



**FOR LEASE & SALE! • 63,305 SF**



## **TUTTLE COMMUNITY SCHOOL**

**1042 18th Avenue SE | Minneapolis, MN 55414**

**Beautiful three-story building on 2.6 acres plus off-street remote parking lot**

- Fantastic potential for community center, mixed-use, housing, “maker space” or other
- Built in 1910, additions in 1926 and 1980
- 22 rooms with toilet rooms and sinks (average 874 SF), multiple larger spaces (including gymnasium and auditorium), offices, workrooms, plus more
- Off-street parking plus additional parking lot on the corner of 19th and Como Ave (1000 19th Ave SE)
- One block off East Hennepin and Como Avenue SE
- One mile from U of M Minneapolis campus and adjacent to the creative heart of NE Mpls

**Net Rent:** Negotiable • **Est. Operating Expenses:** TBD • **Sale Price:** Negotiable

**Jeff Salzbrun**

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**Brian Potratz**

612-269-7401

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**Nicole Langer**

612-554-6208

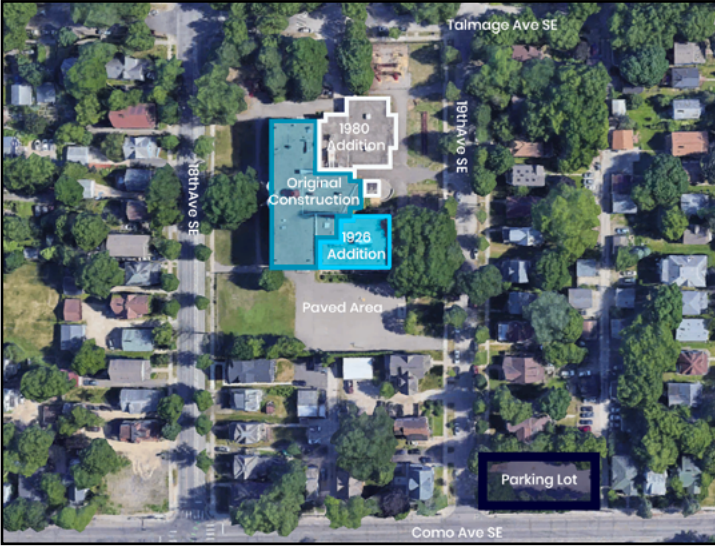
[nicole@cegspaces.com](mailto:nicole@cegspaces.com)

