

# Creative Space Available

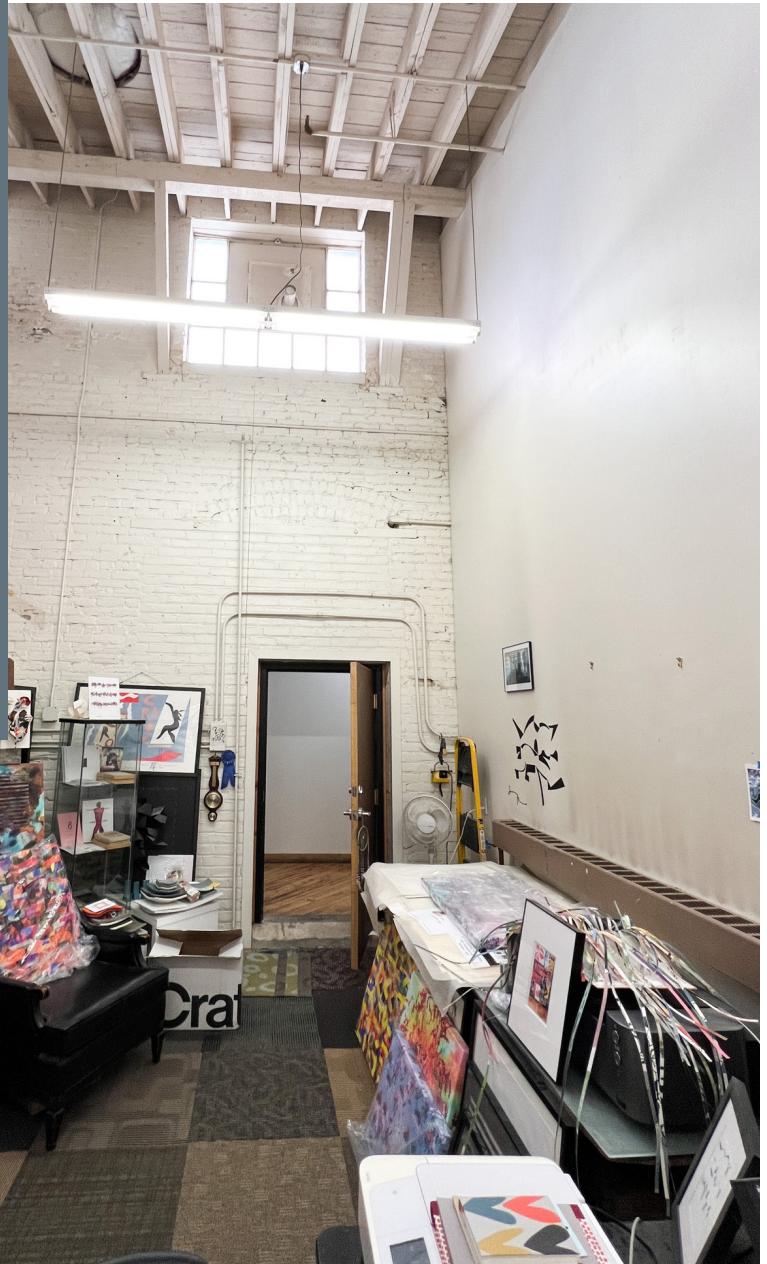
431 SF | Suite 225

1618-1620 Central Ave NE  
Minneapolis, MN



# BÖHM

COMMERCIAL REAL ESTATE



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# Space Features

431 Square Feet



Lofted space shown in photos will be removed from the space during the turnover process.

# Space & Building Features



## Creative, Light Industrial, Office, Art, Flex Space Rates | 431 SF

Annual net/base rate (\$233.46/month) \$6.50 PSF  
2023 budgeted tax, CAM and general utilities (\$276.56/mo.) \$7.70 PSF

**Total (\$510.02/month) \$14.20 PSF**  
**+ Trash/Recycling (\$40.00/month/90 gal)**

## Space: Architectural & Renovated Features Included in the Net/Base Rate

- Natural light from North facing windows
- Painted historic brick
- 2nd floor
- Access to material lift (elevator)
- Access to common docks
- “As is, where is”
- Tenant improvement allowance available to be amortized over term
- Lofted space shown in photos will be removed from the suite turning the turnover process.

