Creative Space Available

840 SF

1618-1620 Central Ave NE
Minneapolis, MN

THORP
1618 CENTRAL 1620

BŌHM
COMMERCIAL REAL ESTATE

For information contact:

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Space Features

840 Square Feet





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Space & Building Features

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Creative, Light Industrial, Office, Art, Flex Space Rates | 840 SF

Annual net/base rate ($525/mo.) $7.50 PSF
2026 budgeted tax, CAM and general utilities ($619.50/mo.) $8.85 PSF

Total ($1,144.50/mo.) $16.35 PSF
+ Trash/Recycling ($45.00/mo./90 gal)

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

- Utility Sink
- High ceilings
- Access to freight elevator
- Two room configuration plus storage
- Clear story North facing windows
- Two entrance doors
- "As is, where is"
- Tenant improvement allowance available to be amortized over term

Building Features

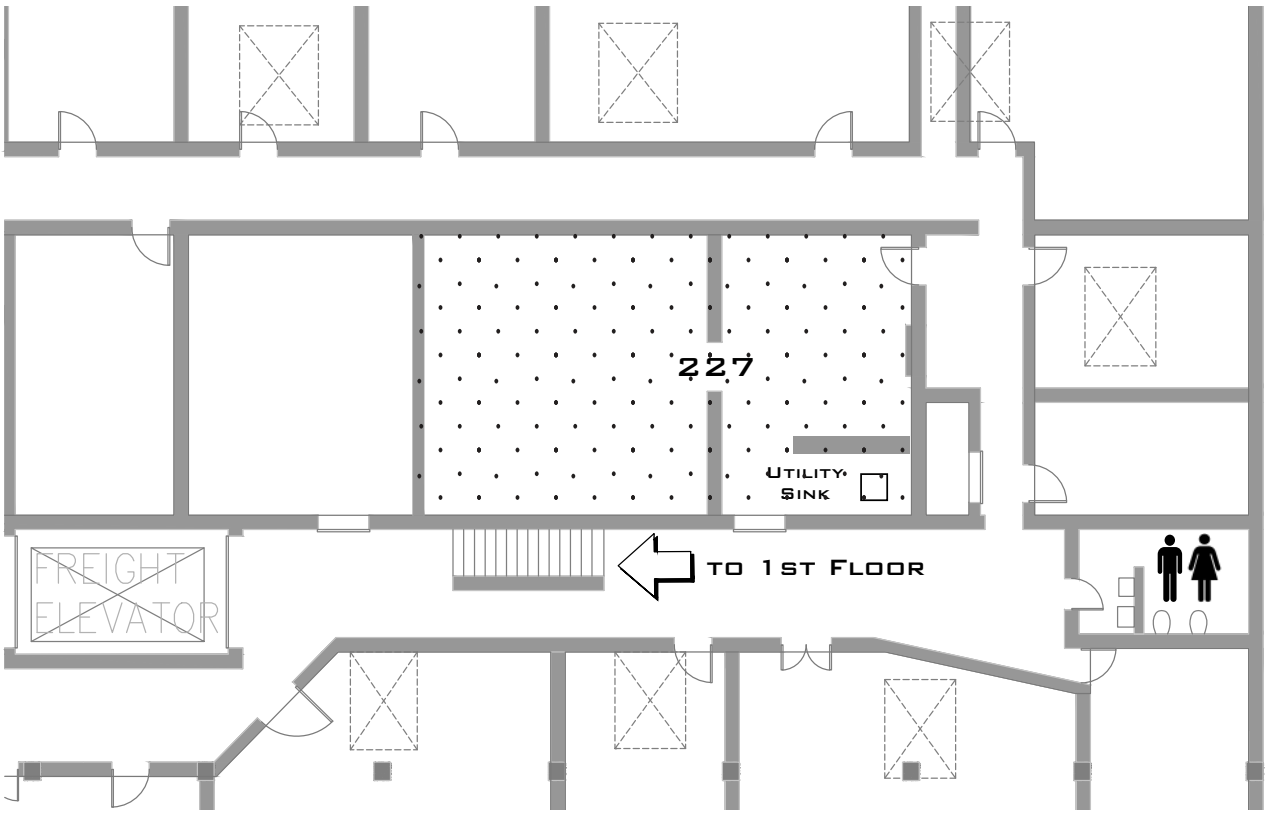
- Bodies by Burgoon - Torque Cycling, Yoga & Fitness Studio
- MN Climbing Co-Op - Bouldering & Climbing Walls
- Northeast Tool Library
- 250,000 square foot building
- On Central Avenue NE
- Birthplace of Art A Whirl
- Heavy floor loads
- Fully fire sprinkled with new sprinklers heads, all new risers 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