**[CEGspaces.com/tuttle](https://www.CEGspaces.com/tuttle)**

**[GO TO MAP](#)**

**Commercial** Equities Group  
— Investment Real Estate Services

# Well-Maintained Building with Parking



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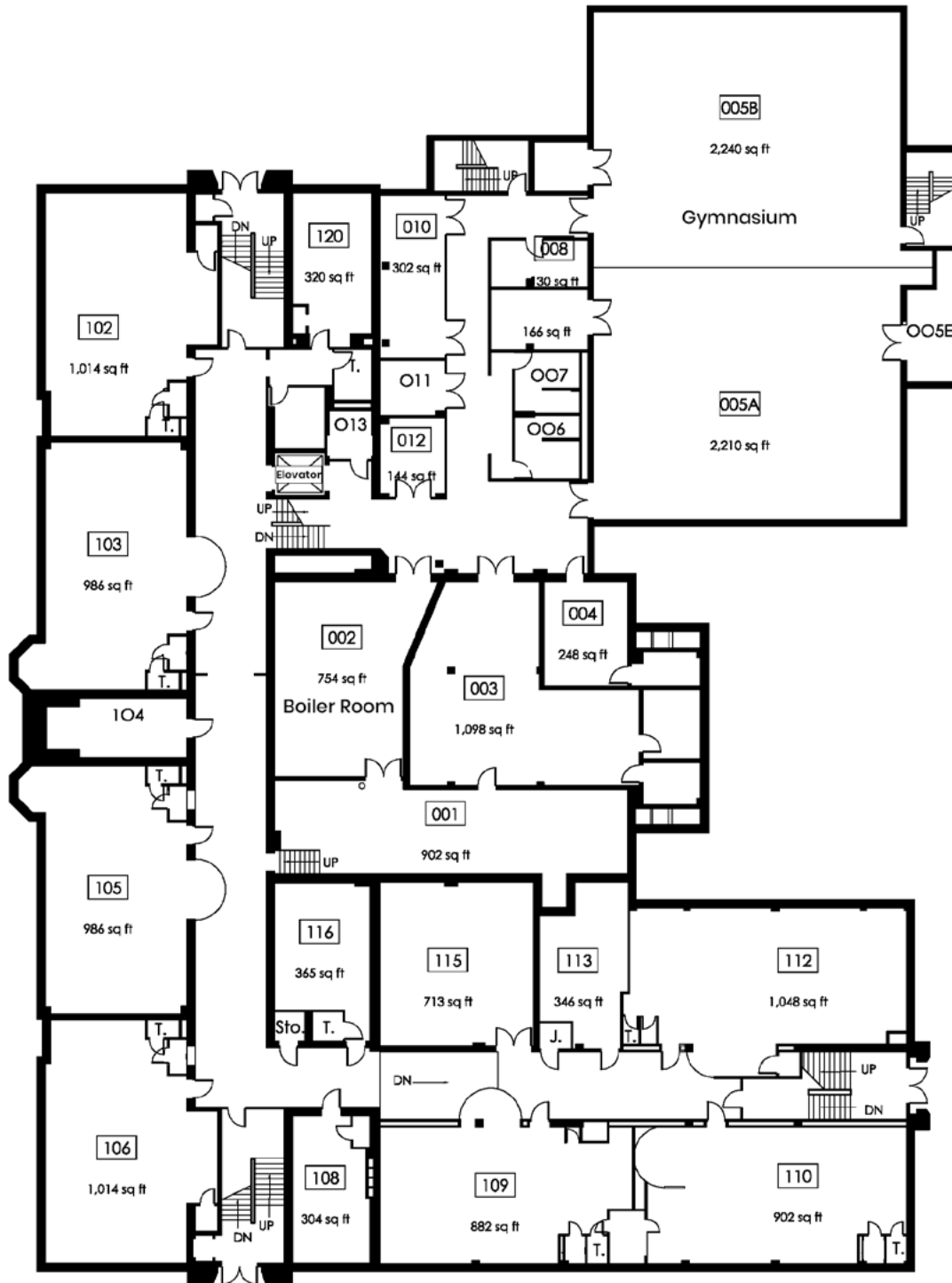
# Rooms with Toilet, Sink, Storage & Windows



# Additional Interior Spaces



# First Floor



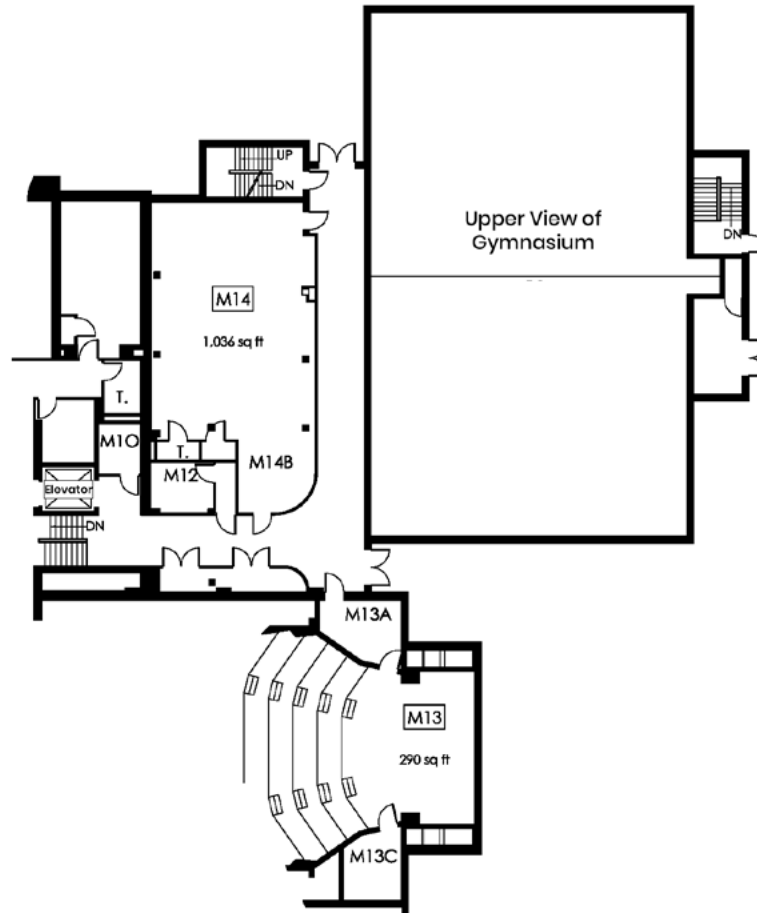
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# Mezzanine



