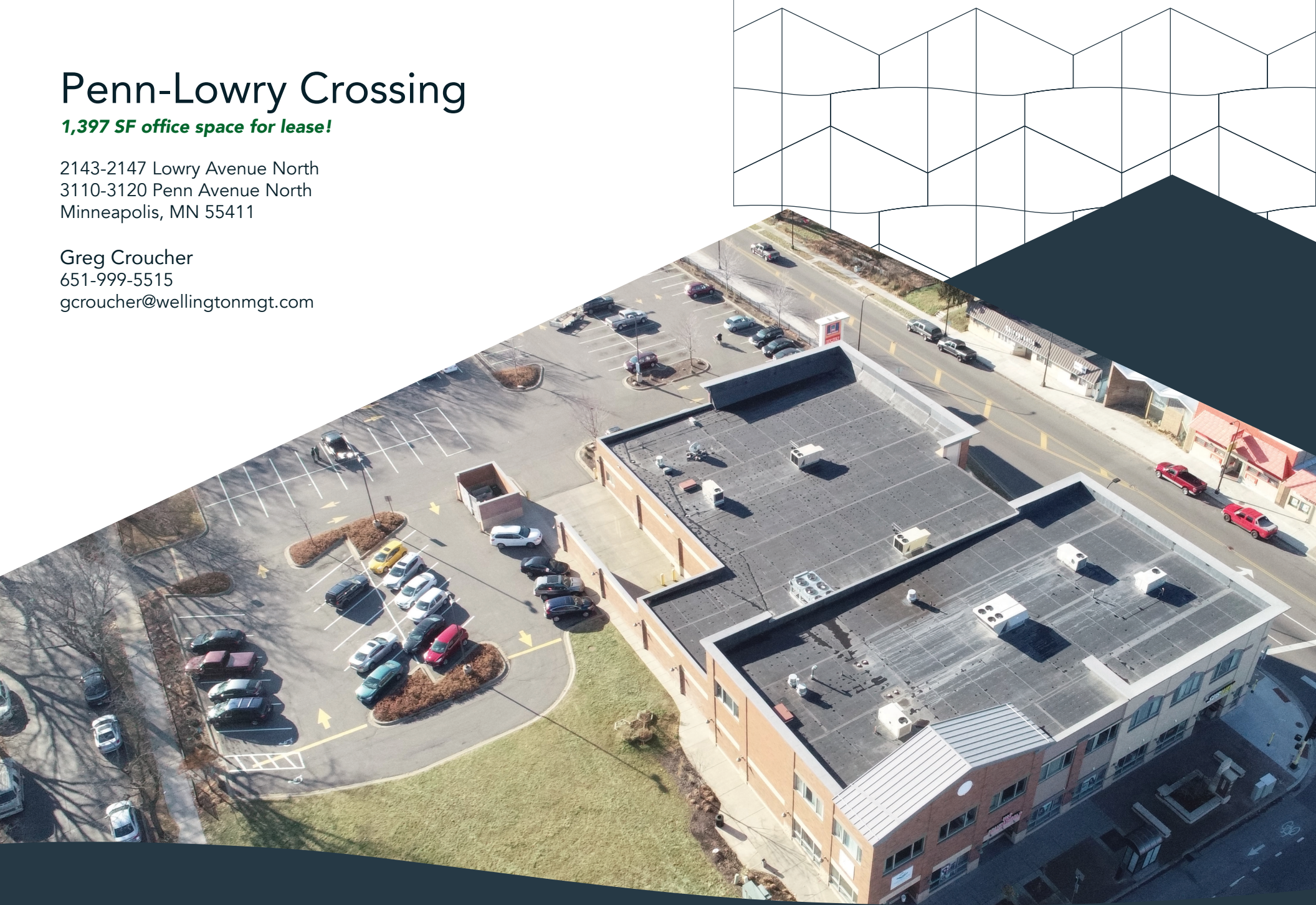


Penn-Lowry Crossing

1,397 SF office space for lease!

2143-2147 Lowry Avenue North
3110-3120 Penn Avenue North
Minneapolis, MN 55411

Greg Croucher
651-999-5515
gcroucher@wellingtonmgt.com



WELLINGTON
MANAGEMENT

Space Available

Owner, Developer, Manager, Leasing

45,800 SF total office & retail space

36,050 total retail; 0 SF available

8,655 total office; 1,397 SF available

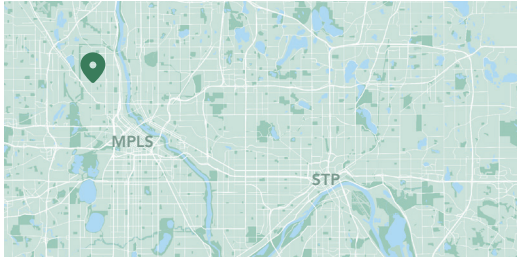
118 surface parking, 2.6 : 1,000 SF

1-story & 2-story buildings

14' clear height

Built in 1965 & 2007

Jordan Neighborhood



Community-serving commercial space for our North Minneapolis neighbors.

