



CONVENIENT LOCATION + NATURE AT YOUR DOOR

Introducing The Theodore, a new affordable 55+ community in the Wirth on the Woods development in the popular Bryn Mawr neighborhood. The Theodore offers the benefits of maintenance-free living and community, a park-like setting adjacent to Theodore Wirth Regional Park and Eloise Butler Wildflower Garden, plus easy access to the charms of Bryn Mawr. All this just minutes from downtown Minneapolis.



NOW OPEN



100 APARTMENTS, 100% AFFORDABLE

The Theodore welcomes individuals age 55+ earning less than \$43,500 (or two people making less than \$49,700) per year paying rent directly or with individual housing vouchers (i.e. Section 8, HUD VASH). Although residents are qualified based on income (earning 30-50% of Hennepin County Area Median Income), rent rates are set per unit, not calculated based on an individual's income.

APARTMENT FEATURES

Choose from 15 different floor plans of one- and two-bedroom apartments, with handicapped accessible apartments available.

HIGHLIGHTS INCLUDE:

- Full kitchens, ample cabinet and closet space
- Luxury vinyl flooring
- Floor to ceiling windows
- Walk-in showers with handrails
- Gas, water, and trash removal included in rent
- Individual apartment heating and cooling thermostat
- Built with high-performance materials and sound mitigation engineering



THOUGHTFUL DETAILS MAKE ALL THE DIFFERENCE

Whether indoors or outdoors, The Theodore includes spaces to unwind and spend time with friends.

COMMUNITY AMENITIES:

- Fitness Studio
- Club Room
- Free WiFi in common areas
- Laundry on each floor*
- Pet-friendly*
- Underground parking*
- Dog wash and bike storage
- Greenhouse and raised gardens
- Courtyard with patio, grill stations, fire pit and pond
- Walking paths to Theodore Wirth Regional Park and Eloise Butler Wildflower Garden
- Playground
- 24/7 controlled access doors with security cameras
- Priority access to other Ecumen housing & care options

**Additional fees apply*

APPLICATION & DEPOSIT:

- Application Fee: \$50
- Security Deposit: One month's rent

ADDITIONAL FEES:

- Electric, cable, internet, and telephone services
- Renters insurance (recommended)
- Pet Deposit (non-refundable): \$300 (\$50 at move in, remainder billed monthly)



AN ECUMEN[®] MANAGED LIVING SPACE

SCHEDULE A VISIT TODAY

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