

LEASE BROCHURE
**School in North
Minneapolis**

2021 WEST BROADWAY

Minneapolis, MN 55411

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
LEASE TYPE:	Negotiable
NORTH BUILDING SIZE:	12,700 SF
AVAILABLE FOR LEASE:	11,659 SF
CLASSROOMS:	6
OTHER NOTABLE SPACES:	Gymnasium, Student Commons Area, Kitchen, Office/Conf Rooms
LISTING WEBSITE:	northco.com

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PROPERTY OVERVIEW

SVN | Northco is pleased to present for lease the North Building at the Plymouth Christian Youth Center "PCYC" (the "Property"), a well-maintained educational and community facility located in North Minneapolis. The Property is directly adjacent to the Plymouth Youth Christian Center, Capri Theatre, and Neon Collective Kitchens and features a 12,700 SF building, thoughtfully designed to support a wide range of academic, recreational, and community-based uses. Built in 2001, the Property provides multiple classrooms, a gymnasium, a central common area that can also serve as a community lunch area with an adjacent heat and serve kitchen, multiple other supporting office and conference rooms, and a county operated health and wellness clinic co-tenant. The Property delivers a functional and versatile environment ideal for educational programming and community engagement.



NORTH BUILDING LEASE HIGHLIGHTS

- The 12,700 SF North Building at PCYC is a single-story structure built in 2001, offering six perimeter classrooms, a student commons/lunch area, a kitchen, and administrative office and conference room spaces
- **AVAILABLE FOR LEASE:** 11,659 SF (12,700 SF total minus 963 SF Clinic Space and 78 SF Data Room)
- Directly adjacent to the Plymouth Youth Christian Center, Capri Theatre, and Neon Collective Kitchens
- An approximate 3,200 SF Gymnasium, featuring approximately 20-foot clear height suitable for recreation and programming
- Center of the building has a students commons rotunda area that also serves as the lunch area
- The heat and serve kitchen is located directly adjacent to the rotunda commons area
- Multiple other staff offices and small conference rooms
- Plymouth Christian Youth Center is continuing its operation in the connected South Building that is at the property
- An On-site Health & Wellness Clinic (Northside Teen Clinic - operated by the county) is also located in the building, providing integrated direct and community services
- Additional space may be available within the adjoining and neighboring buildings
- Well-rounded Campus Layout: Single-building configuration supports a variety of educational, community, and administrative uses within one cohesive property
- Located along a redeveloping intersection of West Broadway and Logan Avenue North in Minneapolis
- Limited parking (5 spaces) directly adjacent to the building. Additional spaces may be available in lots that service the adjacent buildings