With its brick exterior and stucco accents, Penn Lowry Crossing provides a strong sense of place reminiscent of the neighborhood's earlier days. The mixed-use development marks the center of the community's retail activity at the southeast corner of Penn Avenue North and Lowry Avenue North in Minneapolis and is anchored by Family Dollar. The two-building development is home to several neighborhood "destination" businesses and features well-lit parking, bicycle parking facilities and a paved plaza.

Wellington purchased the original single-story property (built in 1965) and an adjacent outlot in 2006, developed the two-story 3120 building in 2007 and extensively renovated the 3010 building.

HIGHLIGHTS

- Anchored by Family Dollar
- Extensive landscaping and brick construction with stucco accents
- C-Line bus rapid transit along Penn Avenue provides faster service, improved station areas and enhanced security
- The 3120 building was built in 2007; the 3010 building was built in 1965 and renovated in 2007
- Secure second-floor space with office build-out and conference rooms
- Adjacent outlot zoned C2, potential for 3,000 to 7,000 SF retail building with drive-thru capabilities

Available Suites

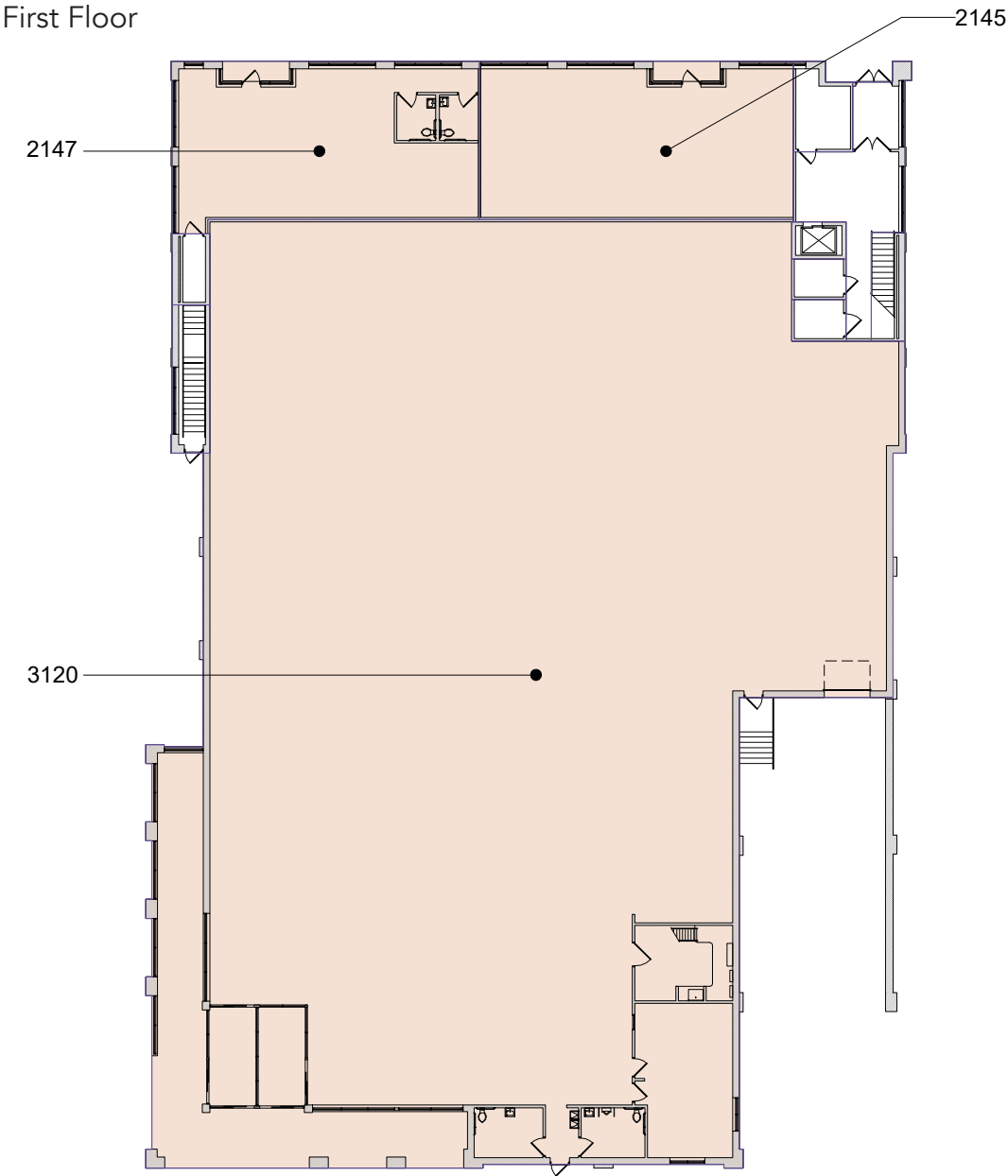


Suite 2143B - 1,397 SF

3D Tour [▶](#)