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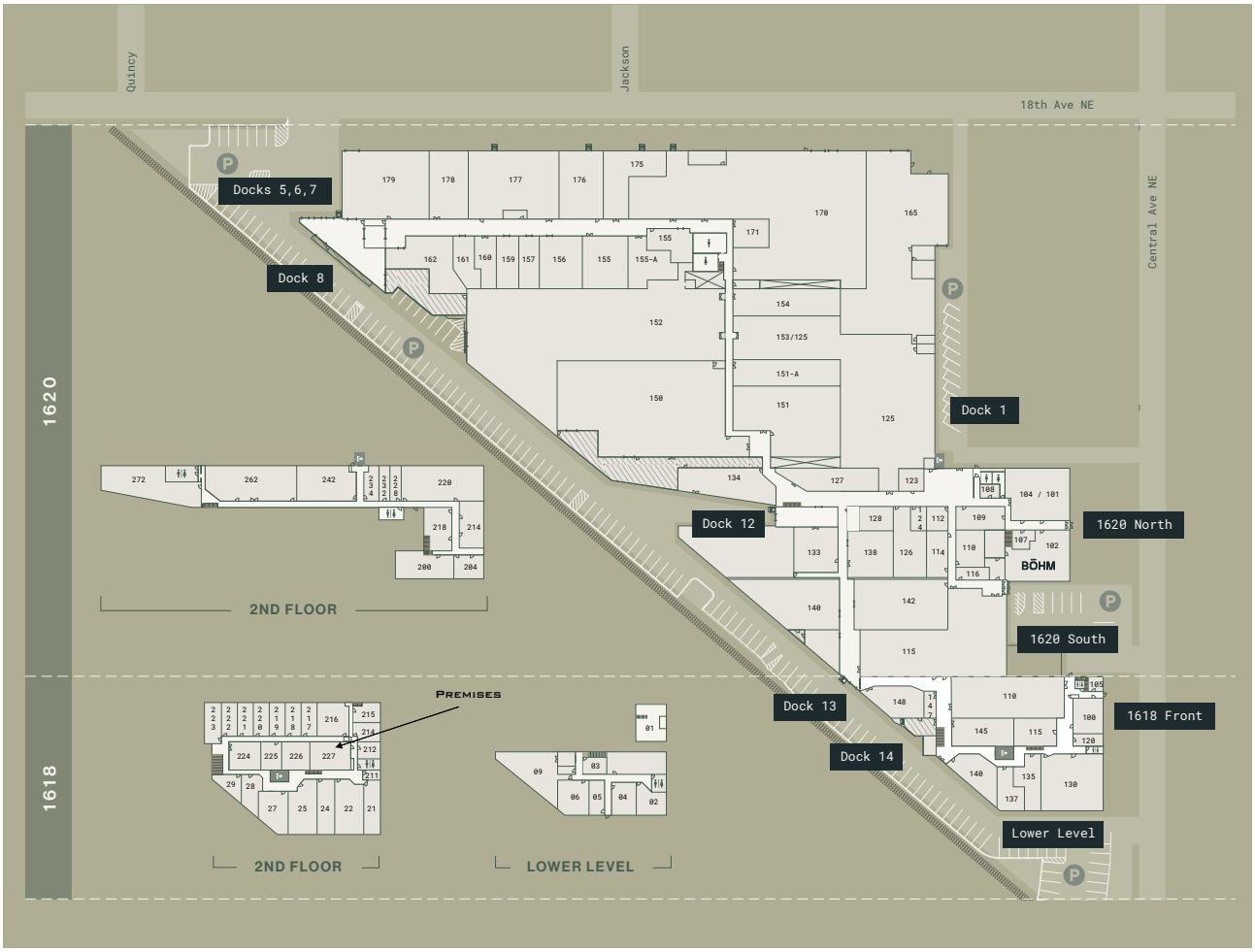
Floor Plan



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Space Location in the Building



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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).

