

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"> • 38th Street and Pleasant Avenue • South Minneapolis with easy access to I-35W • Near Lake Calhoun and Lake Harriet
GENERAL USE	<ul style="list-style-type: none"> • School • Community Center
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"> • Gym • Elevator • Auditorium • Kitchen/Cafeteria • 588 SF - 910 SF classrooms • Offices • Off street parking - 60 spaces

CLASSROOM



CLASSROOM



PROPERTY PHOTOS

CLASSROOM



AUDITORIUM



GYMNASIUM

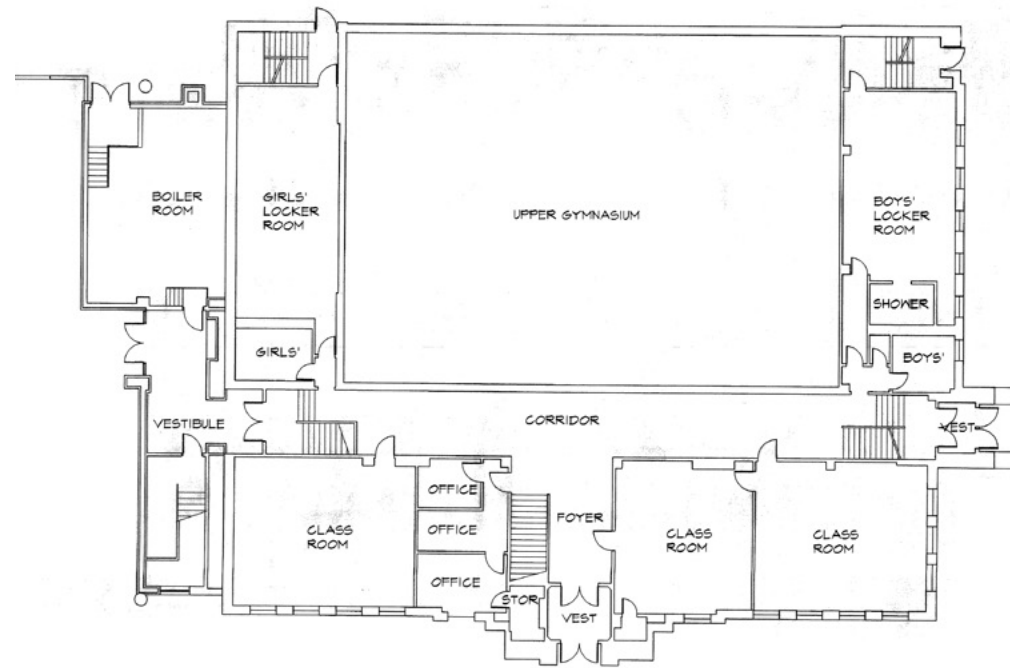


CONTACT

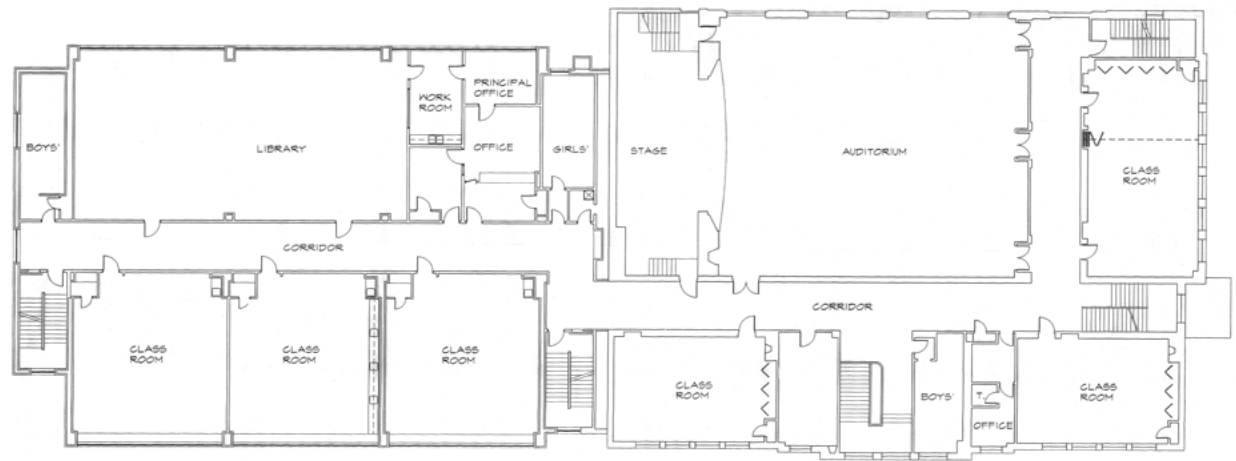
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FLOOR PLAN

