



#373-22



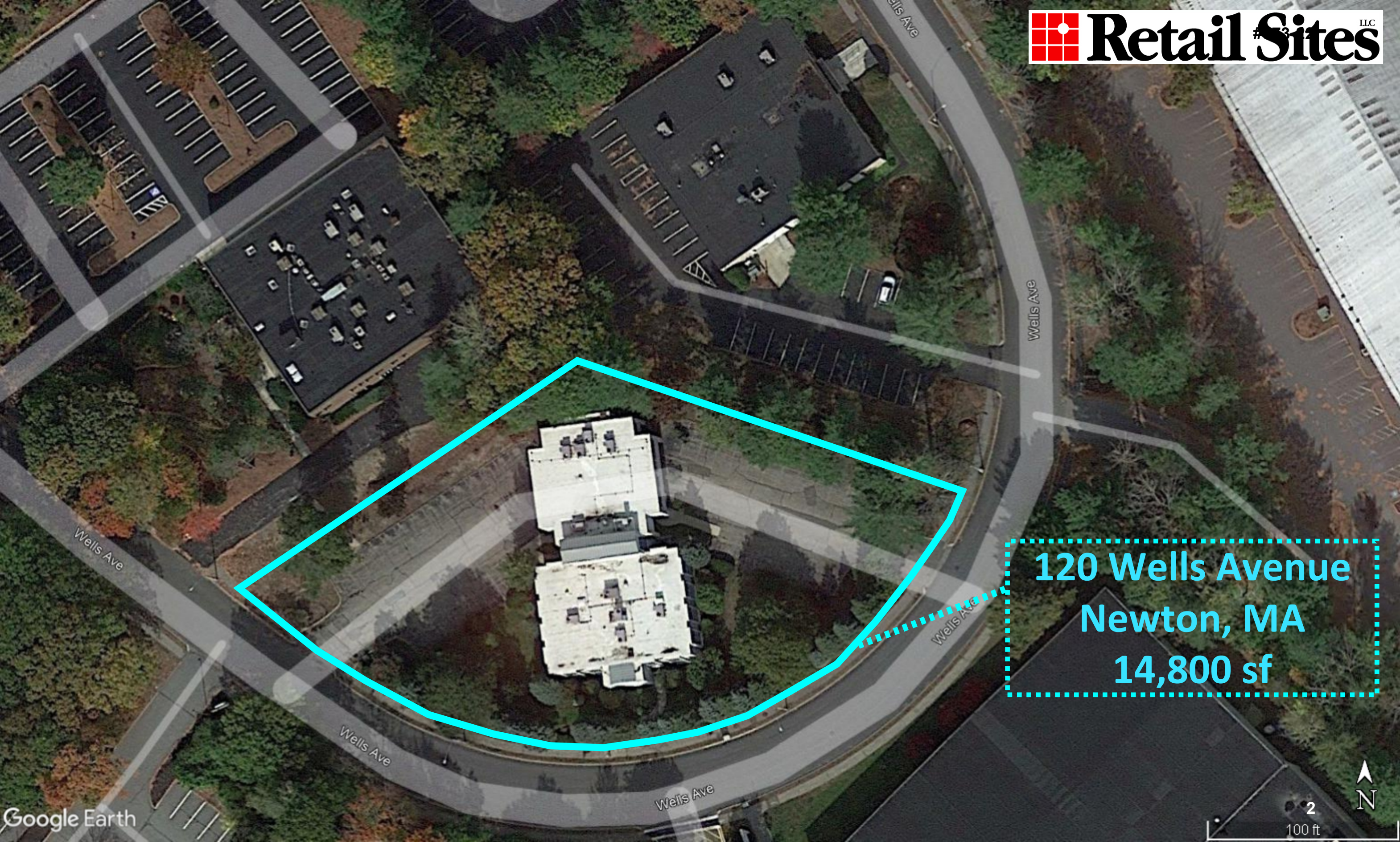
14,800 SF BUILDING ON 1.15 ACRES