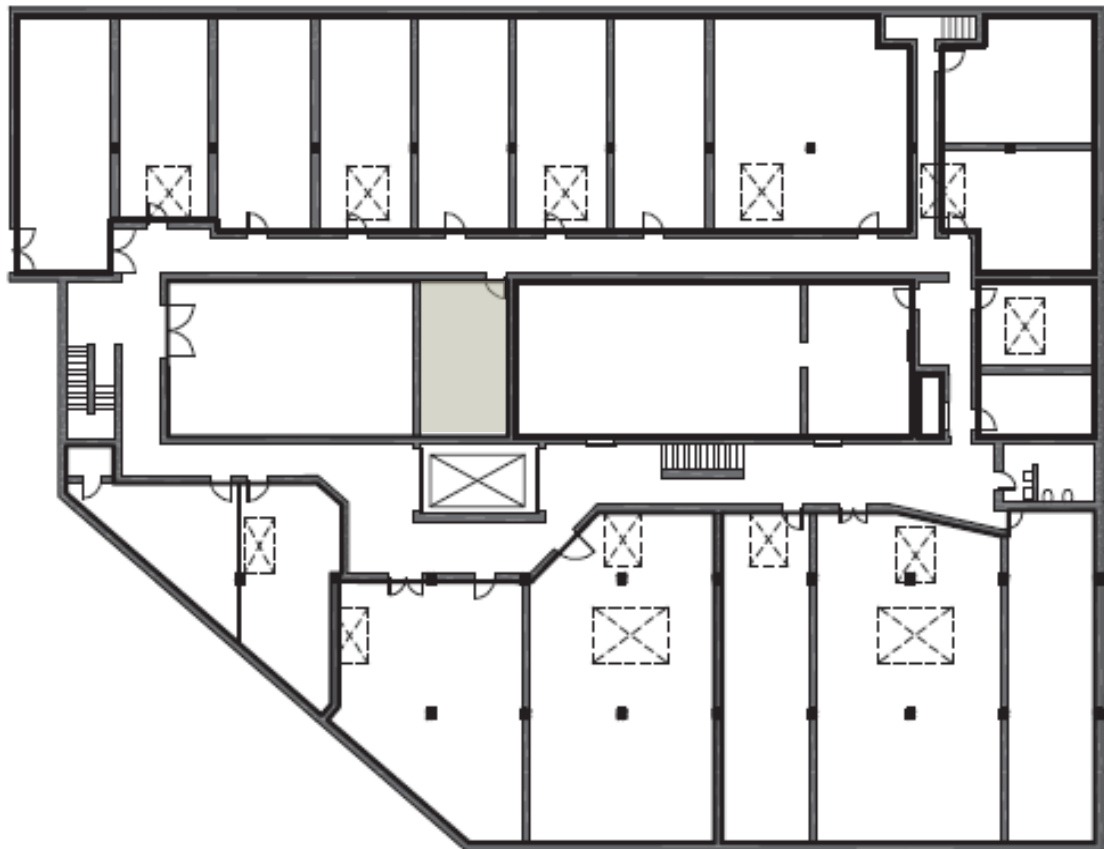
## Building Features

- Diamonds Coffee & Sandwich Shoppe
- Tattersall Distilling Cocktail Room & Patio
- Dashfire Bitters Cocktail Room & Patio
- Bodies by Burgoon Fitness Studio
- MN Climbing Co-Op - Bouldering & Climbing Walls
- Northeast Tool Library
- 250,000 square foot building
- On Central Avenue NE
- Birthplace of Art A Whirl
- Heavy floor loads
- Fully fire sprinkled with new sprinklers heads, all new risers and new smart system, monitored 24/7
- Fiber to Denmark - 2 carriers : Century-link and Comcast
- New building electrical service
- New 240v/120v industrial grade electrical panels
- 480v/240v/208v
- In the heart of the Northeast Minneapolis Arts District

