

Plymouth Church Neighborhood Foundation

Nicollet Square Prime Corner Retail Location Available



Address: 3700 Nicollet Avenue
Minneapolis, MN

Owner: Housing 150-Nicollet LLC
Developer: Plymouth Church Neighborhood Foundation
Minneapolis, MN 55403

Space available: 2,239 net sf.

Zoning: OR2 (neighborhood retail/office)

Term: 3 year minimum

Availability: Early 2011

Parking: Surface parking available

Improvements: Negotiable

Rental Rates: \$9.00 per sf. net

2011 Estimated
Operating Expenses: Tax: \$4,303
Op expenses: \$10,014
Total: \$14,317 (\$5.72 sf)

Comments: Easy access to I-35W via 35th/36th Street ramps
Mixed use development

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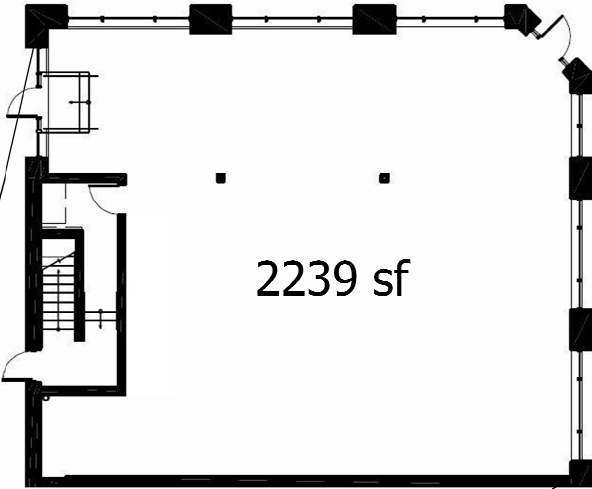
Property Overview:

Nicollet Square will be a mixed use development of residential housing and retail/office space at the corner of 37th Street and Nicollet Avenue in South Minneapolis. Construction of a new attractive three story development includes a prime corner retail location, two retail/office spaces and 42 housing units.

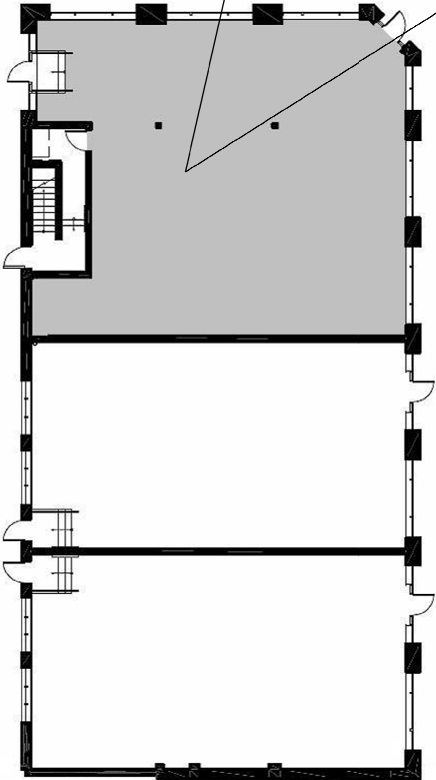
Partnership Benefits:

Plymouth Church Neighborhood Foundation (PCNF) is a leading non-profit housing developer of affordable and supportive housing and we are seeking a partner with an entrepreneurial spirit to be a part of the development. We will be able to offer flexible financial incentives to retain partner in exchange for integrating a supported employment component into their business plan. The employment component includes apartment residents that will provide an instant workforce pool at a very reasonable wage level.

**Nicollet Square
Corner Retail Space
3700 Nicollet Ave. So.**



37th Street



Nicollet Ave. So.