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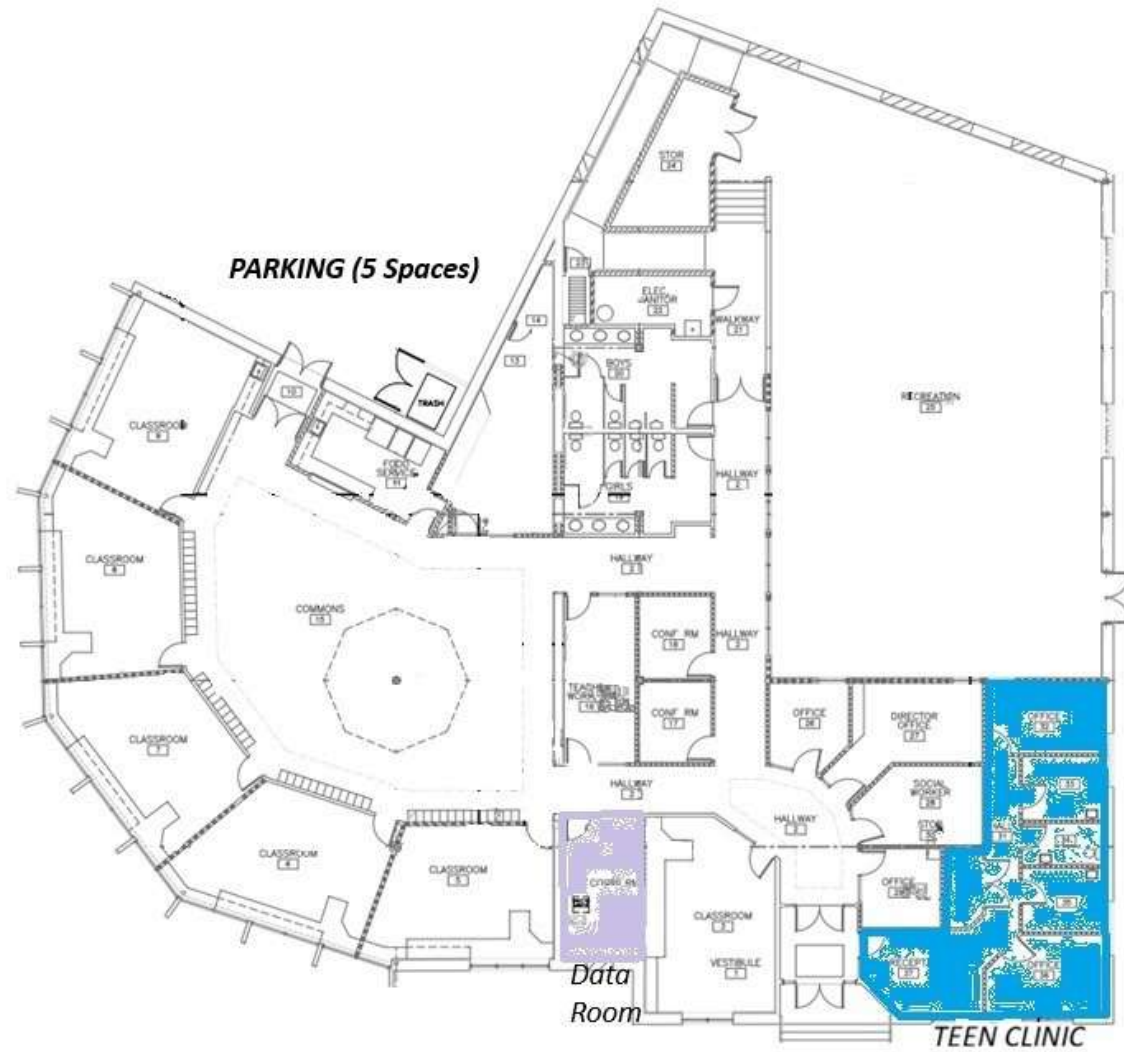
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FLOOR PLAN



The Teen Clinic Space and Data Room are not included in the leasable area

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS CONTINUED



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LOCATION OVERVIEW



MINNEAPOLIS, MN

Plymouth Christian Youth Center is located in the Near North Neighborhood of North Minneapolis, a vibrant and historic area within Minneapolis. Positioned along West Broadway, the center serves as a cornerstone community facility, supporting local families and youth. Just minutes from the city's central business district, the location offers convenient access to major employment hubs, entertainment, and key transit routes. Situated along West Broadway—a primary east-west corridor—the center benefits from strong connectivity to surrounding neighborhoods and essential services. The area is comprised of a mix of single-family homes and multi-unit housing, creating a solid residential base that actively engages with community-focused programming. Nearby parks and recreational amenities further enhance the neighborhood's appeal, promoting active lifestyles and outdoor engagement. With its deep cultural roots and ongoing revitalization, this location plays a vital role in fostering community connection and youth development, establishing itself as a meaningful presence in one of Minneapolis's most dynamic and evolving neighborhoods.

Minneapolis-Saint Paul is currently the 16th largest MSA in the United States with nearly 3,700,000 residents.

