



## **LUMEN CHRISTI CATHOLIC COMMUNITY**

Religious Client

[www.lumenchristicc.org](http://www.lumenchristicc.org)

### **PROJECT OVERVIEW: LANDLORD REPRESENTATION**

The Advisory Services Group was hired in October 2014 to market for tenancy the vacant St. Gregory School in St. Paul, Minnesota.

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#### **BUILDING**

St. Gregory School  
1668 Montreal Avenue  
St. Paul, MN 55116

#### **SQUARE FOOTAGE**

28,000 SF

#### **SERVICES**

- Marketing
- Lease Negotiations

#### **APPROACH**

- The property was marketed extensively, resulting in 16 inquiries for educational or religious uses.

#### **RESULTS**

- Negotiated a 15-year lease, generating nearly \$7 million in revenue for the church.
- Negotiated a \$250,000 security deposit.
- Maintained the right to subdivide the parcel and sell the ball field portion of the land if desired.