Floor Plan

- Building Common Areas
- Available Space
- Occupied Space

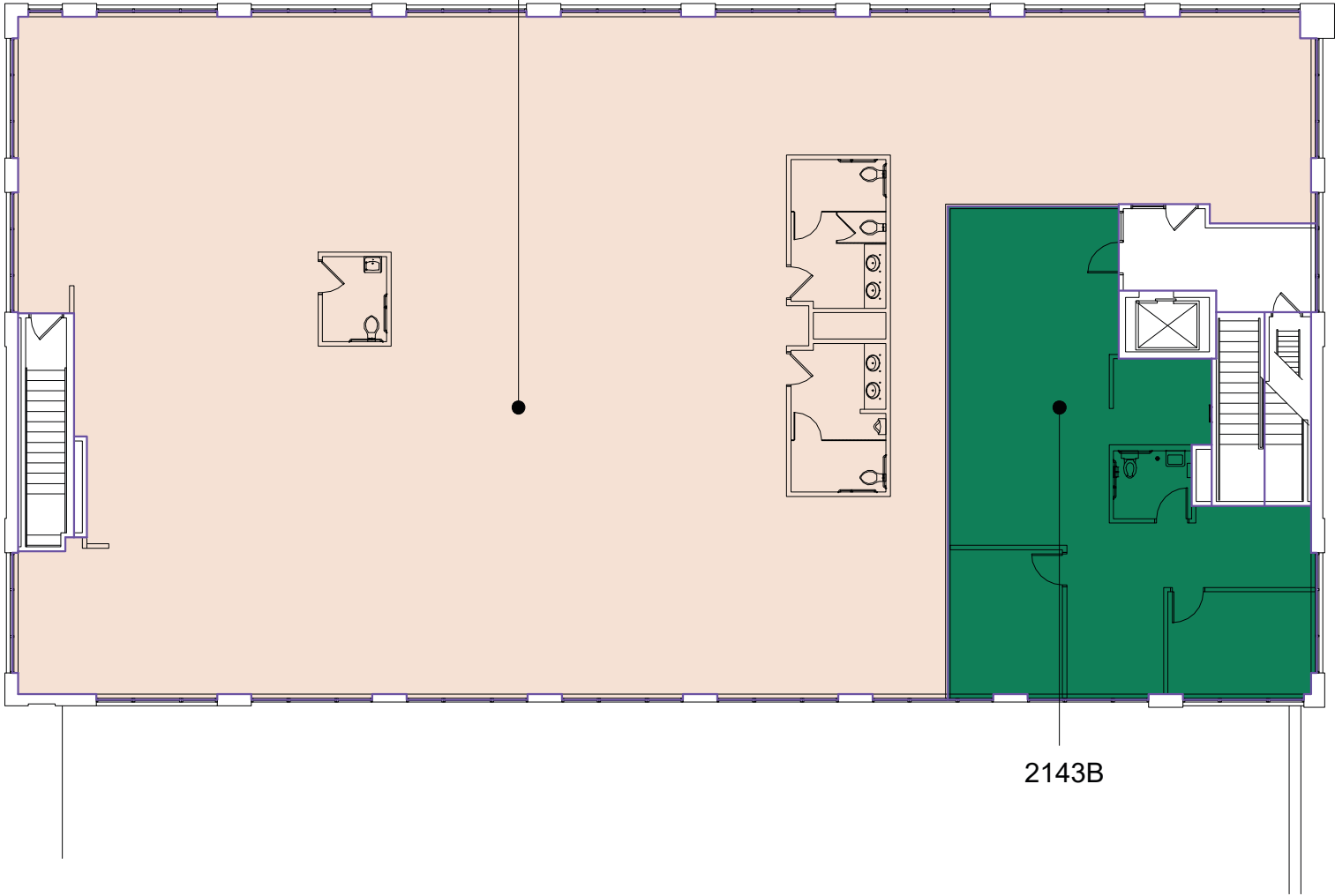