LOCATION DETAILS

MARKET	Minneapolis
SUB MARKET	Near North Neighborhood of North Minneapolis
COUNTY	Hennepin
CROSS STREETS	West Broadway Avenue and North Logan Ave

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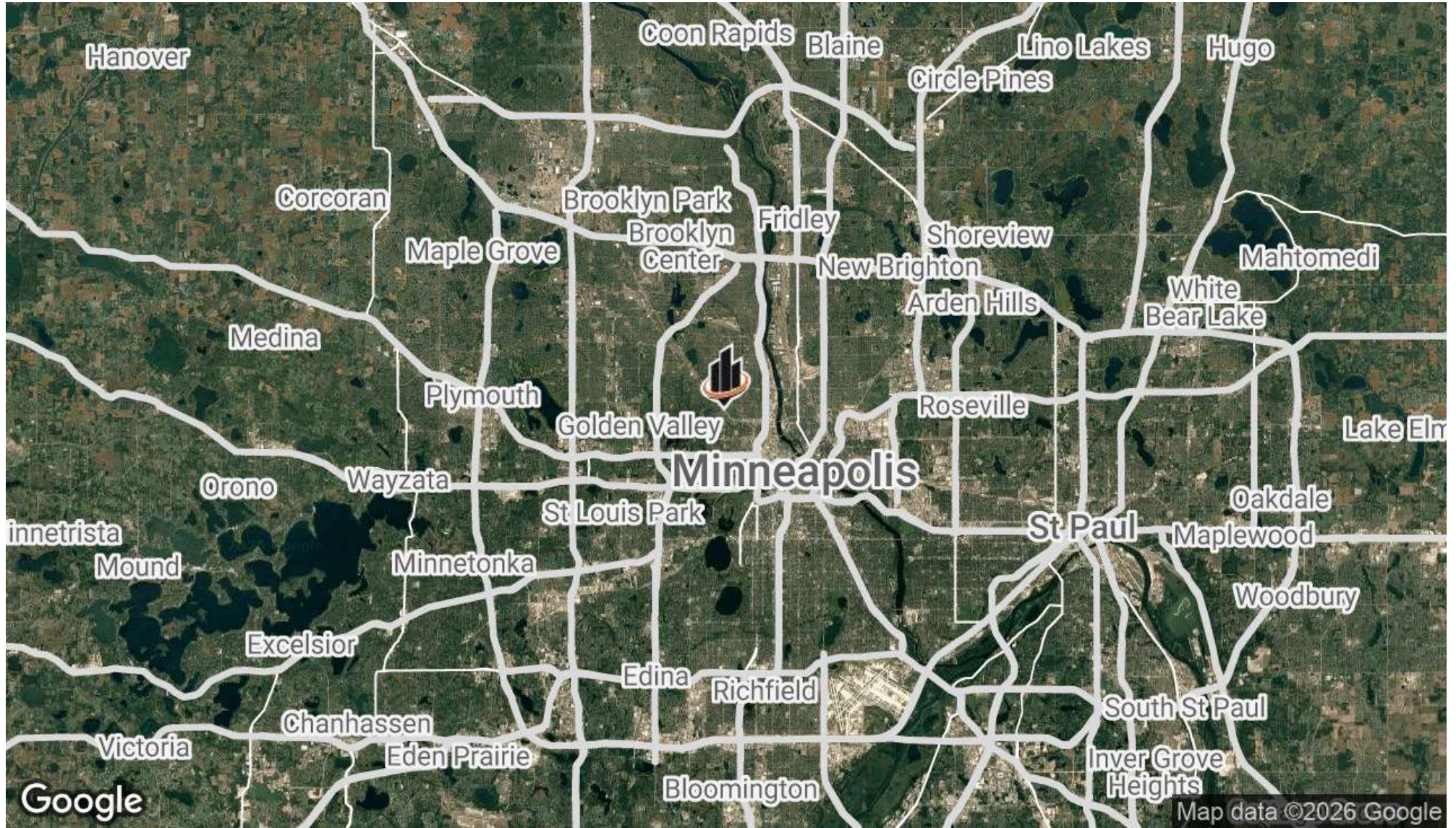
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LOCATION MAP