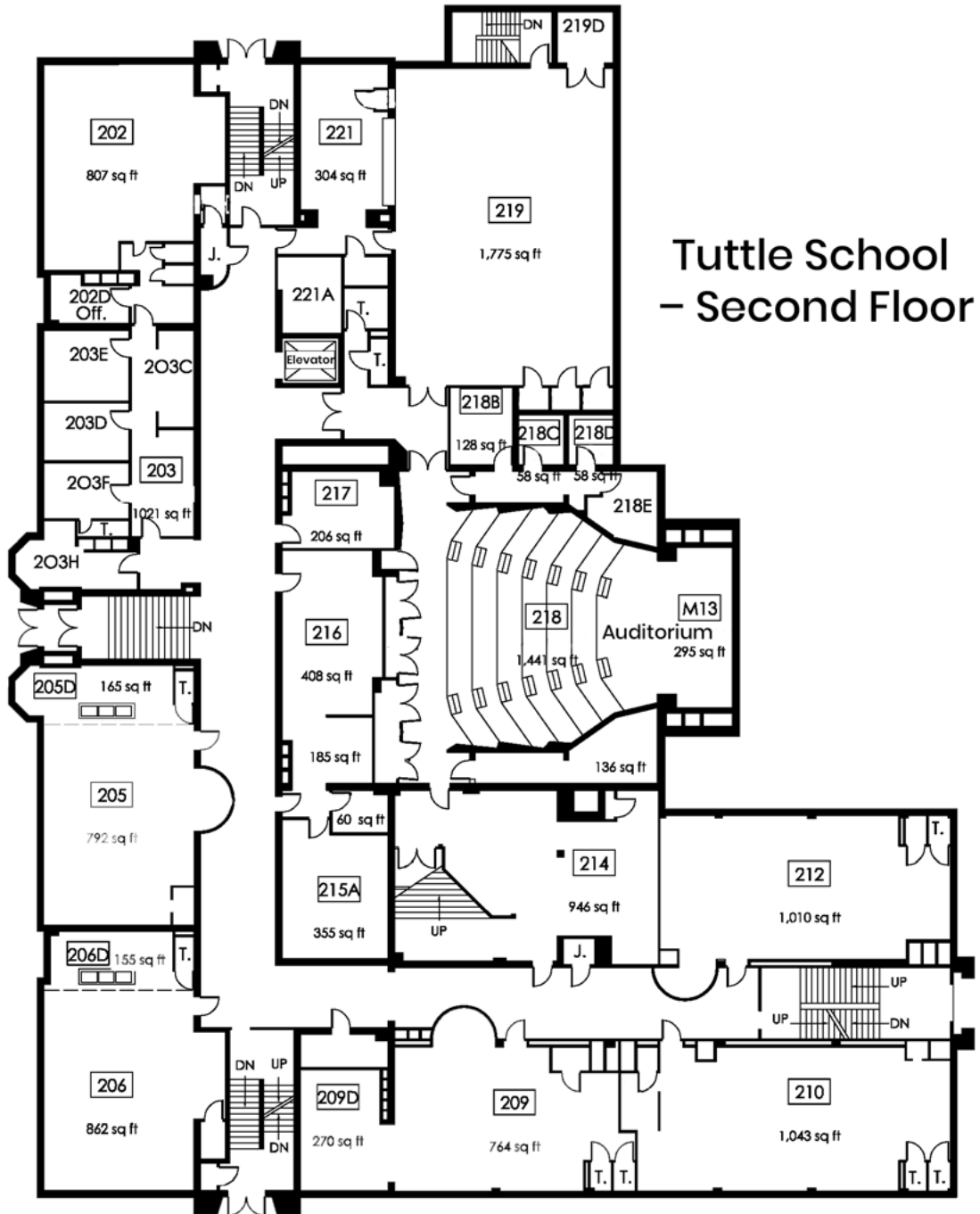
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# Second Floor



