

56,832 RSF SCHOOL AVAILABLE FOR LEASE



3800 PLEASANT AVENUE

MINNEAPOLIS, MN 55409



## EXTERIOR



## SCHOOL FOR LEASE PROPERTY FEATURES

- Great South Minneapolis location
- One mile from Lake Calhoun and Lake Harriet
- 56,832 SF school building
- Gym, elevator, cafeteria/kitchen and auditorium
- 14-18 classrooms
- Off street parking
- Close to Lyndale Avenue and Nicollet Avenue
- Easy access to I-35W



# SCHOOL FOR LEASE

## PROPERTY SPECS

|                         |                                                                                                                                                                                                                                   |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LOCATION                | <ul style="list-style-type: none"> <li>• 38th Street and Pleasant Avenue</li> <li>• South Minneapolis with easy access to I-35W</li> <li>• Near Lake Calhoun and Lake Harriet</li> </ul>                                          |
| GENERAL USE             | <ul style="list-style-type: none"> <li>• School</li> <li>• Community Center</li> </ul>                                                                                                                                            |
| ZONED                   | R1A                                                                                                                                                                                                                               |
| YEAR BUILT              | 1935, renovated 2015                                                                                                                                                                                                              |
| SPACE AVAILABLE         | 56,832 SF                                                                                                                                                                                                                         |
| TAXES                   | Property is currently tax exempt                                                                                                                                                                                                  |
| EST. OPERATING EXPENSES | \$3.00 PSF                                                                                                                                                                                                                        |
| LEASE RATE              | Negotiable                                                                                                                                                                                                                        |
| AMENITIES               | <ul style="list-style-type: none"> <li>• Gym</li> <li>• Elevator</li> <li>• Auditorium</li> <li>• Kitchen/Cafeteria</li> <li>• 588 SF - 910 SF classrooms</li> <li>• Offices</li> <li>• Off street parking - 60 spaces</li> </ul> |



## PROPERTY PHOTOS

CLASSROOM



AUDITORIUM



GYMNASIUM



## CONTACT

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### SAM GLEASON

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[sam.gleason@cushwake.com](mailto:sam.gleason@cushwake.com)

# FLOOR PLAN

## CONTACT

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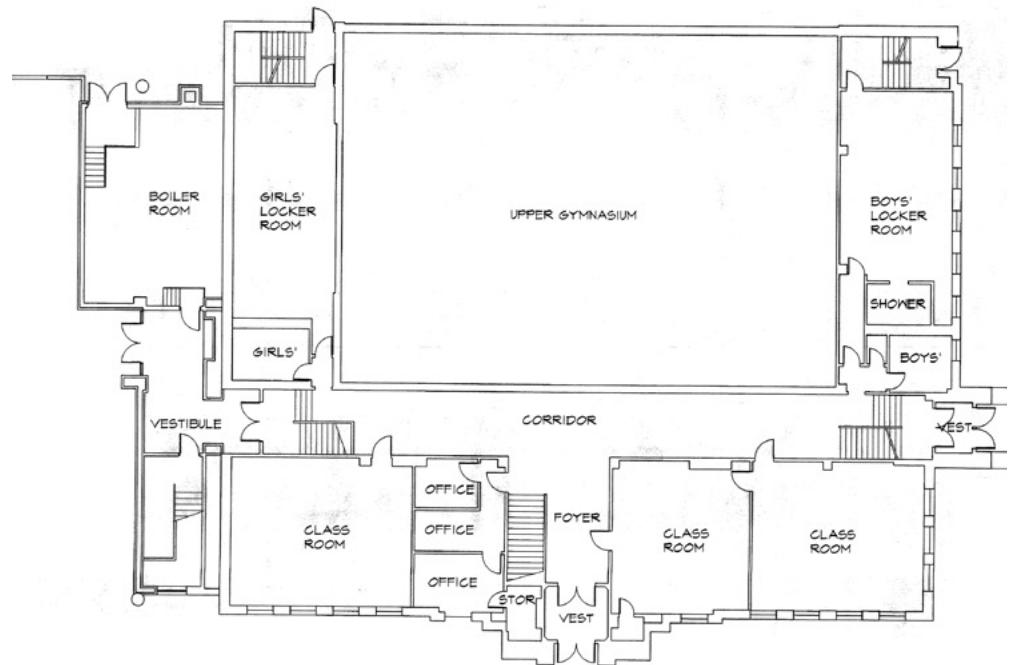
### SAM GLEASON

