

➔ 1200 WEST BROADWAY



The Catalyst-inspired 1200 West Broadway project will provide a complete renovation of a four-building complex originally built in the late 1920s and will include more than 12,900 sq. ft. and a twenty-stall secured parking lot.

The architecturally savvy building will provide Class-A office space for a dozen fast-growing minority-owned businesses and high-impact non-profit organizations. It will also house a healthy southern-style café that opens onto a beautifully landscaped and inviting outdoor patio. Local caterers and aspiring Northside cooks are lining up to join the Northside Food Business Incubator that is planned to operate within the state-of-the-art commercial kitchen facility at 1200 West Broadway. An adjacent 30-seat conference room will provide a much-needed training room.

The renovation of the 12,000+ square foot project includes new ADA accessible restrooms, a vertical lift, mold and asbestos cleanup, an upgraded building lobby, significant façade improvements and new tenant spaces and common areas. Adjacent to the parking lot, an infiltration pond with native grasses will hold the site's water runoff.

When complete, 1200 West Broadway will positively influence the commercial corridor by providing a captive market for retailers and restaurants, promoting improved safety with more "eyes on the street" and will serve as a strong example for existing commercial building owners to reinvest in their properties.

➔ **ADDRESS:**
1200-2010 W Broadway Ave
Minneapolis, MN 55411

➔ **TENANTS:**

- The Alden Group
- Arie's Southern Cuisine
- Catalyst Community Partners
- Housing Link
- Minnesota Quality Care
- Northway Community Trust
- Peace Foundation/Northside Achievement Zone
- Realty Enterprises
- Tri Construction

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- High Quality Office Space
- Headliners Barber & Hair Care
- Community Law Clinic
- Rentable Commercial Kitchens
- Food Business Incubator Program
- Healthy Southern-Style Café

➔ **IMPACT STATEMENT:**
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1200 West Broadway inspires creativity and the entrepreneurial spirit having 100% of office space leased to innovative minority businesses and those serving the Northside community.
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➔ **SPECS:**

Sq Ft:..... 28,463 sq ft property: 10,976 sq ft bldg, outdoor patio, 29 stall parking lot

Built:..... 1903, 1926, 1927

Started:..... September 2009

Projected Completion:..... August 2010

Project Cost:..... \$3,517,000

Funding Secured:..... \$2,755,00 (78%)

Funding Remaining:..... \$761,500 (22%)

Uses:..... 100% Leased

