



MINNESOTA EARLY LEARNING ACADEMY

Education Client

www.mnearlylearningacademy.org

PROJECT OVERVIEW: TENANT REPRESENTATION

The Advisory Services Group was engaged in February 2017 to represent Minnesota Early Learning Academy (MELA) in its school search. MELA is a public charter school serving approximately 220 students in grades K-3, with plans to expand to grade 5 by 2018.

BUILDING

9060 Zanzibar Lane North
Maple Grove, MN 55331

SQUARE FOOTAGE

42,191 SF

SERVICES

- Site Selection
- Lease Negotiations

APPROACH

- Due to its growing enrollment and lack of expansion space at its current location, MELA needed to quickly identify a new location for the 2017-2018 school year.
- Leveraged our extensive network within the education sector to identify a move-in ready solution in Maple Grove.

RESULTS

- A new location was identified and a long-term lease was executed in May 2017 within 90 days of commencing the assignment.
- Through lease negotiations, reduced the base rent over the lease term by 3.5% (\$209,500 value) compared to the landlord's initial proposal.
- Leased premises provides MELA with enough room to grow enrollment from 220 to 425 students.