First Level



Second Level

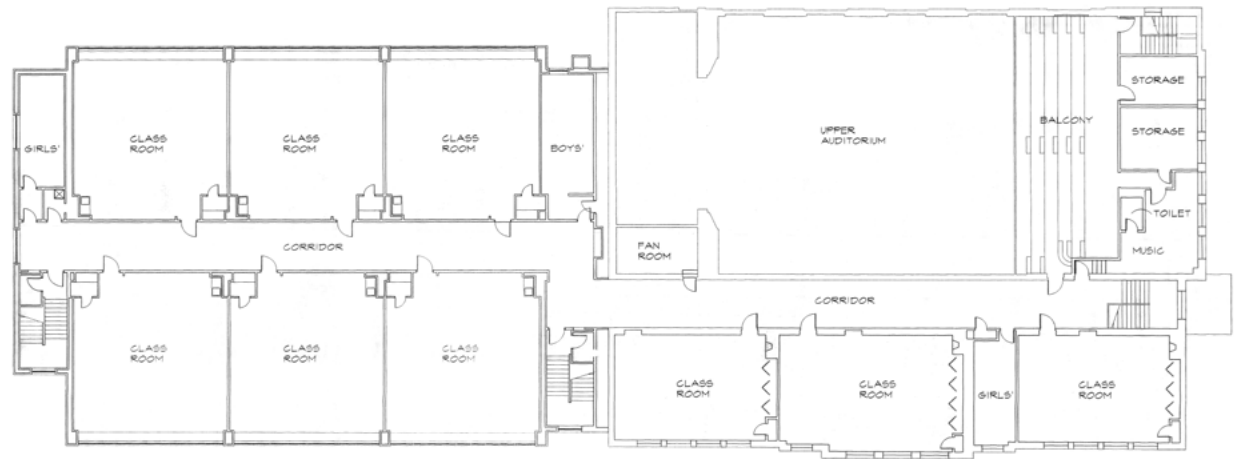


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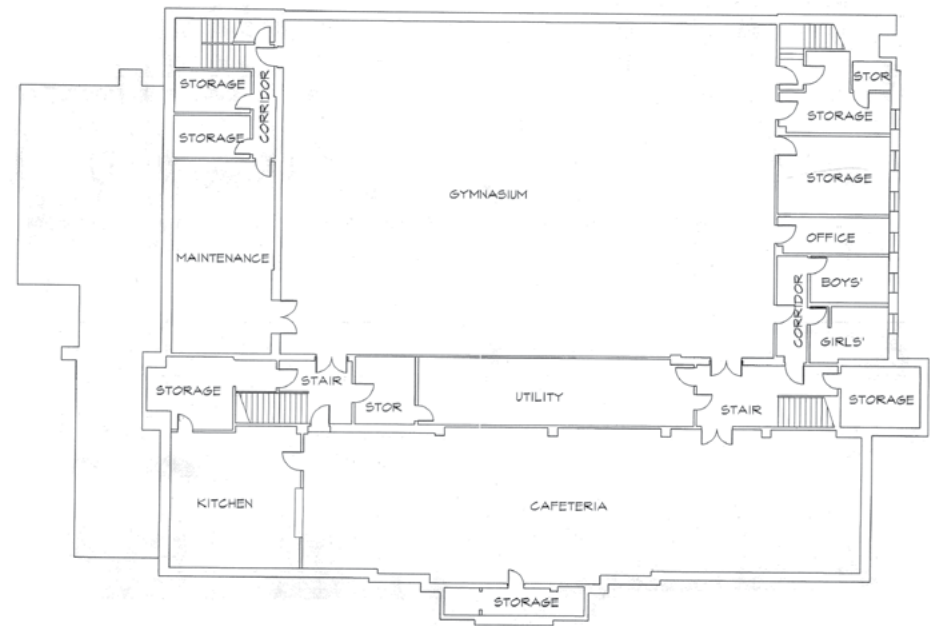
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FLOOR PLAN