## Building Services

- Built to suit & renovation services coordinated by Bohm CRE, LLC
- Professionally managed and maintained by Bohm CRE, LLC
- On-site maintenance and management
- Weeknight common area janitorial
- Professional security patrol service

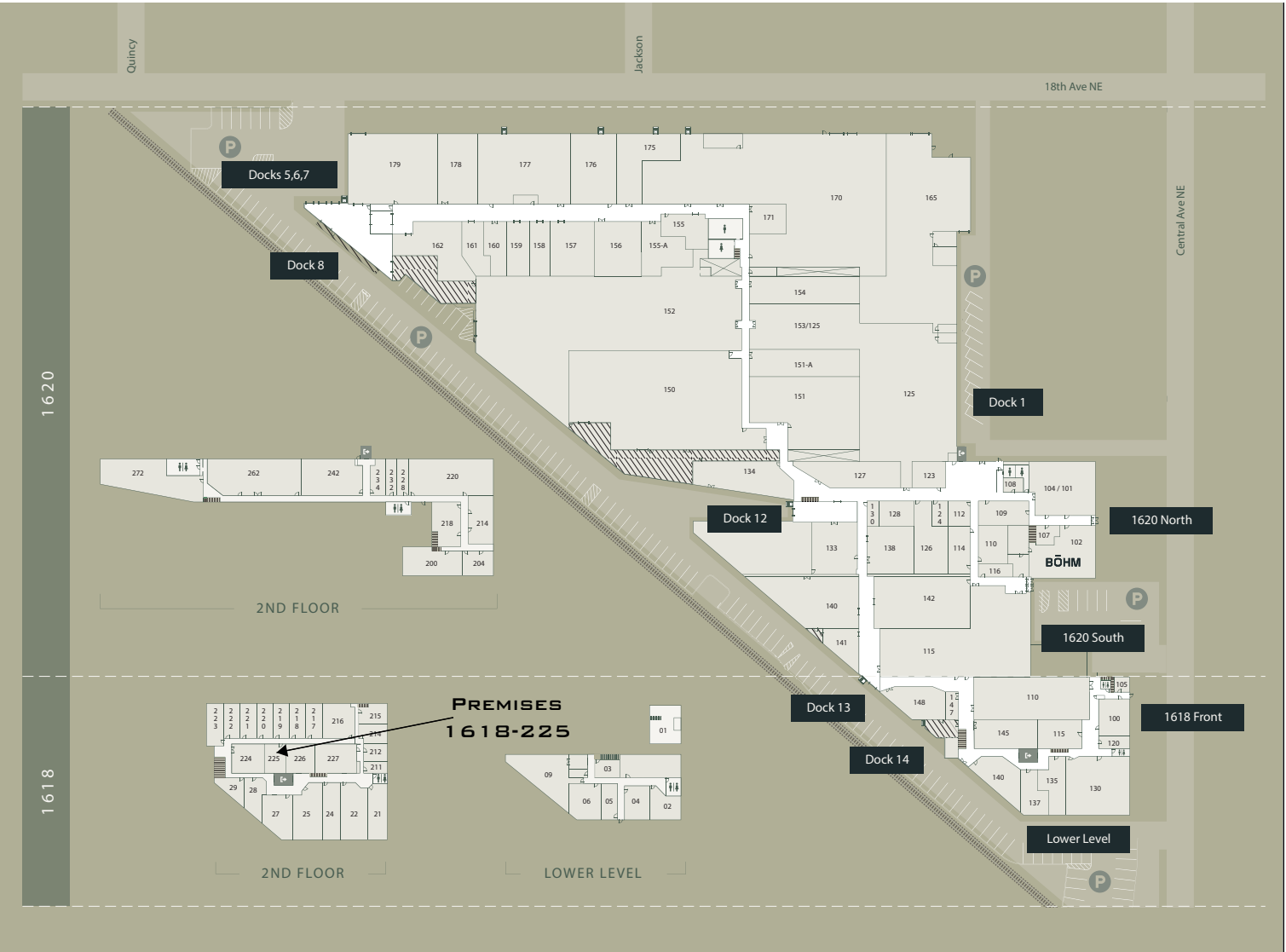
Floor Plan



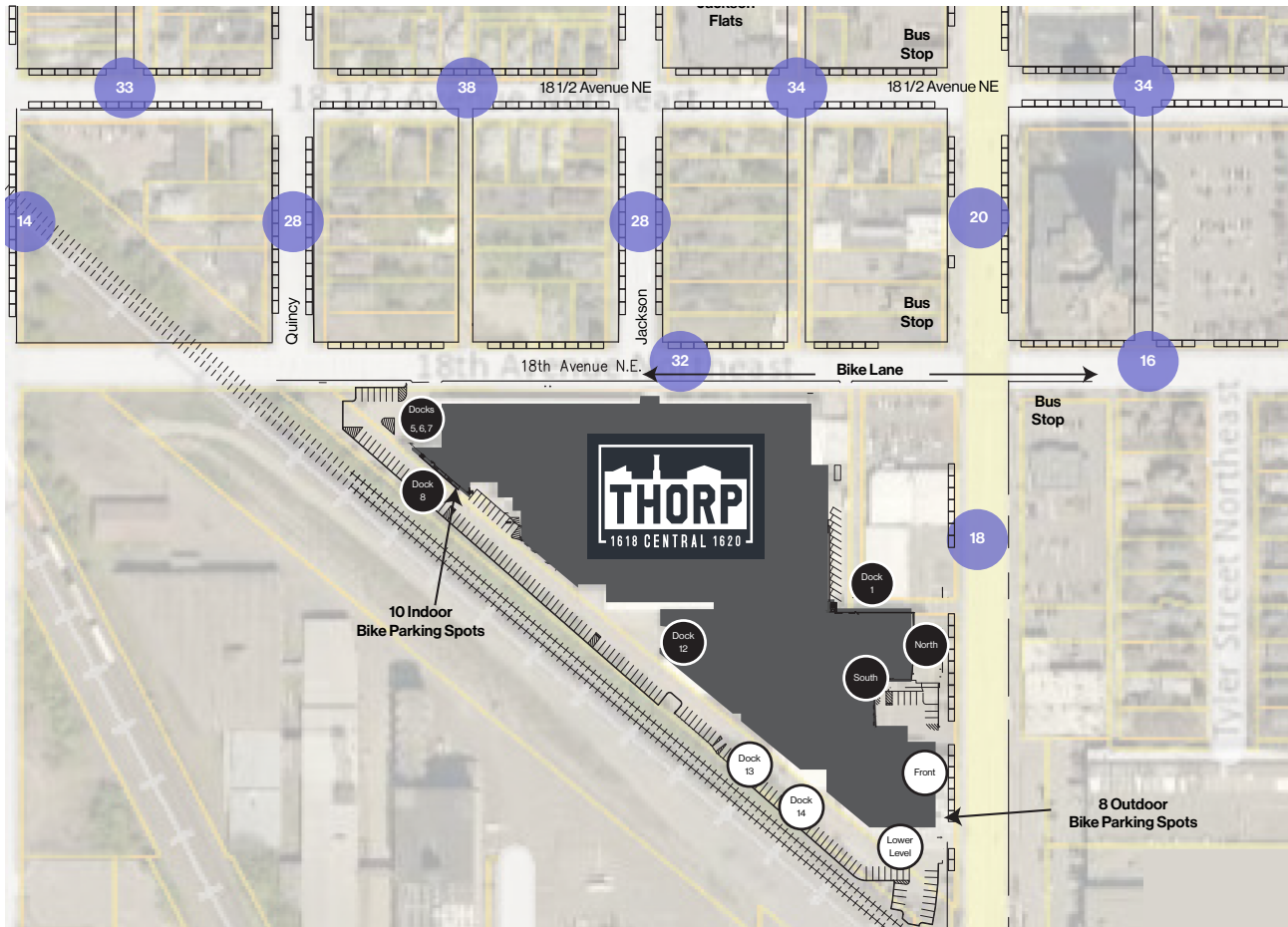
2 1618 SECOND FLOOR PLAN  
A100 1" = 30'