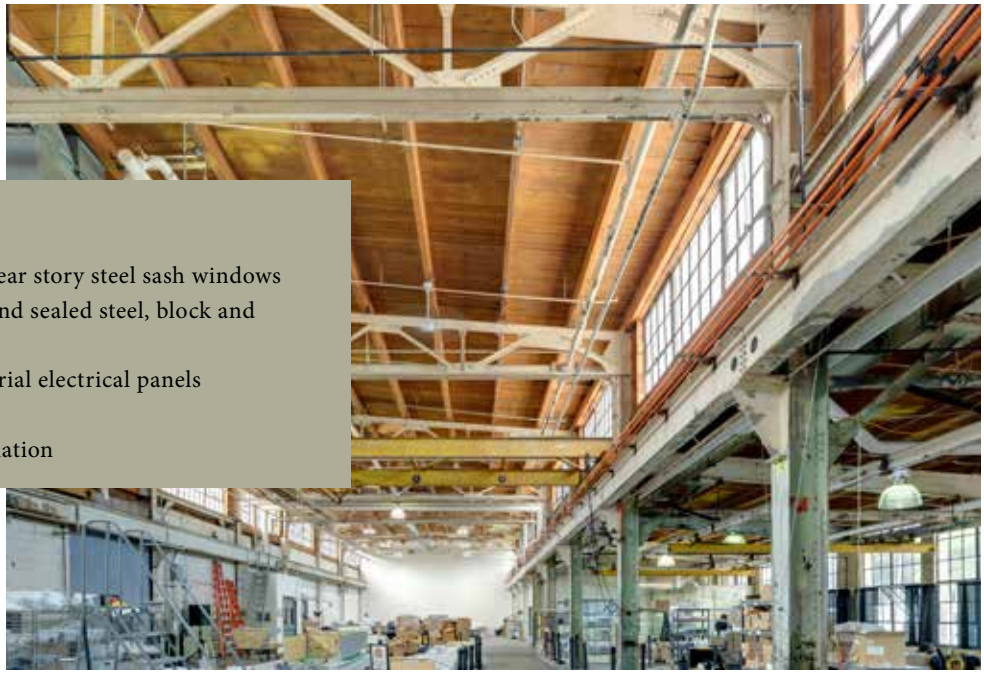
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Renovations at the Thorp Building