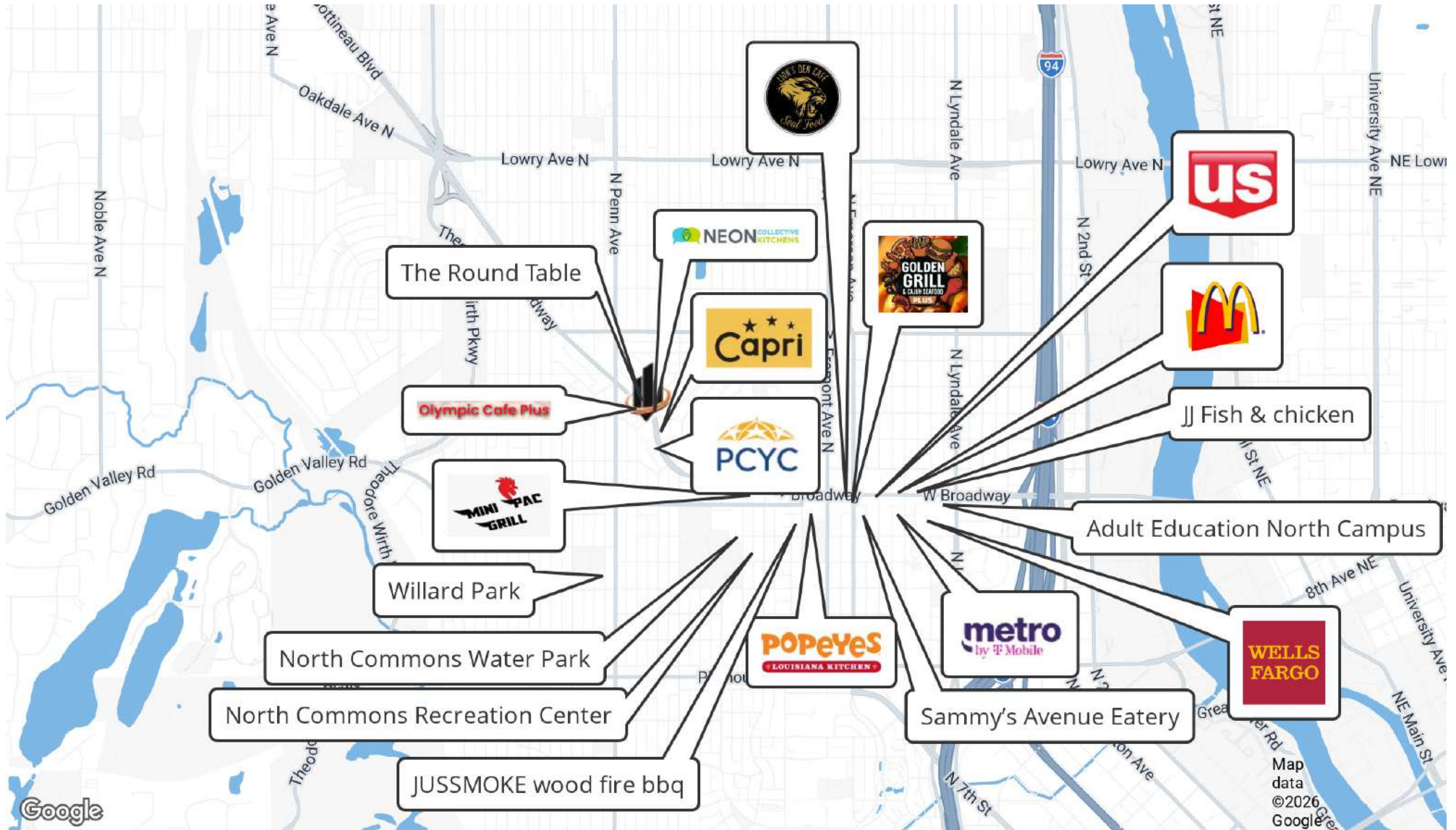


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NEIGHBORHOOD MAP



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PARCEL MAP