Third Level



Lower Level



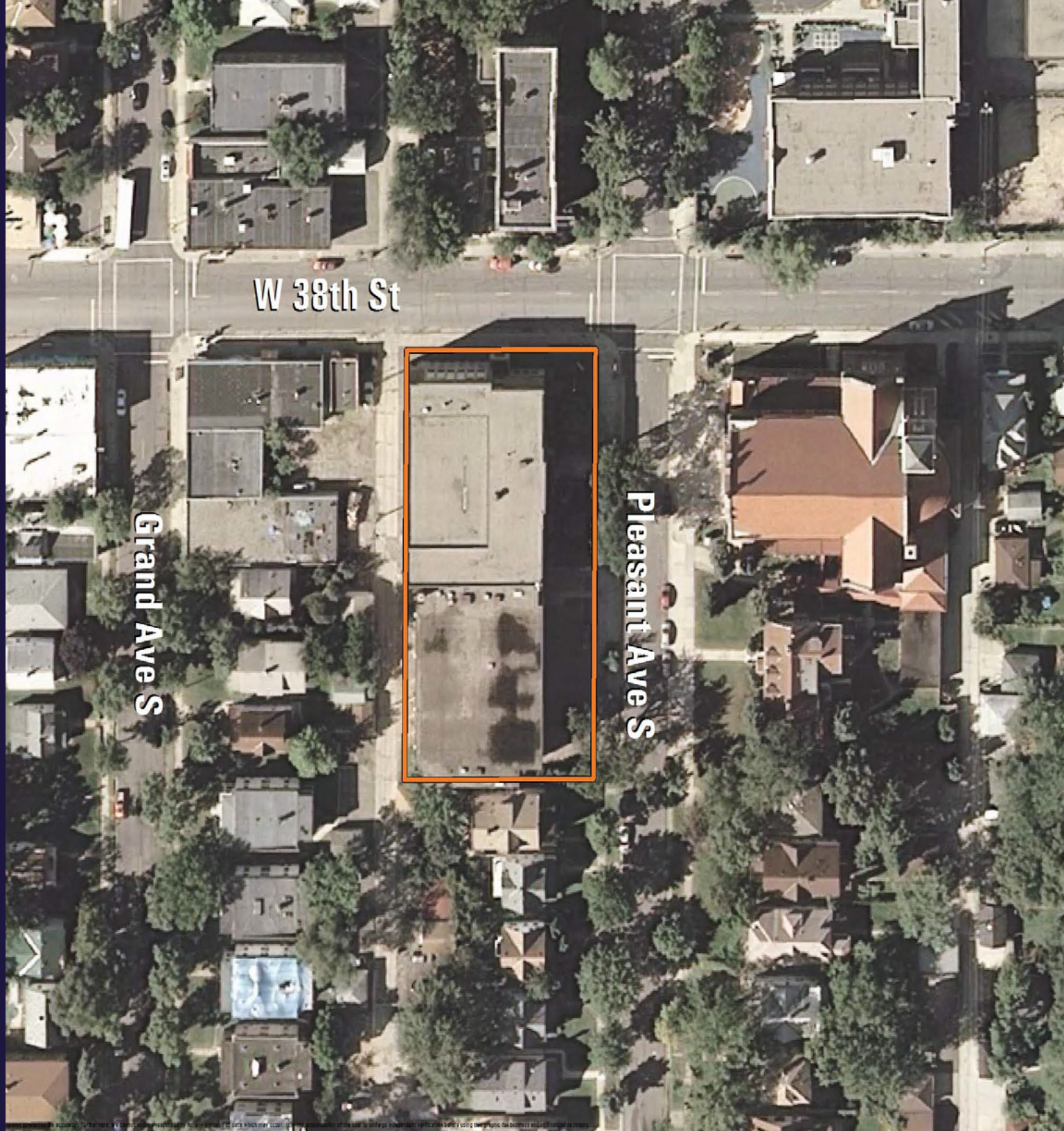
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AERIAL MAP