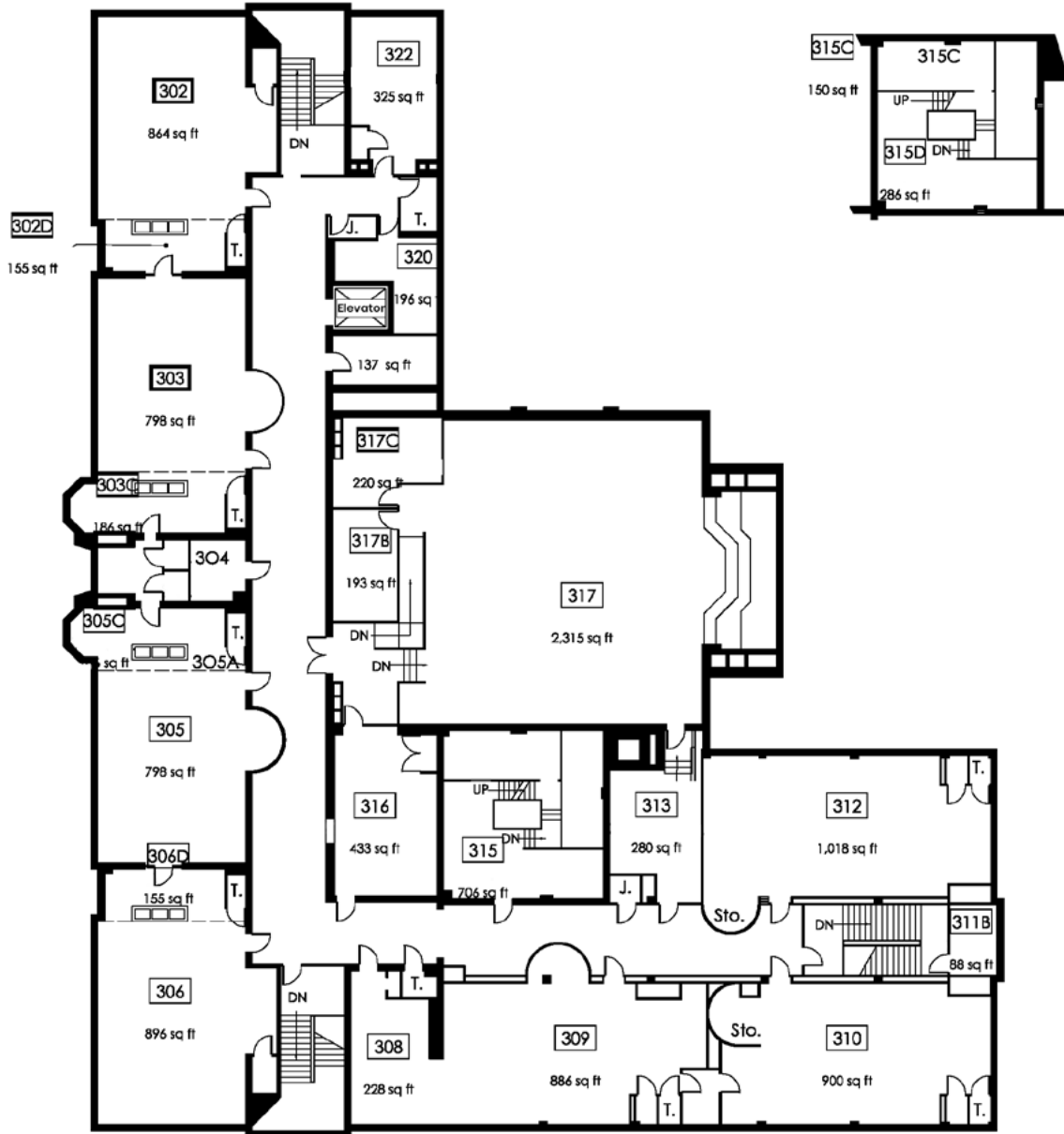
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# Third Floor



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# Message from MPS



1250 West Broadway Avenue  
Minneapolis, Minnesota 55411-2533

December 20, 2022

Greetings,

Thank you for your interest in the vacant buildings at Minneapolis Public Schools. To further understand your interest in obtaining the building, the Board of Education has established the following criteria for selection of candidates for surplus buildings. Please review the criteria below and submit how your firm will match or fulfill the criteria below to Adam Burke at [adam@cegspace.com](mailto:adam@cegspace.com).

- Explain how the intended use does not hinder or compete with MPS mission, goals, or operations. **(charter/private schools or childcare centers will not be considered.)**
- Please provide details on achievable and sustainable plan to execute proposed use exists, **including sufficient funding** committed to ensure a certificate of occupancy can be granted, if applicable.
- Please provide any evidence of community support for intended use.
- How will the intended use present no obvious liability or expense for the District. Surplus facilities will be offered on an 'as-is' basis and no district investment will be provided.
- Please explain how the intended use would meet all city and other jurisdictional zoning and other requirements.

# More Schools Available



**Willard School**  
2220 16th Ave N  
Minneapolis, MN 55411

FOR SALE OR LEASE! • 55,635 SF

Stunning building on 4.17 acres  
Off-street parking  
Fantastic potential

[More Information](#)

**Gordon School**  
2220 16th Ave N  
Minneapolis, MN 55411

FOR SALE OR LEASE! • 20,669 SF

Mid-century modern designed building  
Fantastic potential  
Off-street parking

[More Information](#)