Senior Associate

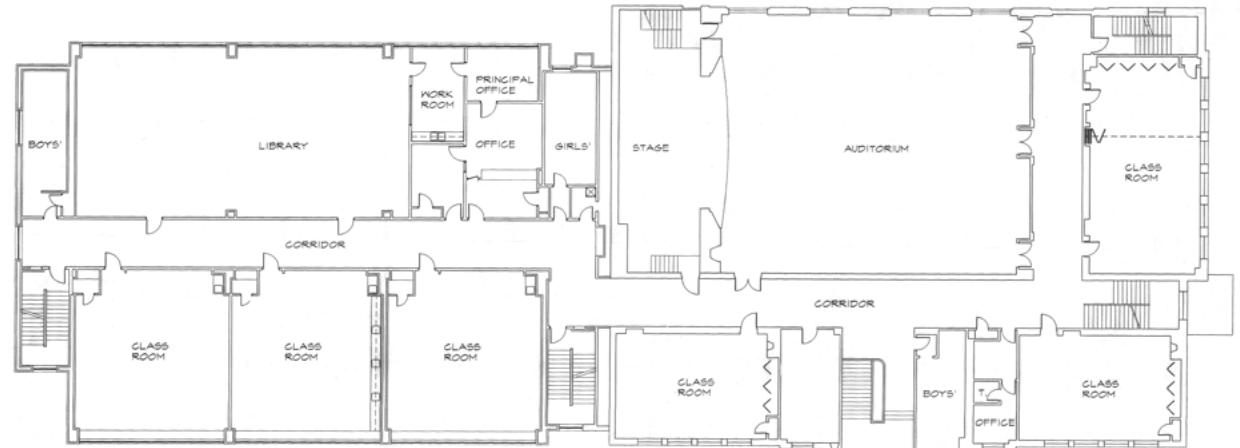
+1 952 241 1111

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## First Level



## Second Level

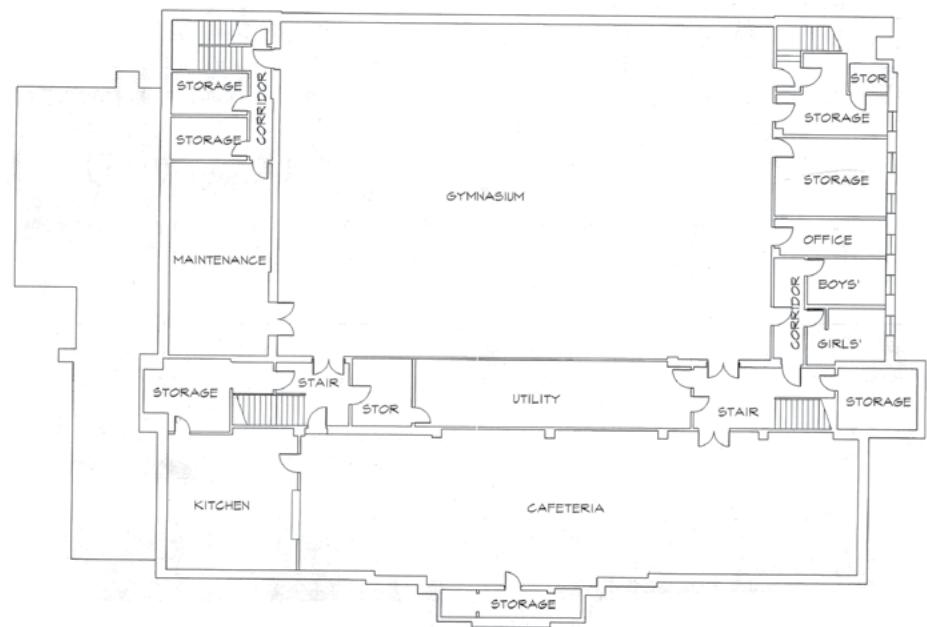


