



1101 West Broadway

A once-abandoned building now houses a non-profit, a credit union and a coffee house. But its most important tenant is likely a renewed optimism.”

– Star Tribune 8-24-07

1101 West Broadway is more than just a building. Today it is home to over 35 full-time employees whose jobs and community spirit are contributing to the revitalization of hope along West Broadway Ave.

1101 is an example of what just seven months time and 16 dedicated partners can create. Teams of minority contractors and laborers helped restore the dilapidated structure into a useful and architecturally authentic community icon.

After 11 years sitting vacant, friends and neighbors now develop relationships over coffee at the Bean Scene Too. Others take care of daily banking needs at City-County Federal Credit Union. With EMERGE Community Development occupying nearly 6,000 square feet on the second floor, there is plenty of space for job

seekers to convene and learn valuable skills for job placement.

While the building’s transformation was completed over 2 years ago, 1101 serves today as a center for daily life, jobs training and relationship making where positive community possibilities continue to evolve.

Community Results

- New coffee shop & credit union
- Job placement training center
- 35 full-time jobs added to WBA
- 27.5% minority workforce hours
- 69 public parking stalls added
- No graffiti; Reduced crime
- New public art & gathering place

Excellence Awards

- 2008 Neighborhood Preservation Award, Minneapolis Heritage Preservation Committee
- 2007 NAIOP Award of Excellence
- 2006 Best in Real Estate Award, Twin Cities Business Journal



Investment Brief

- \$4 million complete renovation
- 13,881 sq. feet plus public parking
- 100% leased upon completion
- \$41,000 annual property taxes
- No subsidy; Tenant ownership
- 7 months to completion
- On time, on budget
- Property valued; no



catalyst
community partners

Better. Together.