



**FOR LEASE & SALE! • 20,669 SF**



## **GORDON SCHOOL**

**2220 16th Avenue N | Minneapolis, MN 55411**

### **Mid-century designed school building on 1.03 acres**

- Fantastic potential for community center, mixed-use, housing, “maker space” or other
- Built in 1951; directly adjacent to Willard School and Willard Park
- Nine classrooms, gymnasium/multipurpose room with acoustic stage, offices, and more
- Well-maintained mechanicals
- Off-street parking
- One block south of Golden Valley Rd; two north of Plymouth Ave; one west of Penn Ave N
- Mature neighborhood with limited undeveloped parcels; zoning R1A

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

**Jeff Salzbrun**

612-428-3333

[jeff@CEGspaces.com](mailto:jeff@CEGspaces.com)

**Brian Potratz**

612-269-7401

[brian@CEGspaces.com](mailto:brian@CEGspaces.com)

**Nicole Langer**

612-554-6208

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

**[CEGspaces.com/gordon](https://CEGspaces.com/gordon)**

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

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

# Continuous Windows

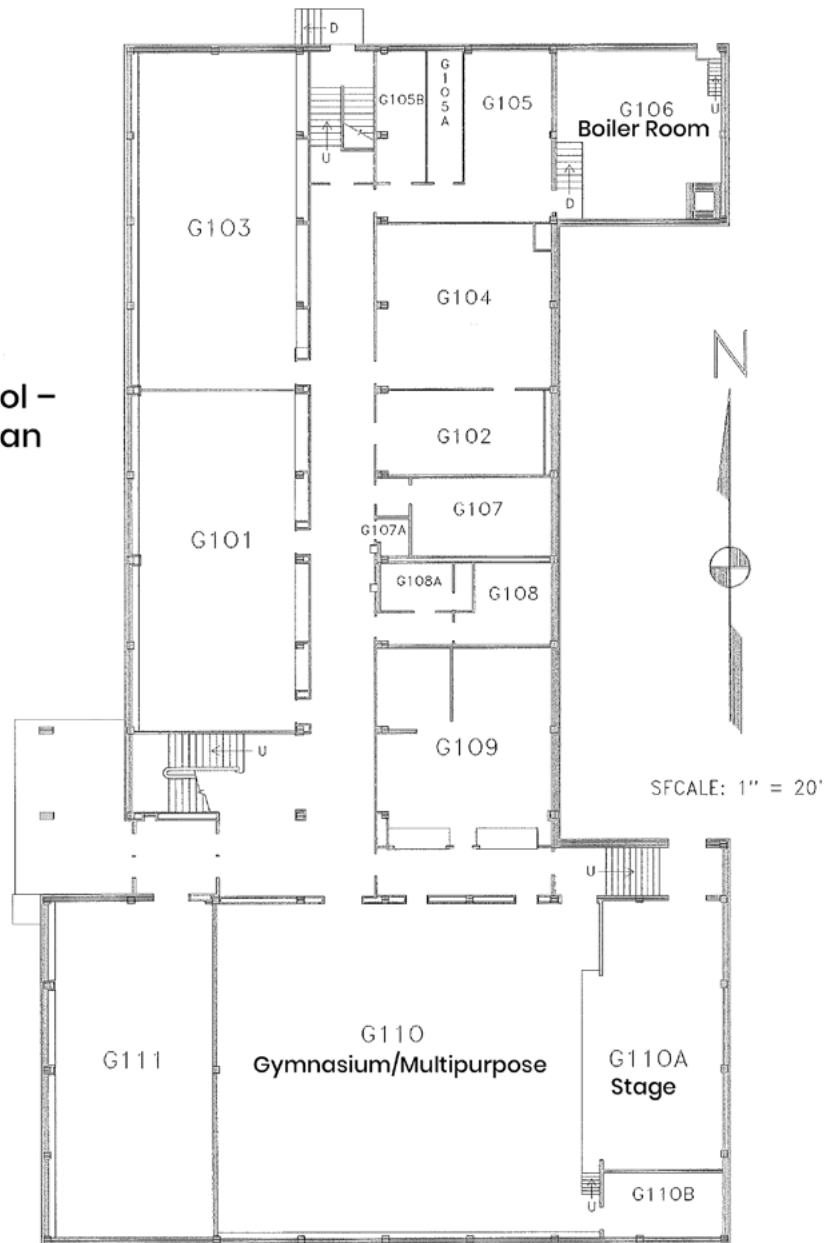


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**Jeff Salzbrun | 612-788-1552 | [jeff@CEGspaces.com](mailto:jeff@CEGspaces.com)**

# First Floor with Gym, Stage & Boiler Room

Gordon School –  
First Floor Plan



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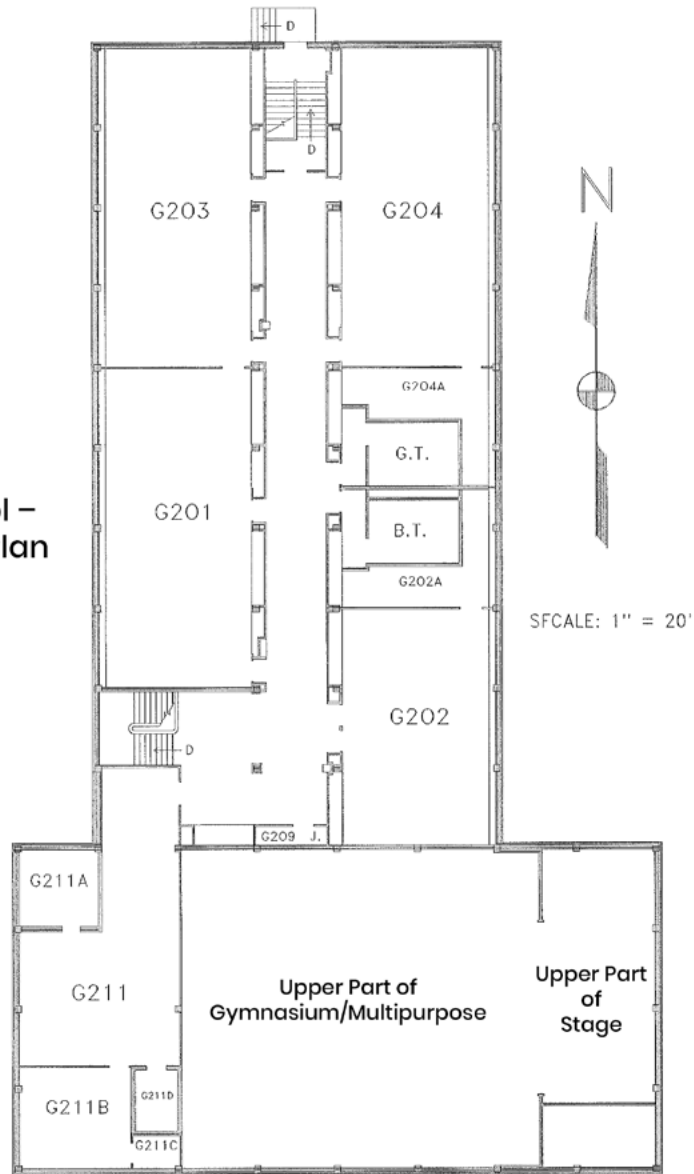
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# Second Floor with Flexible Rooms

Gordon School –  
Second Floor Plan



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# Message from MPS



MINNEAPOLIS  
PUBLIC SCHOOLS

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.



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# More Schools Available



## **Tuttle School**

1042 18th Avenue SE  
Minneapolis, MN 55414

FOR SALE OR LEASE! • 63,305 SF

Brick and timber on 2.6 acres  
One mile from U of M  
Fantastic potential

[More Information](#)

**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](#)