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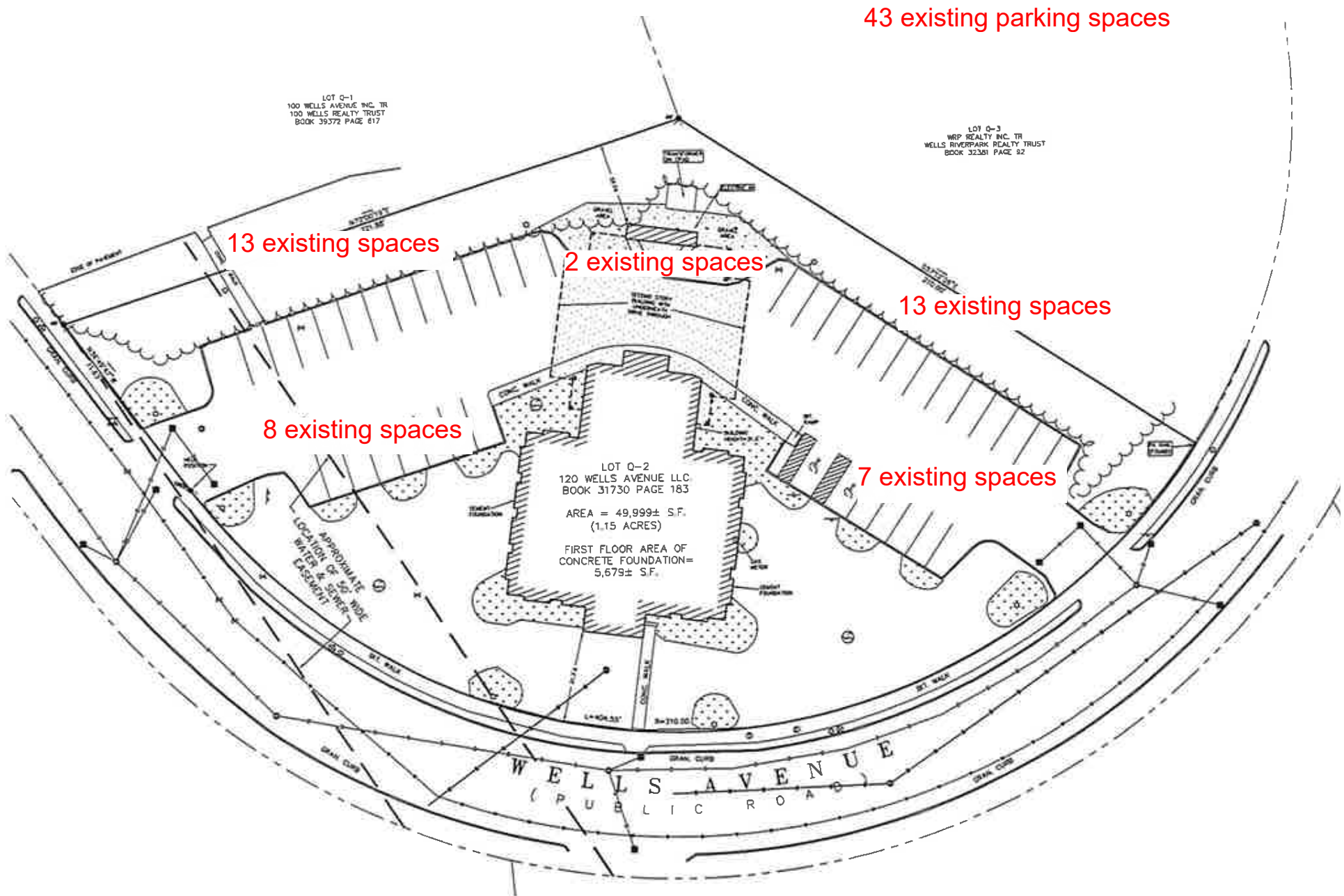
# 120 WELLS AVENUE