CONTACT

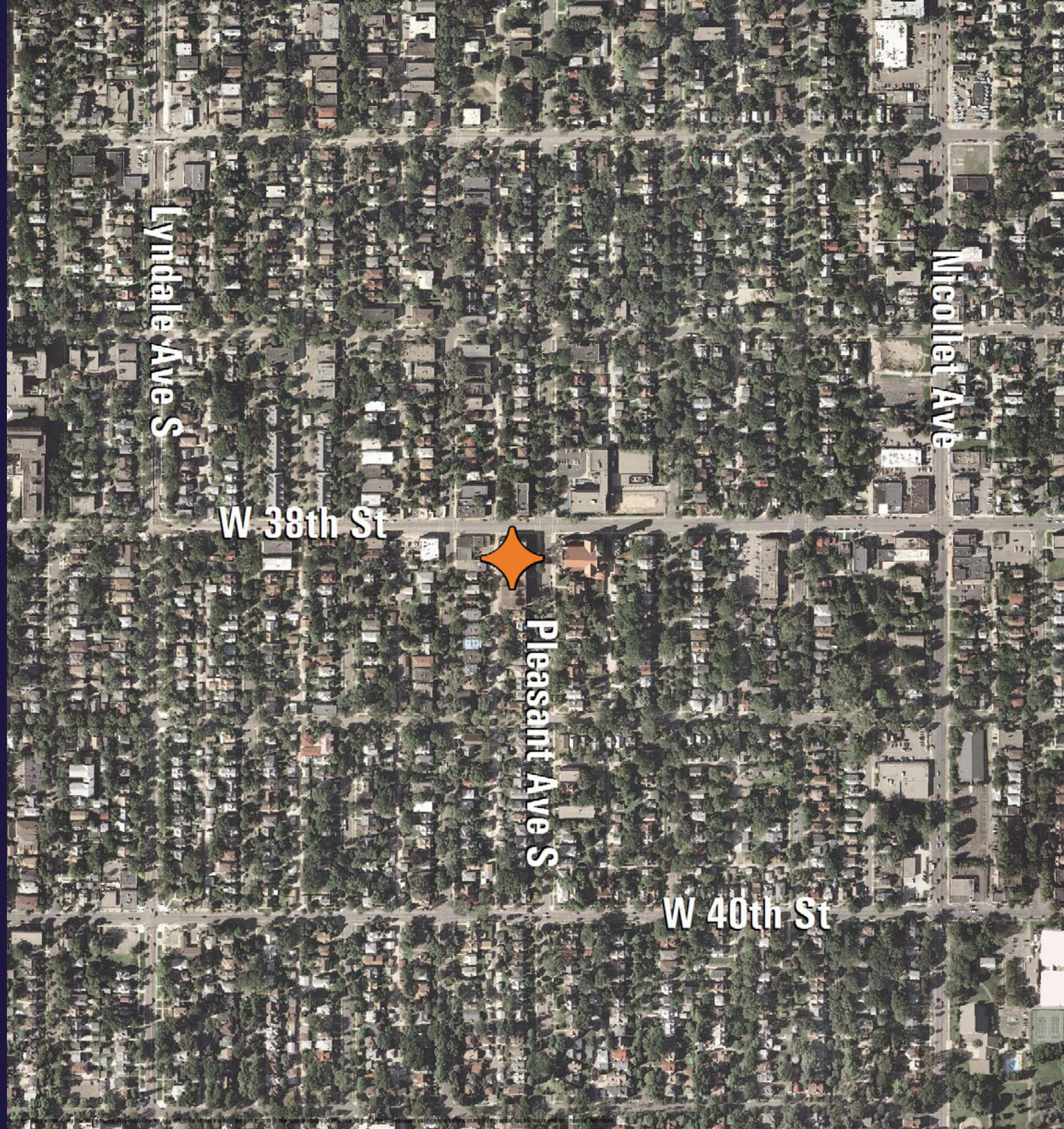
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