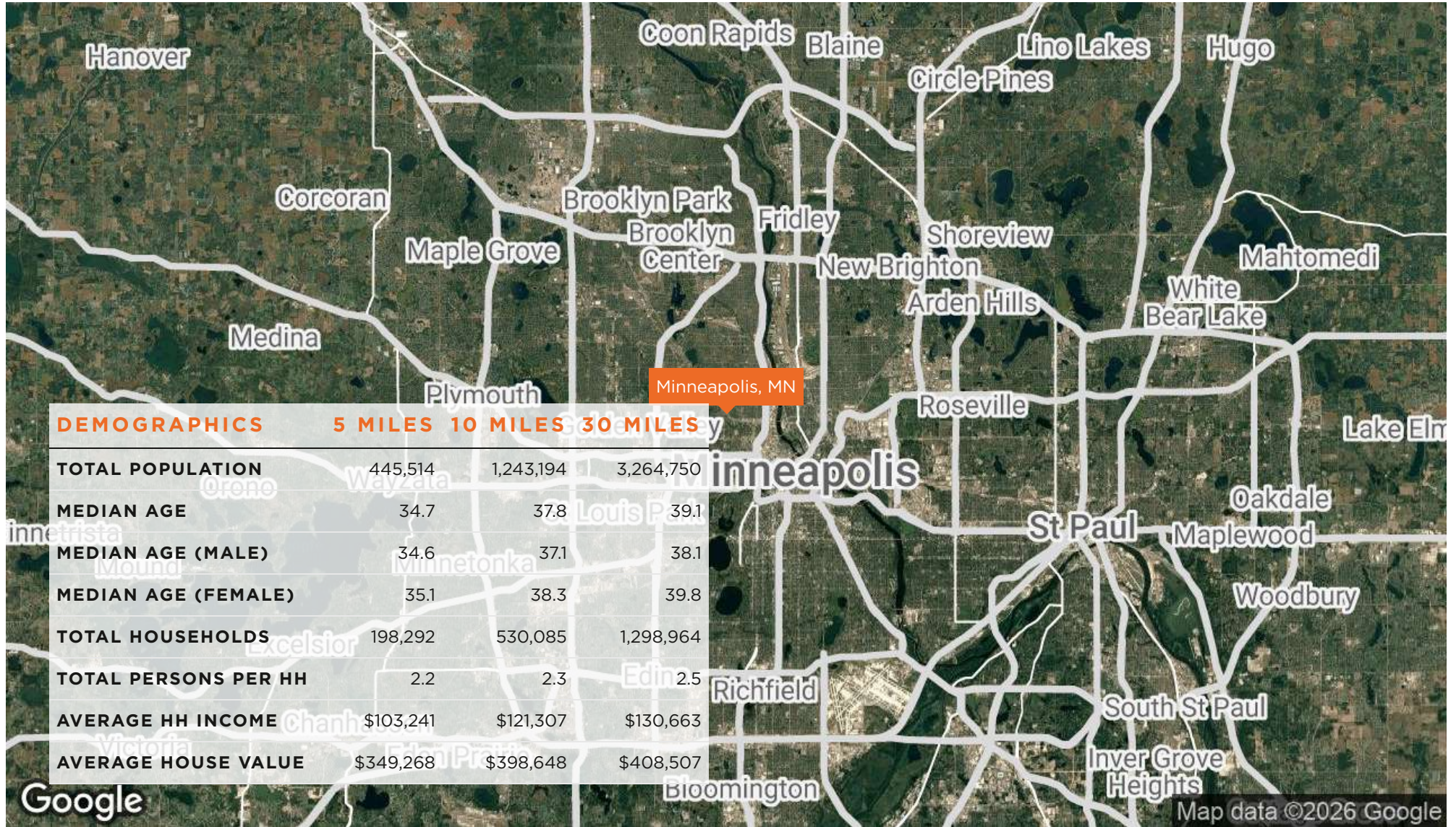


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DEMOGRAPHICS



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