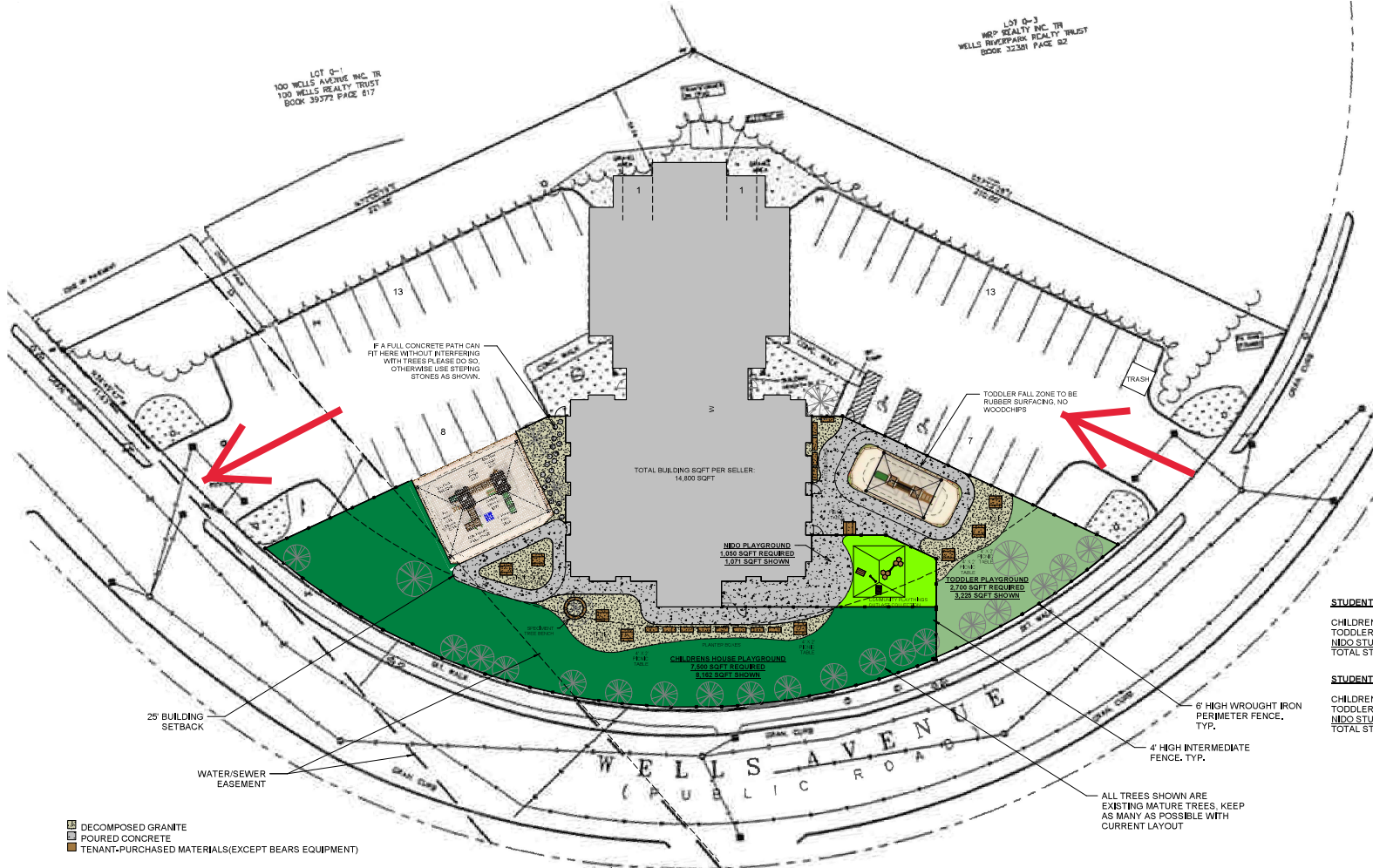
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NEWTON, MA



**120 Wells Avenue  
Newton, MA  
14,800 sf**





**LANDLORD TO PROVIDE:**

Item	Yes	No	Notes
Strenuous Design Checklist			
Traffic signage	✓		
ADA signage	✓		
Slurry Seal/New Top Coat Over Existing Asphalt (Ref. Ext. Site Plan)	✓		
Keep Existing Asphalt, Repair Cracks & Fill Holes Only (Ref. Ext. Site Plan)	✓		
Totally New Asphalt (Ref. Ext. Site Plan)	✓	✓	
Parking striping	✓		
Trim & Clean Up Existing Trees Only	✓		
Install New Trees	✓	✓	
Trim and Clean Up Existing Shrubs Only	✓		
Install New Shrubs	✓		
New Mulch, Ground Cover	✓		
Repair & Re-use Existing Irrigation	✓		
Install New Irrigation	✓	✓	
Knights on gates	✓		
Outside storage	✓		
Repair & Re-use Existing Fencing (Verify Perimeter fencing is 6' Total Height)	✓	✓	
Install New 4' High Intermediate Fencing	✓		
Install New 6' High Perimeter Fencing	✓		
Repair & Re-use Existing Play Equipment	✓	✓	
Install New Play Equipment	✓		
Re-Use Existing Play Ground Surfaces	✓	✓	
Install New Play Ground Surfaces	✓	✓	
Repair & Re-use Existing Site Lighting (Code Minimum)	✓	✓	
Install New Site Lighting (Code Minimum)	✓		
Painting Plans, Courts, Rows	✓		
Repair & Re-use Existing Hardscape	✓		
Install New Hardscape	✓		
Play Striking	✓		
Planters for each class	✓		
Planting Variety in Play Areas	✓		
Repair & Re-use Existing Mailbox	✓	✓	
Install New Mailbox	✓		
Install Mature Trees in Lieu Of Shade Structures	✓		
Repair & Re-use Existing Shade Structures	✓		
Install New Shade Structures	✓		
Site Drainage	✓		
Trash enclosure	✓		
Repair Existing Retaining Walls	✓		
Install New Retaining Walls	✓		

