



SABATHANI COMMUNITY CENTER

310 East 38th Street | Minneapolis, MN 55409

329 SF to 2,153 SF Office Space For Lease

Space Available: 329 sf to 2,153 sf

- Lease Rates: \$21.00 psf Gross
- Lower-Level Lease Rates: \$12.00 psf Gross
- 4 hours of room rental per month is included in the tenant's rental rate

Highlights and Features:

- A community landmark
- Great space with fabulous amenities
- Ideal for non-profit organizations
- Collaboration opportunities with the current tenants
- The building offers a variety of suite sizes, including private offices
- 470-seat auditorium
- One gymnasium
- Ample free parking
- Outdoor playground
- Flexible lease terms
- The rooms available that are included in the tenant's rental rate are Dance Studio, Community Room, and Conference Rooms 22, J, D and 124.
- The Auditorium, Gym and Banquet Room are available for rent for an additional fee and based on availability.



Demographics and Traffic Counts:

- Average Household Population: 1 mile - 21,884, 3 miles - 151,885 and 5 miles - 322,263
- Average Household Income: 1 mile - \$57,923, 3 miles - \$67,383 and 5 miles - \$71,765
- 38th St East - 4,700 vpd and 35W - 161,000 vpd



Christianson & Company
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www.SpaceAvailableMN.com



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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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Room Rental Details

Auditorium

- Capacity: 475
- Amenities: stage, microphones, piano, podium, projector
- Deposit: 1/3 of total
- Rates:
 - Tenants: \$800
 - Community: \$1,200 to \$1,500
 - Corporate: \$2,000 to \$4,000
- Setup included
- Reserve at least 7 days in advance

Dance Studio

- Capacity: 20
- Amenities: mirrors, ballet barres
- Dimensions: 39' x 23' x 9'
- Hourly Rental Rates:
 - Rehearsals & Photoshoots: \$15
 - Classes & Auditions: \$20

Gym

- Capacity: 250
- Amenities: tables, chairs, projector, sound system
- Deposit: 1/3 of total
- Rates:
 - Tenants: \$800
 - Community: \$1,200 to \$1,500
 - Corporate: \$2,000 to \$4,000
- Setup included
- *Option to add adjacent banquet room for an additional \$250

Community Room

- Capacity: 25
- Amenities: 5 round tables, chairs, large-screen television
- Hourly Rental Rates: \$50

Banquet Room

- Capacity: 100
- Amenities: refrigerator, microwave, tables, chairs, projector, sound system
- Deposit: 1/3 of total
- Rates:
 - Tenants: \$800
 - Community: \$1,200 to \$1,500
 - Corporate: \$2,000 to \$4,000
- Setup included
- *Option to add adjacent gym for an additional \$250

Conference Rooms

- Conference Room 220 (capacity 25)
- Conference Room J (capacity 40)
- Conference Room D (capacity 25)
- Community Kitchen Room 124 (capacity 20)
- Hourly Rental Rates: \$50

Spaces available to rent during the building's open hours.

Monday to Friday: 7am to 9pm
Saturday: 10am to 4pm

Additional fee for security and cleaning services if outside of those hours.