Floor Plan

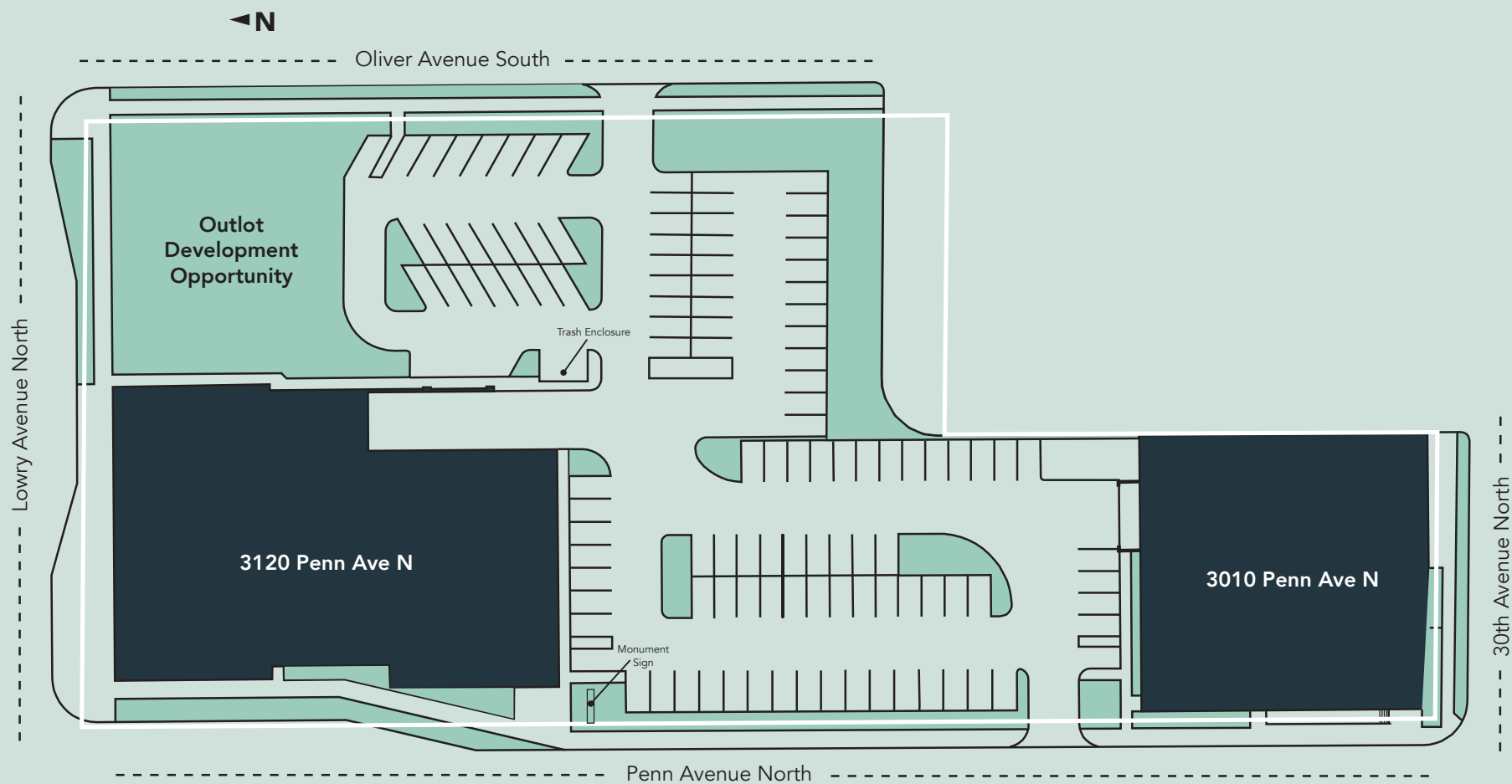
- Building Common Areas
- Available Space
- Occupied Space