**STUDENT BREAKDOWN FOR FIRST FEW YEARS:**

CHILDRENS HOUSE STUDENTS:	100
TODDLER STUDENTS:	27
NIDO STUDENTS:	14
TOTAL STUDENTS:	141

**STUDENT BREAKDOWN IN STEADY STATE:**

CHILDRENS HOUSE STUDENTS:	100
TODDLER STUDENTS:	36
NIDO STUDENTS:	7
TOTAL STUDENTS:	143

**Disclaimer:** Notwithstanding the foregoing or anything else contained in this Lease, in no event shall Tenant's review and approval of the Approved Plans or any Approvals or Permits be deemed a representation by Tenant that such Approved Plans, Approvals or Permits comply with applicable Laws or the Use-Specific Construction Obligations, it being understood and agreed by Landlord that Landlord, at its sole cost and expense, is responsible for delivering the Premises in the Delivery Condition including, without limitation, obtaining all approvals and constructing the bulkout of the Premises in accordance with all applicable Laws, and the regulatory requirements of any governmental authorities with respect to the Permitted Use and capacity (and the licensing requirements related hereto).

120 WELLS AVE.  
NEWTON MA

1 SITE PLAN  
1/16" = 1'-0"



1/16" = 1'-0"

Project Number  
Issue Date

**PROPOSED GUIDEPOST DAY CARE  
120 WELLS AVENUE  
PARKING CALCULATIONS**

**Building Size 14,800 sf  
Existing parking spaces 43**

**Existing Parking**

**Existing Parking on Site 43**

**Current Use 14,800 gsf**

**Required parking:14,800sf /250 sf per space 60  
Present Non-conforming condition (17 spaces)**

**Proposed Parking**

**Guidepost Day Care Center**

**143 students/5 29**

**29 staff 29**

**(20 by licensing)**

**Total Required 58**

**Provided 43**

**Proposed Non-conformity (15 spaces)**

**Reduction in Non-conformity 2 spaces**



# Guidepost Montessori

120 Wells Avenue, Newton, MA 02459

July 2022

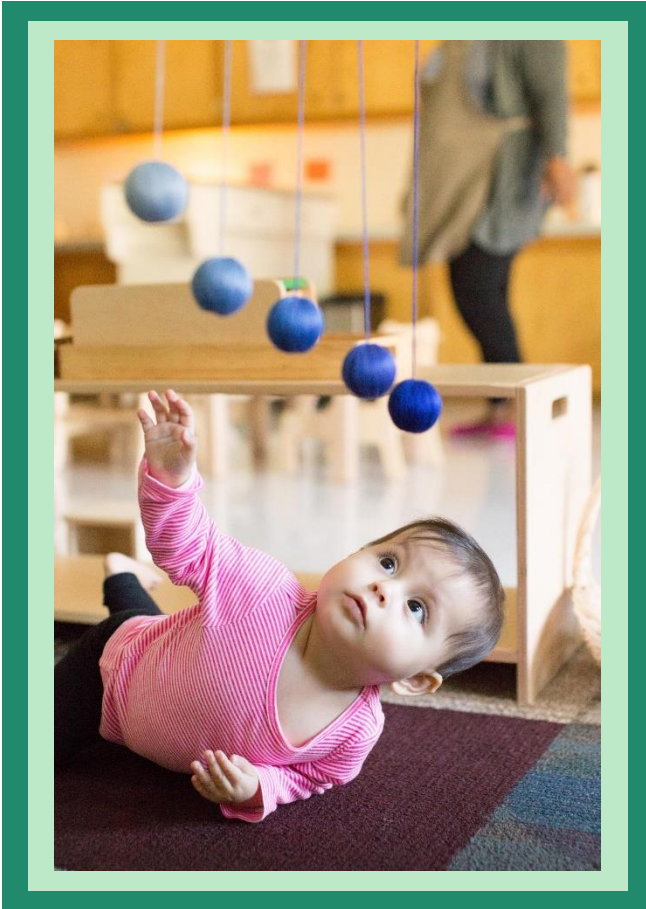
# Our Mission

*We exist to guide, empower, and nurture independence in children.*

[www.guidepostmontessori.com](http://www.guidepostmontessori.com)



