



*The new Guthrie Theater
on the Mississippi River
in downtown Minneapolis*

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The Guthrie Theater
725 Vineland Place
Minneapolis, MN 55403

The Guthrie Theater

performing arts institution

Keewaydin has had a long term relationship with The Guthrie Theater, and over the years has provided ongoing real estate advisory services including site selection, lease negotiation, and strategic real estate planning. Keewaydin is now the Project Advisor and Manager for the development of the Guthrie's new \$125 million three-theater complex on the Mississippi River.

Since 1963, the Guthrie has grown to be recognized as a national leader among producing performing arts institutions. The needs of the Guthrie have outgrown the capacity of the existing facility, and the plans for the renovation and expansion of the adjacent Walker Art Center have created the need for a new, expanded theater facility.

Keewaydin led the Guthrie management and board through a process that helped them understand real estate options which could support their vision for the future of the theater. The conclusion: The Guthrie should embark upon development of a new facility that would support expansion of its performance venues, production capabilities, and educational spaces. Keewaydin conducted an exhaustive search of available sites, determining that the Historic Mills District on the Mississippi Riverfront offered an ideal opportunity for the Guthrie and the community to realize a shared vision for the future.

Keewaydin has been engaged to manage the project on behalf of the Guthrie after completing site acquisition negotiations and an international search for an architect. Currently Keewaydin provides project management services including design team coordination, budget and schedule administration, negotiation of agreements, and supervision of all aspects of the project.

Keewaydin Services:

- Strategic Real Estate Planning
- Site Selection and Real Estate Negotiation
- Architect Selection
- Contract Negotiation
- Project Management