# Space Location in the Building



# On-Street/Off-Street Parking



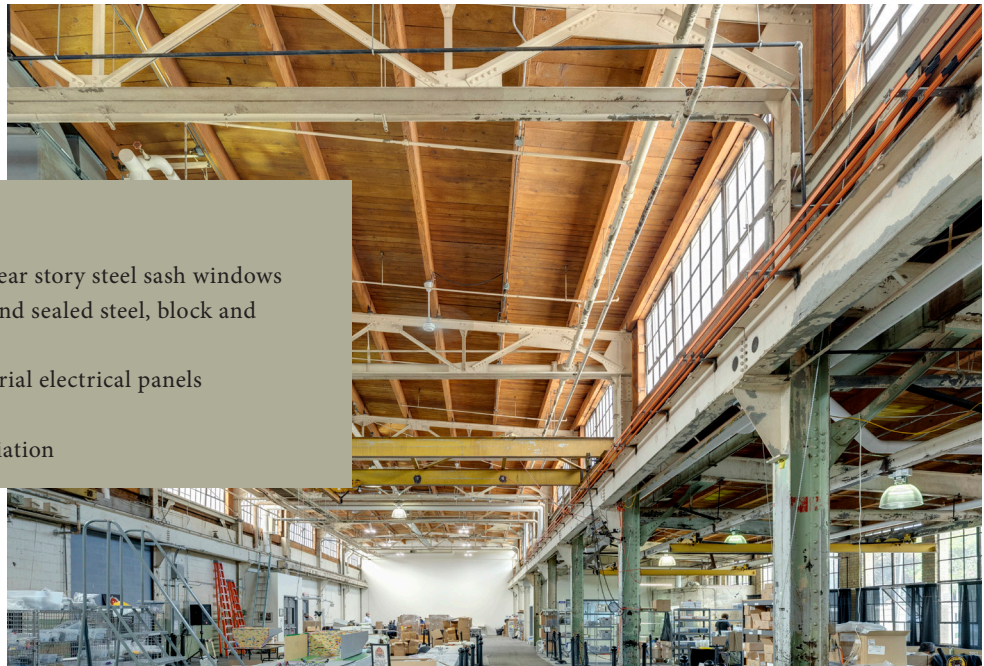
Approximately 335 on-street spots in blue divided by 2 = 167 within 2 blocks  
(Divided by 2 to account for other parkers and a range of viable spots).

# Renovations at the Thorp Building

Preserving the patina and memory of the past uses



Before



## After

- Renovated operable clear story steel sash windows
- Hot water degreased and sealed steel, block and bridge cranes
- New bolt down industrial electrical panels
- New RTU's
- Environmental remediation



# Renovations at the Thorp Building

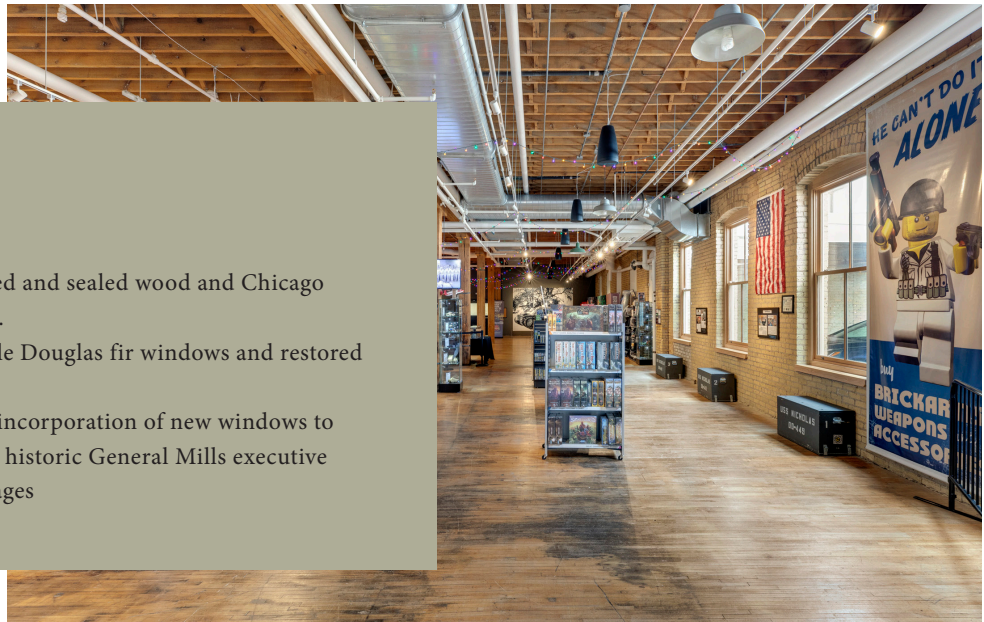


## Art Gallery

- Environmental remediation
- Steam pipe and return replacement for efficient and comfortable operation.
- New walls and doors.