Preserving the patina and memory of the past uses



Before

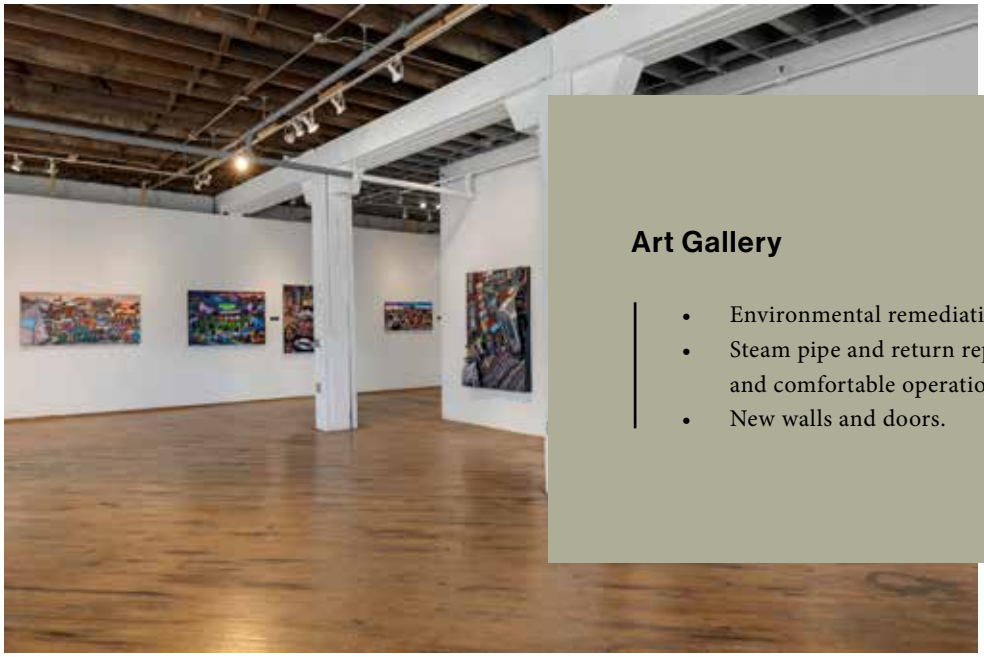


After

- 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

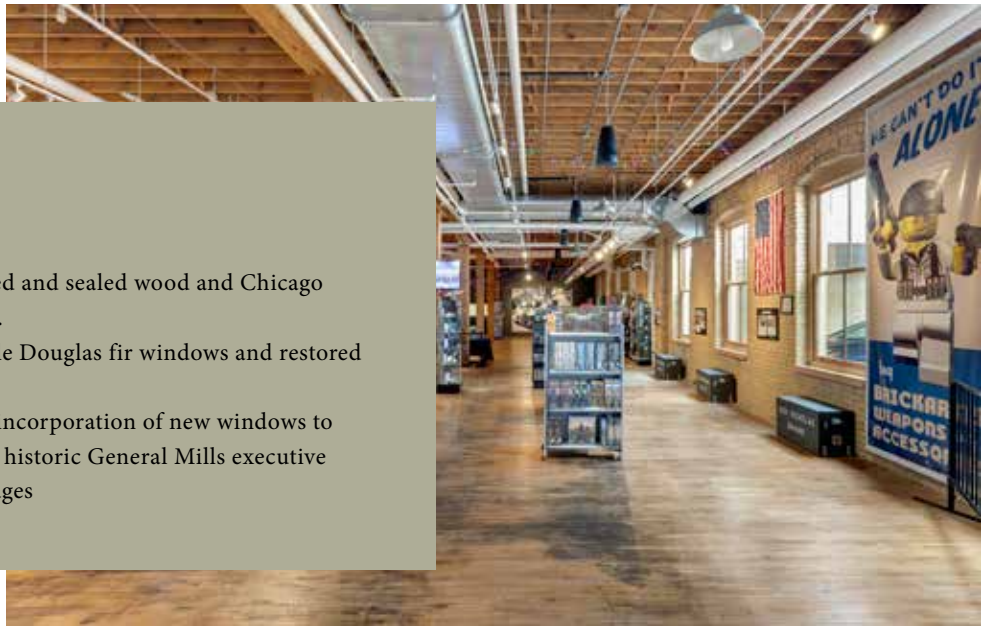
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Renovations at the Thorp Building



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

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Renovations at the Thorp Building

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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



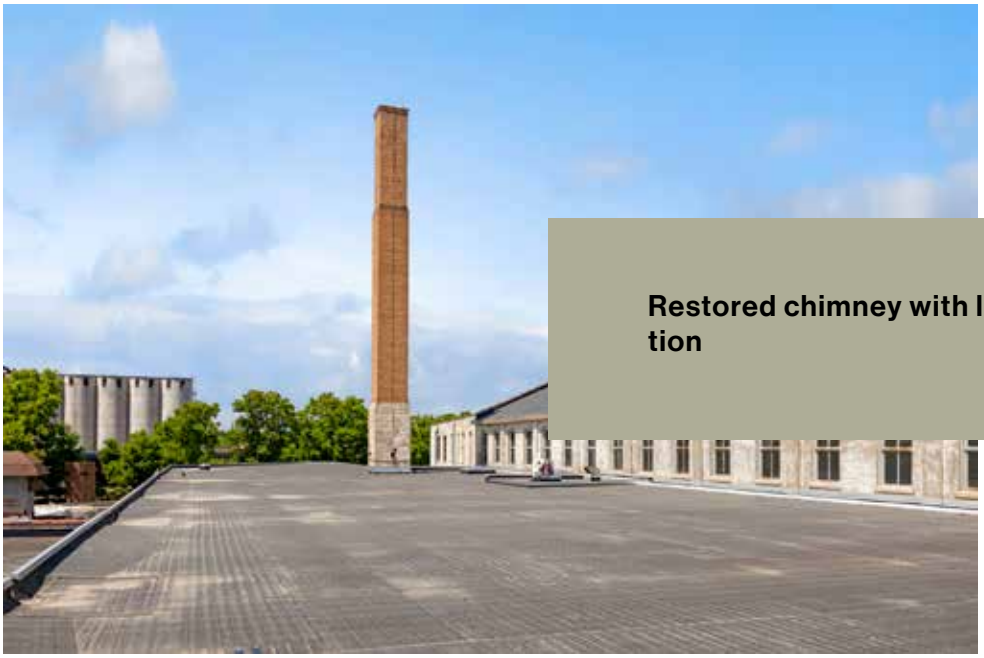
Exterior



Interior

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Renovations at the Thorp Building