# FLOOR PLAN

## Third Level



## Lower Level



## CONTACT

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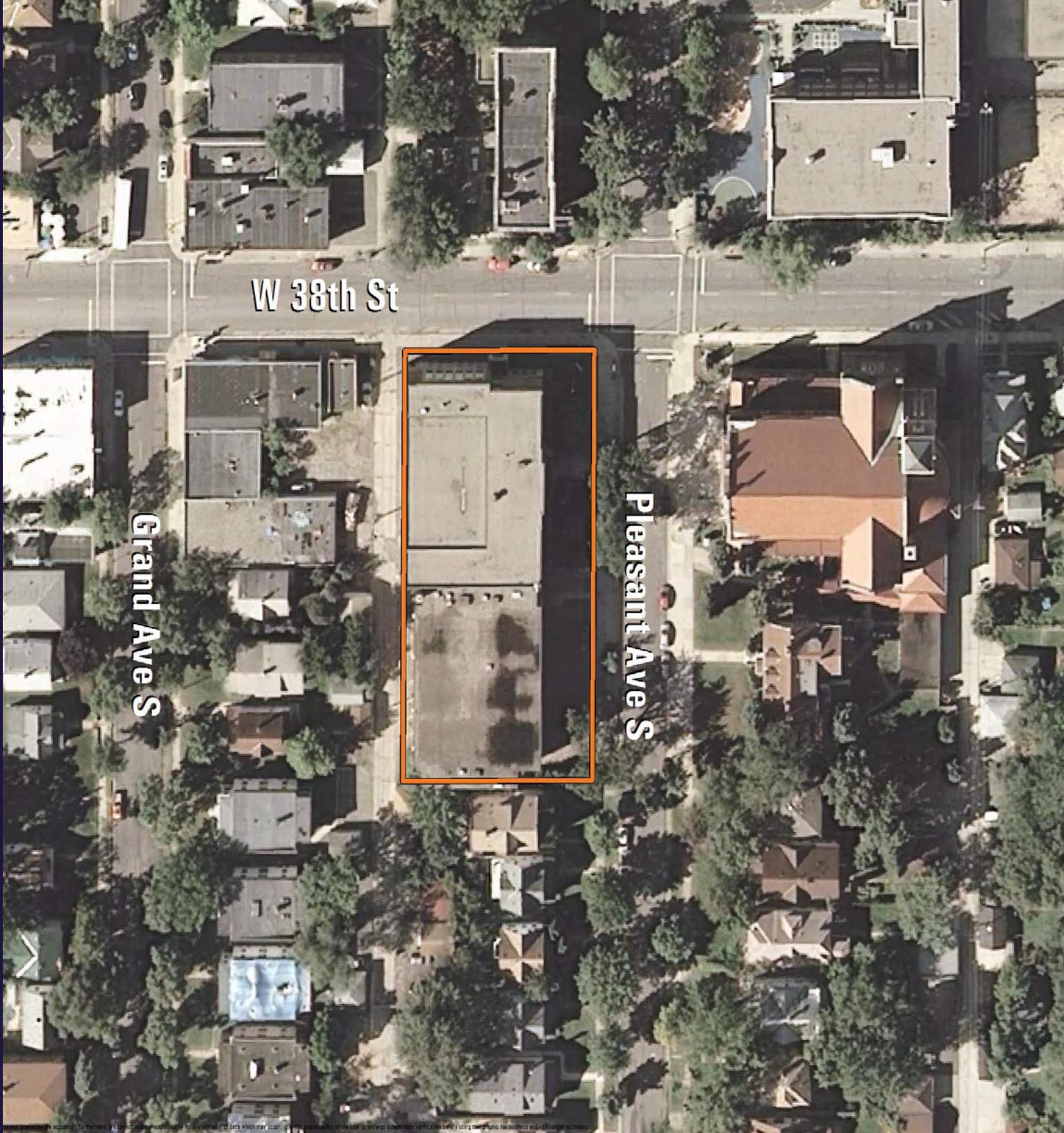
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## AERIAL MAP



