



After a massive expansion, St. Stephen's hired Colliers to help in its search for a new 20,000 square foot stand-alone building for the organization's unique requirements.

SUCCESS STORY

CONSOLIDATION / RELOCATION FOR ST. STEPHEN'S HUMAN SERVICES

ending homelessness
st. stephen's HUMAN SERVICES

2309 Nicollet Avenue
Minneapolis, MN

TEAM

Nils Snyder
Mike Doyle

STATISTICS

15%
Overall Rental Decrease

15%
More Efficient Use of Space

Brand New Class A Facility
that will handle client and employee needs for years to come.

SERVICES PROVIDED

Tenant Representation
Lease Negotiation
Financial Analysis
Tenant Relocation Services

www.colliers.com

CHALLENGE

St. Stephen's Human Services' facilities were spread out between three separate locations in the Twin Cities. The organization was growing by leaps and bounds, but was losing synergy by having employees spread out all through the metro area. One of their locations was an old and extremely inefficient residence, and the other two were on the verge of being converted to other uses. St. Stephen's retained Colliers to consolidate the three facilities to one location in order to improve efficiency, improve client stratification, unite employees and reduce costs.

STRATEGY

The challenge was to understand the unique requirements of a human services nonprofit. We completed a market survey to cover every possible need for the present and the future. The perfect option was found and a turnkey build out quickly negotiated, with very favorable lease terms.

RESULTS

Colliers found a foreclosed property only two blocks from one of the current sites, and was able to work with the buyer/developer to convert the vacant 20,000 square foot building into a Class A office environment for St. Stephen's. The building was completely vacant, with numerous issues: copper theft, mold, water leakage and many more. We were able to work through the construction with the landlord to get the tenant a turnkey space which easily accommodates all of St. Stephen's employees and looks to the future with plenty of room for growth.

Accelerating success.