



**FOR LEASE & SALE! • 55,635 SF**



## **WILLARD SCHOOL BUILDING**

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

**Three-floor stunning brick building on 4.17 acres**

- Fantastic potential for community center, mixed-use, housing, “maker space” or other
- Built in 1910, addition in 1920; directly adjacent to Gordon School and Willard Park
- Multiple classrooms with sinks (average 880 SF), additional larger spaces (gymnasium and auditorium), offices, workrooms, plus 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 RIA

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

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

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

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

# Stunning Brick Building • Updated Windows



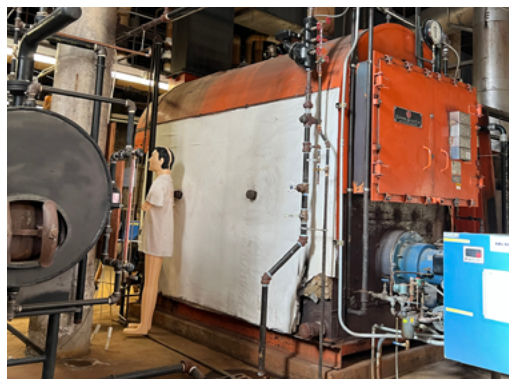
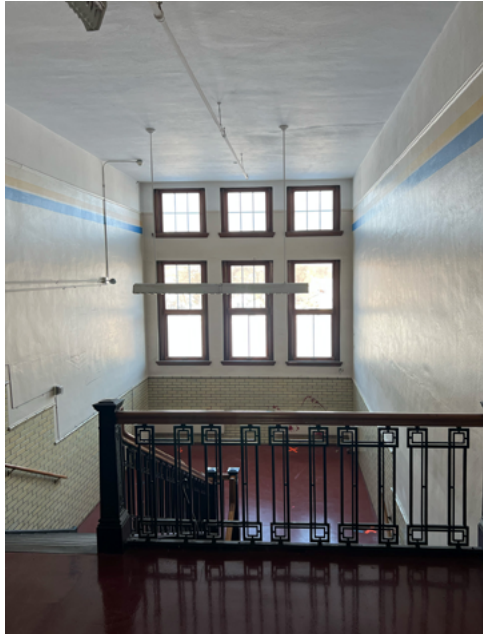
Commercial Equities Group  
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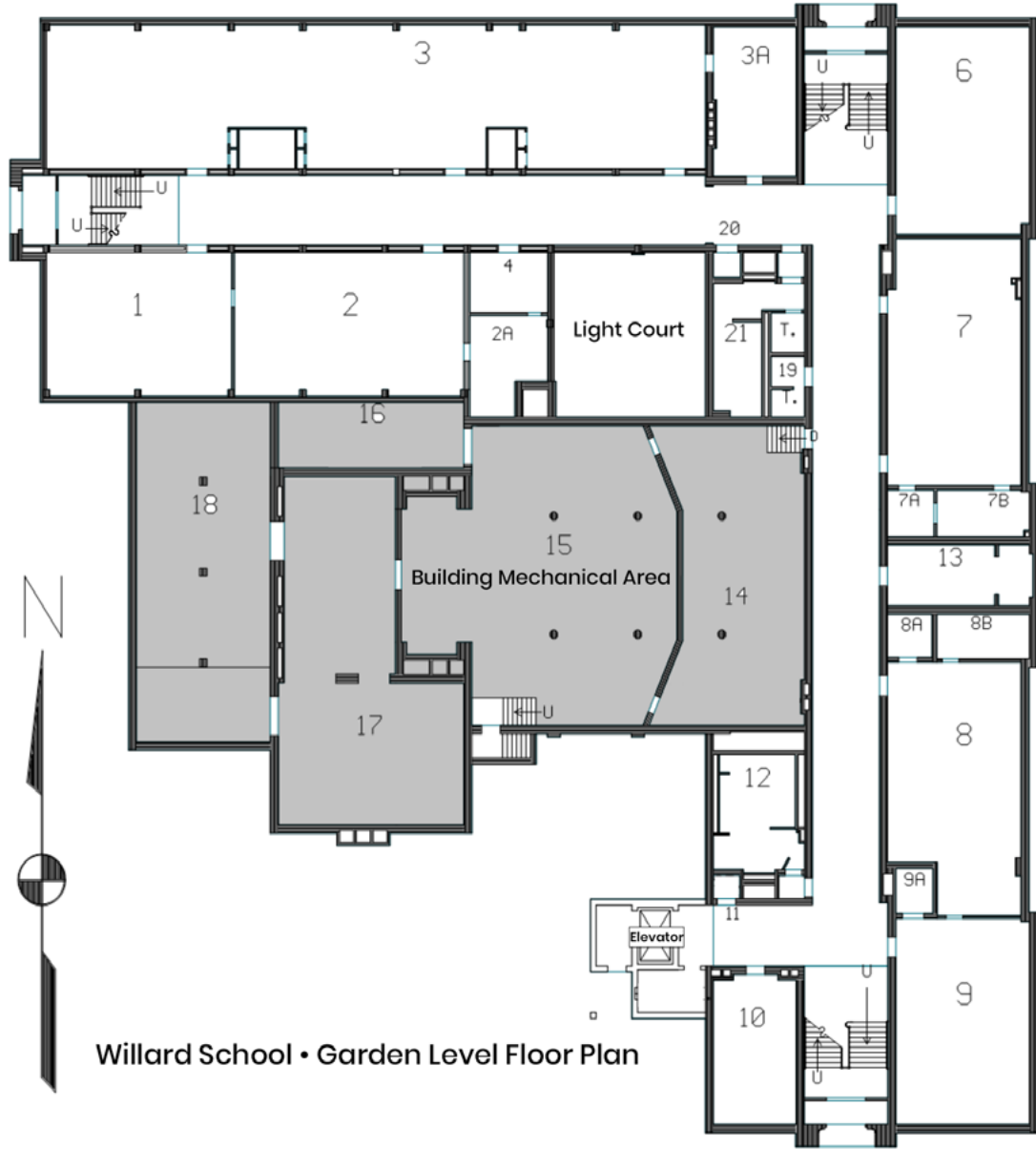
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# Interior Images