# Guidepost Provides High-Quality Montessori Education



## What is Montessori Education?

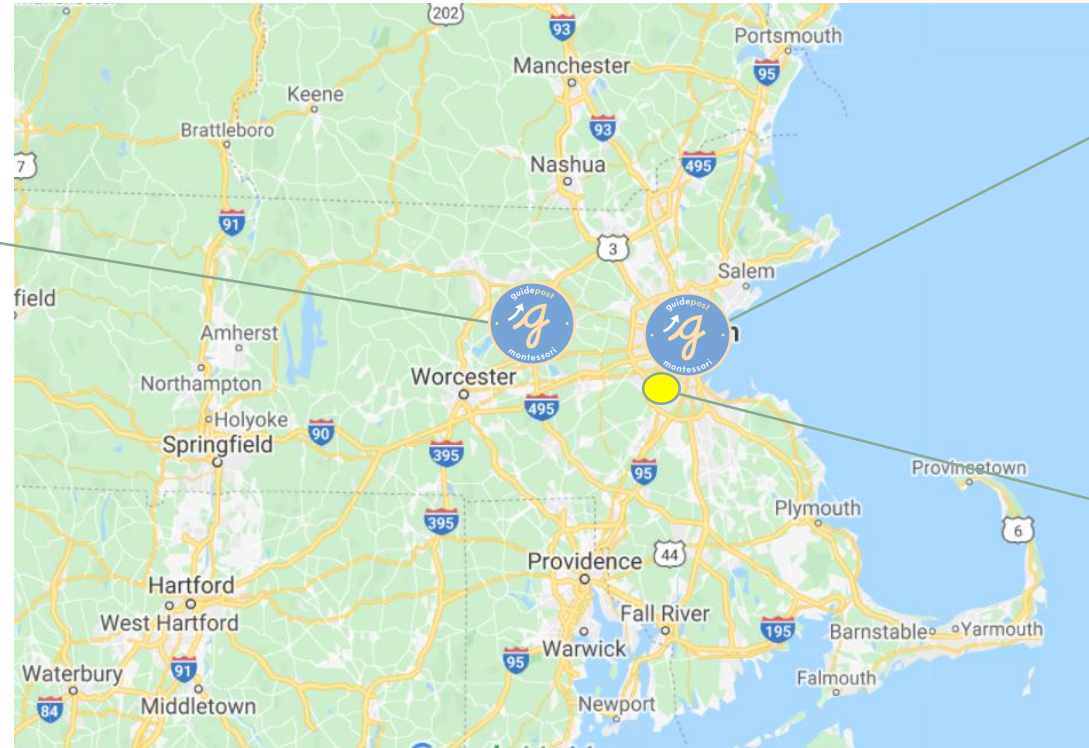
Montessori education is the oldest, most widely recognized and tested form of early childhood education on the planet.

Montessori education prepares children for the twenty first century by equipping them with the skills they need to flourish in a constantly changing world.



# How we deliver: strong community presence

#37322



Guidepost Montessori at Marlborough

Guidepost Montessori at Downtown Boston  
(under construction)

Proposed New Guidepost Montessori  
(120 Wells Avenue, Newton, MA 02459)

# Key Project Factors

Guidepost Montessori  
120 Wells Avenue,  
Newton, MA 02459

## Program, Enrollment and Staffing

We are currently projecting the following program and capacity for this location. We do not expect to open all rooms at once – our expectation is we will build up enrollment over several years.

### Child Care 0-6 Years

10 classrooms with a maximum total of 143 students:

Infant: 1 classroom with 7 students

Toddler: 4 classrooms with 9 students each

Pre-School: 5 classrooms with 20 students each

## School Drop Off & Pick Up

We offer before and after care and flexible drop off and pick up times to families. Below represents typical pick up / drop off habits

Less than 10% of parents drop off **between 7:30 – 8:00 am**

Approx. 1/3 of parents drop off **between 8:00 – 8:30 am**

Approx. 1/3 of parents drop off **between 8:30 – 9:00 am**

Approx. 1/4 of parents drop off **between 9:00 – 10:30 am**

*Parent pick ups are spread evenly between 3:30 – 6:00 pm*

*School Opens for Business 7:00 am*

THANK YOU