## Retail

- Media blasted and sealed wood and Chicago yellow brick.
- New operable Douglas fir windows and restored openings
- Thoughtful incorporation of new windows to preserve the historic General Mills executive parking garages





# Renovations at the Thorp Building



## Facade Restoration and new operable windows

- Demolition of non-historic block structure
- Restoration of brick columns and store front new entrance
- Muntin alignment to integrate with historic metal sash windows



Exterior



Interior

# Renovations at the Thorp Building



Restored chimney with lightning protection

New private entrances





# Renovations to Suite

Tattersall Cocktail Room and Distillery



## Base Building Work

- New roof
- Sandblasted wood and brick
- Restored metal sash operable windows
- Concrete floor crack filling and waxing
- New heavy duty electrical panels



# Re-purposing Industrial Equipment

Re-purposed steel tank to a “War Room”



## Re-purposed steel tank to a “War Room”

- Carmichael Lynch Minneapolis
- Architecture and Design by MS&R



THIS PAGE Located beneath an old water tower, a new “war” room—used for internal working sessions and creative presentations—mimics the form of the tower above.



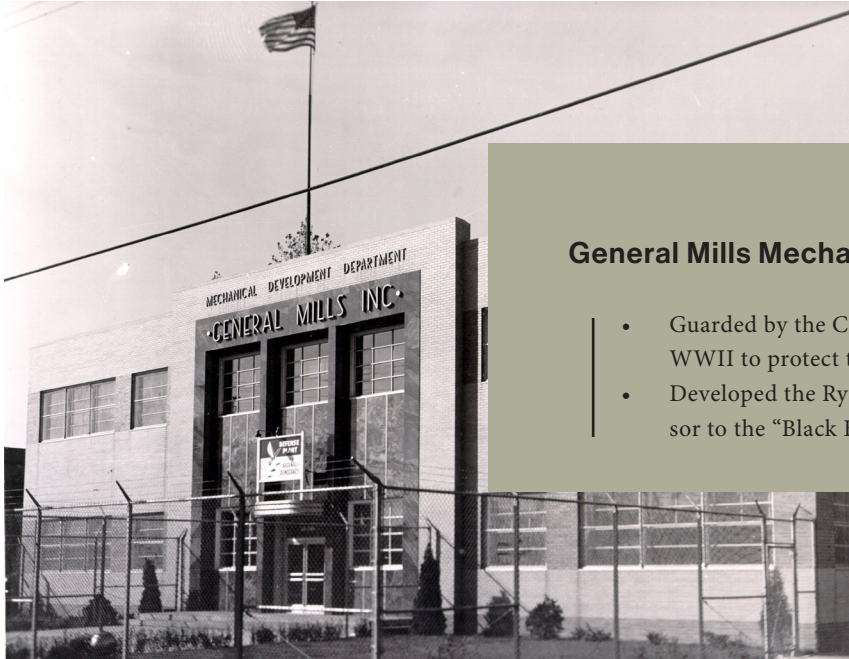
# Re-purposing Industrial Equipment



## Re-purposed paint oven and a paint booth to conference rooms



# Rich History



## General Mills Mechanical Division

- Guarded by the CIA, FBI and US Navy during WWII to protect the Norden Bomb Site.
- Developed the Ryan Flight Recorder the precursor to the "Black Box"

## Thorp Fire Proof Door





# Rich History



## Northern Pump Company

- Original builders and user of the north side of the present day Thorp Building footprint making pumps and battle ship guns for the US Navy.



# Exterior Photos





# Exterior Photos