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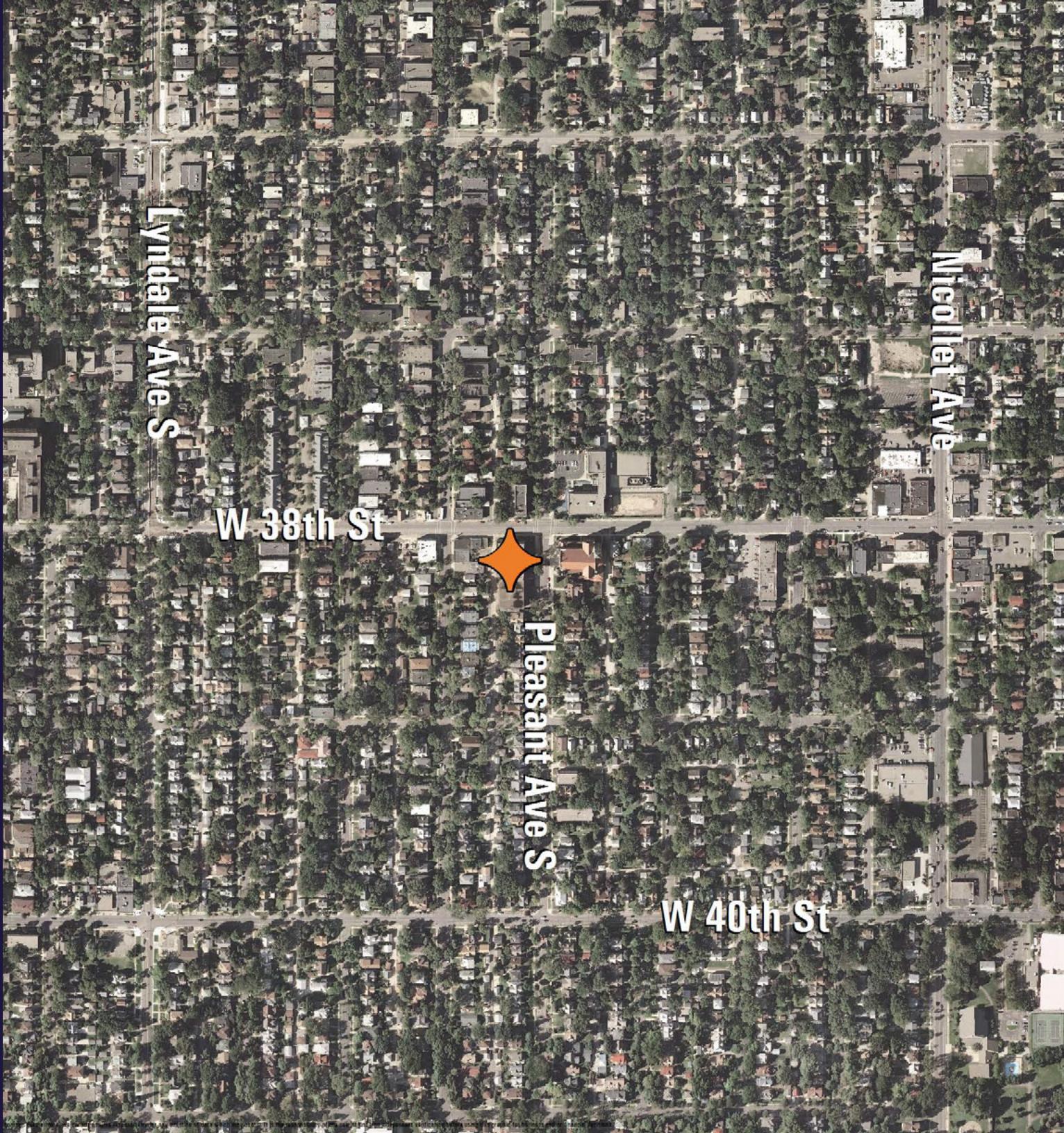
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