Second Floor

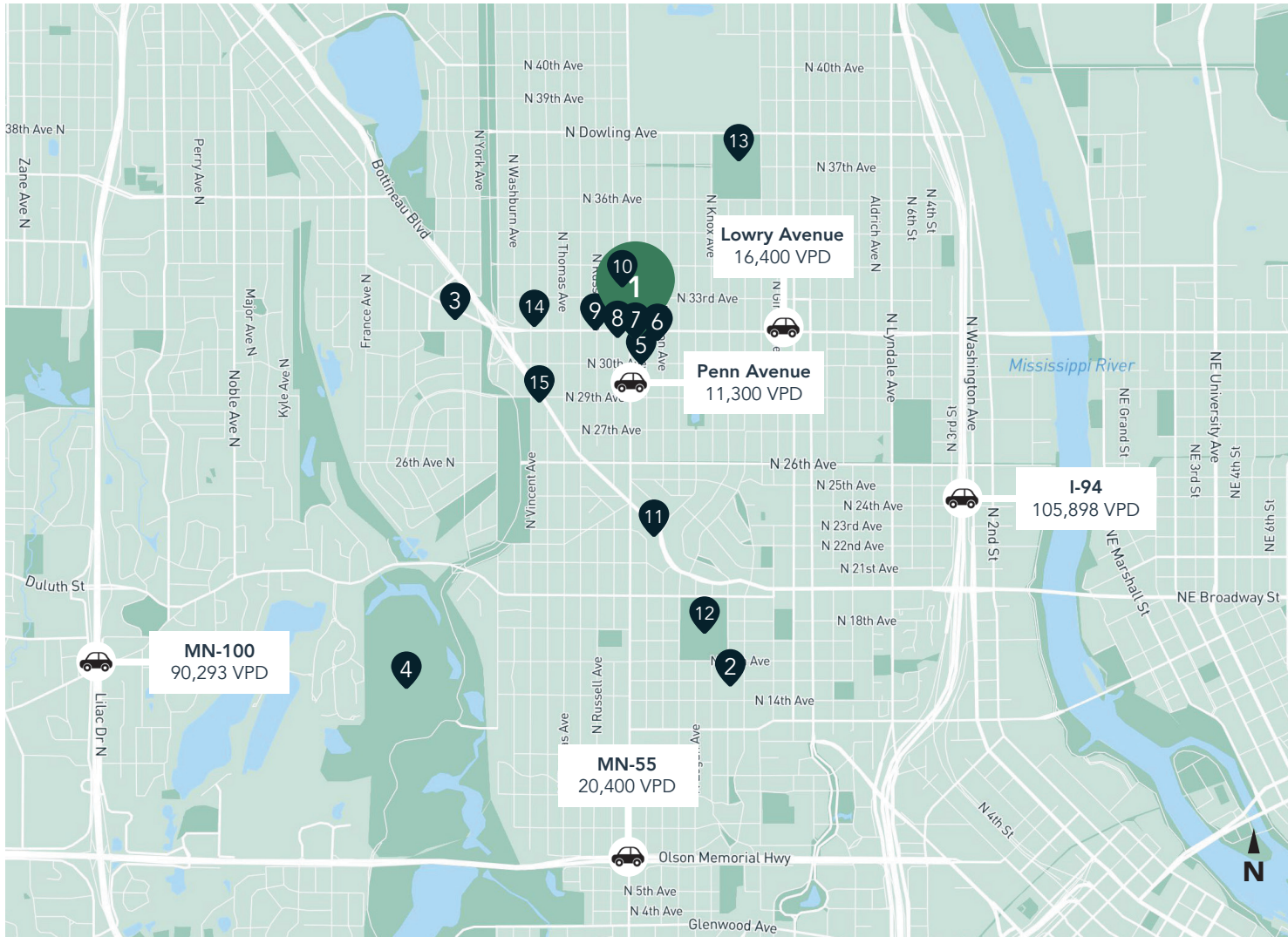
2143A



Site Plan



Jordan Neighborhood



Demographics

1 MILE AWAY

27,271 Population
9,072 Households
\$79,357 Avg. Income

3 MILES AWAY

141,733 Population
57,620 Households
\$98,672 Avg. Income

5 MILES AWAY

442,101 Population
192,765 Households
\$98,820 Avg. Income

Hot Spots

- | | | | |
|-----------------------------------|----------------------------------|---|------------------------|
| 1. Penn Lowry Crossing | 5. Family Dollar | 9. U.S. Postal Service | 12. North Commons Park |
| 2. North Community High School | 6. Nonviolent Peaceforce | 10. Lucy Laney at Cleveland Park Community School | 13. Folwell Park |
| 3. North Memorial Health Hospital | 7. Jordan Area Community Council | 11. Capri Theater | 14. Tootsies On Lowry |
| 4. Theodore Wirth Regional Park | 8. The Lowry Cafe | | 15. Pair of Dice Pizza |

Penn-Lowry Crossing

2143-2147 Lowry Avenue North
3110-3120 Penn Avenue North
Minneapolis, MN 55411



PROPERTY MANAGER
LEASING AGENT

Greg Croucher

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WELLINGTON
MANAGEMENT

St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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