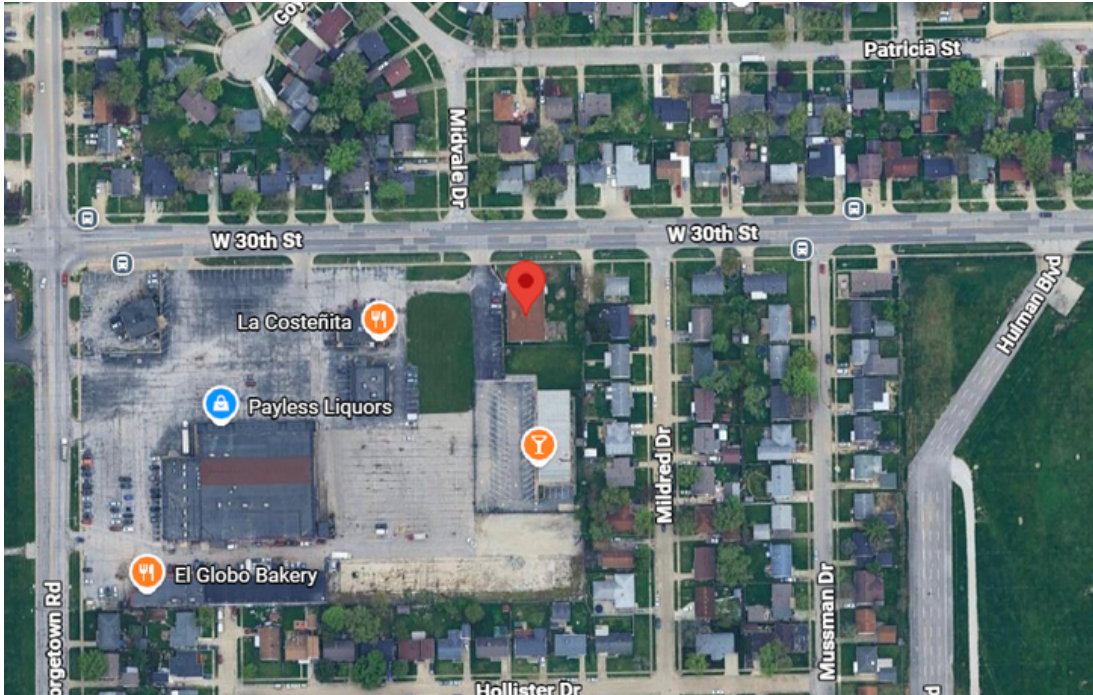


ACTIVITY ROOM



EXTERIOR PLAYGROUND

LOCATION OVERVIEW



TURNKEY CHILD CARE FACILITY FOR LEASE

4635 W. 30th Street | Indianapolis, Indiana

Established Operating Daycare | FF&E

Included | Fenced Playground

Gross + Utilities

Includes use of the building together with the existing furnishings, fixtures, and equipment.

Tours are available by appointment only.

Please do not disturb the current business, staff, or families.



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