Restored chimney with lightening protection

New private entrances



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Renovations to Suite

Tattersall Cocktail Room and Distillery

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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





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Re-purposing Industrial Equipment

Re-purposed steel tank to a “War Room”

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Re-purposed steel tank to a “War Room”

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



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Re-purposing Industrial Equipment

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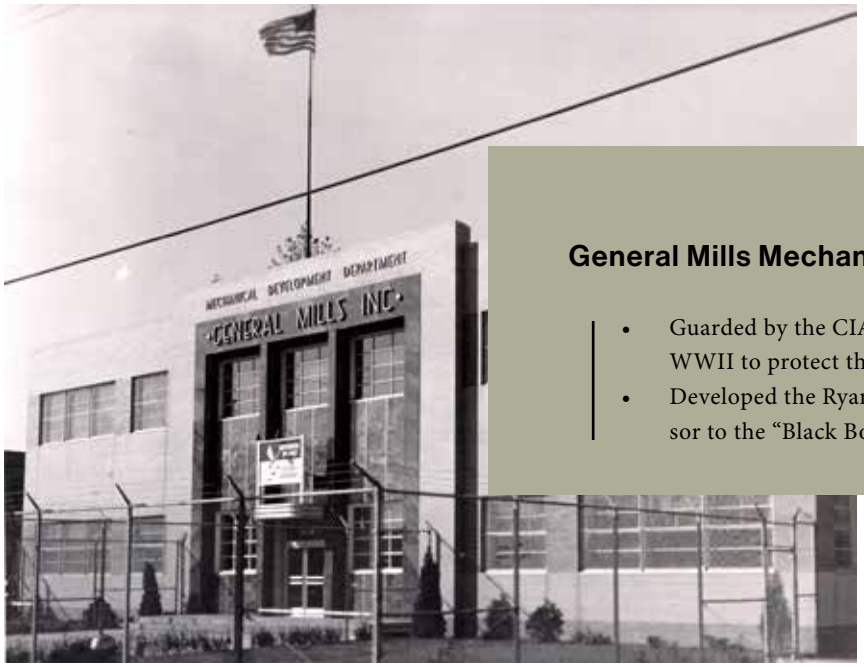
Re-purposed paint oven and a paint booth to conference rooms





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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



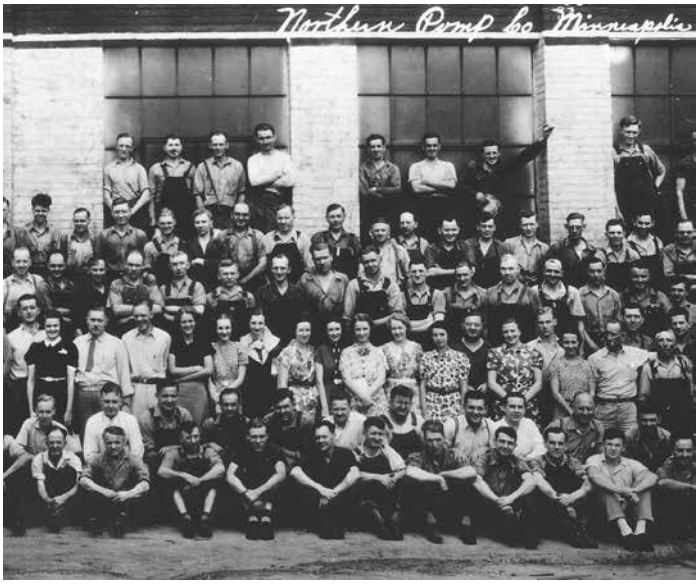
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Rich History

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Northern Pump Company

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





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Exterior Photos

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Exterior Photos





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