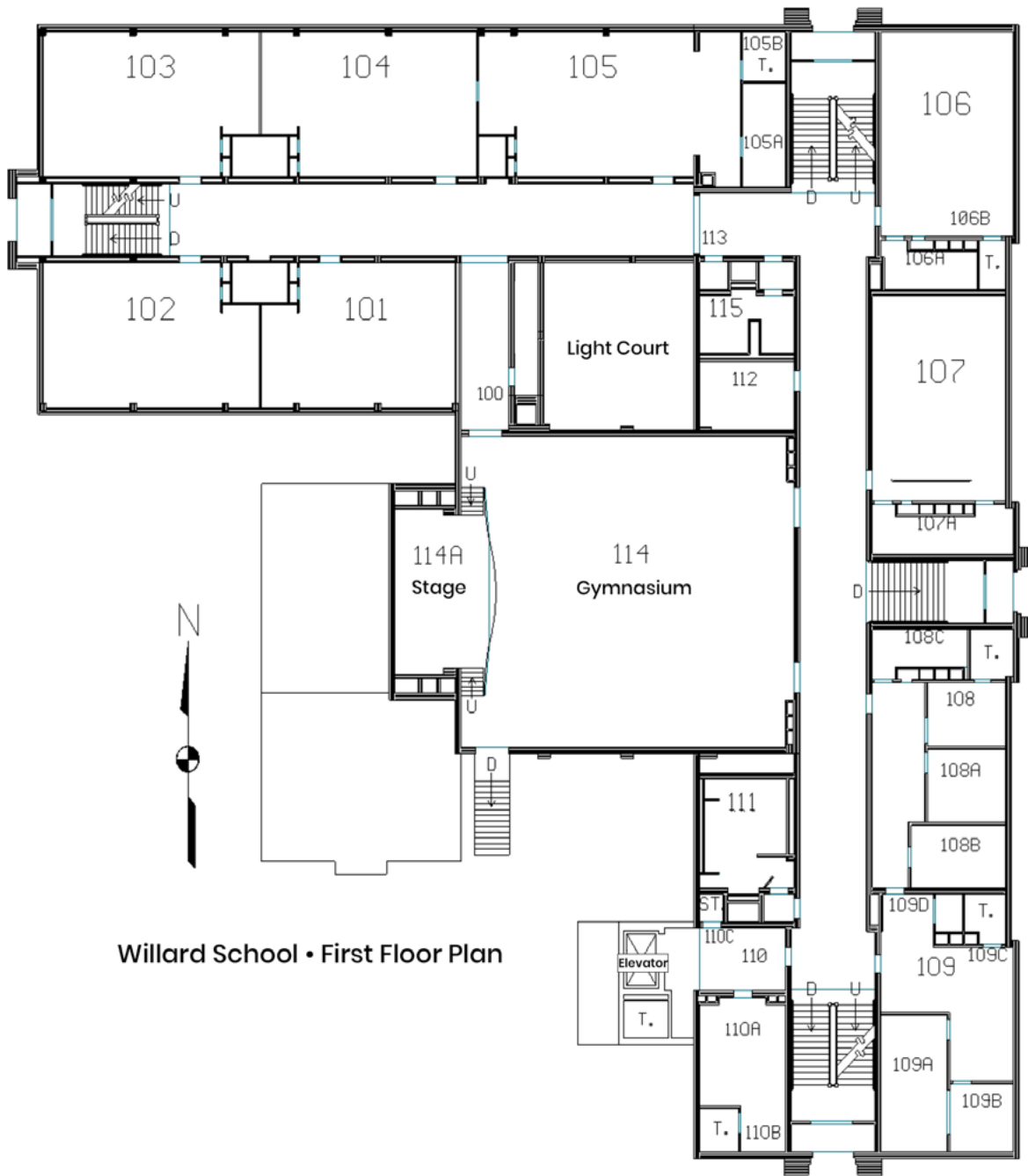


# Garden Level with Mechanical Area



Willard School • Garden Level Floor Plan

# First Floor with Gymnasium & Elevator



Willard School • First Floor Plan



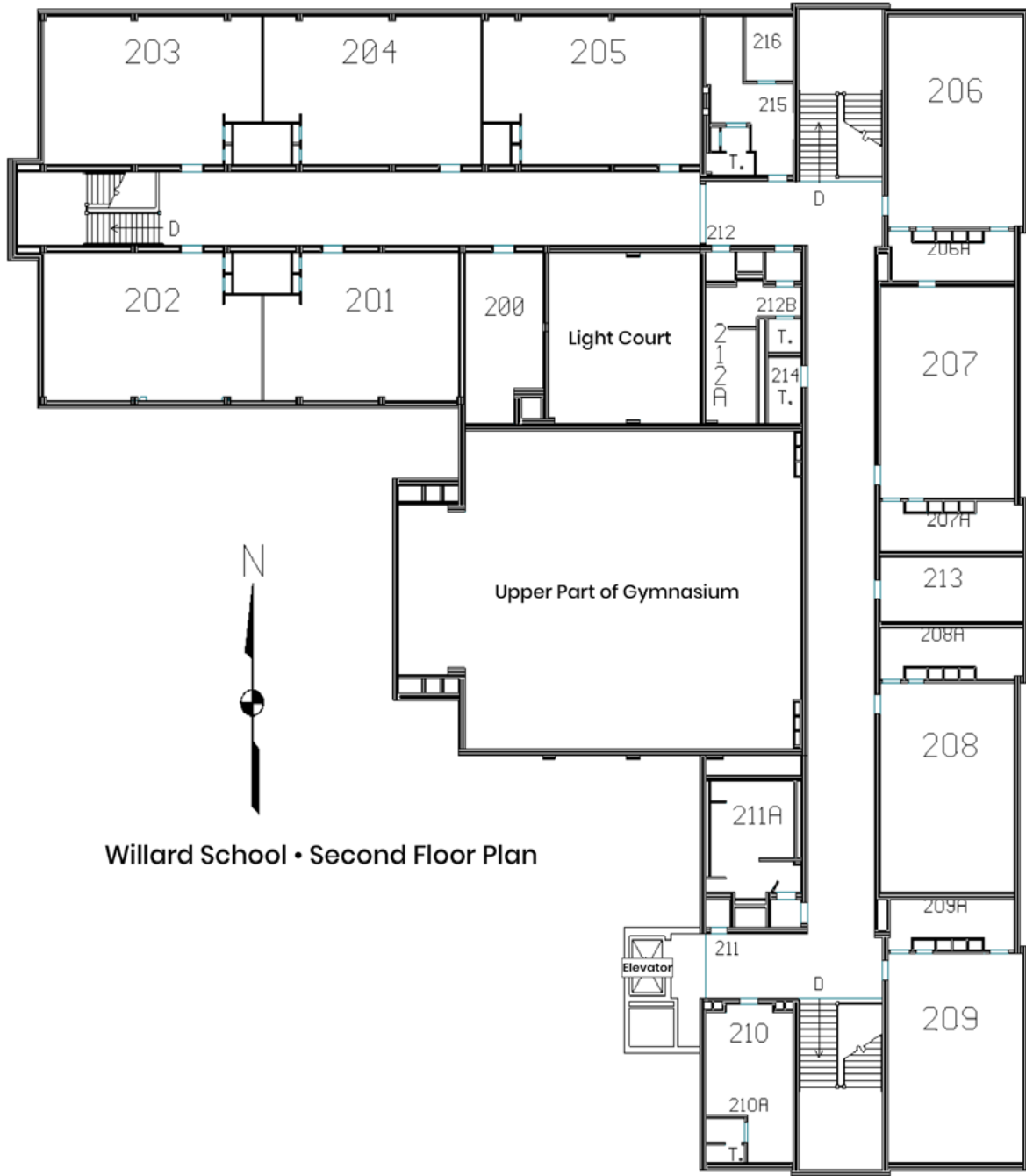
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# Second Floor Rooms & Storage Areas



Willard School • Second Floor Plan



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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



## **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](#)

**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](#)

