

Creative Space Available

1,234 SF | Suite 22

1618-1620 Central Ave NE
Minneapolis, MN



BÖHM

COMMERCIAL REAL ESTATE

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Space Features

1,234 SF



Space Features



Space & Building Features



Creative, Light Industrial, Office, Art, Flex Space Rates | 1,234 SF

Annual net/base rate (\$874.08/mo.) \$8.50 PSF

2022 budgeted tax, CAM and general utilities (\$717.78/mo.) \$6.98 PSF

Total (\$1,591.86/mo.) \$15.48 PSF

+ Trash/Recycling (\$40.00/mo./90 gal)

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

- | | |
|---|---|
| <ul style="list-style-type: none">• Convenient access off Central Avenue NE• High Ceilings• Double Entrance Doors• Office / Conference / Artist Space• Two Room Configuration• Two Skylights & Windows | <ul style="list-style-type: none">• Access to Common Docks• 2nd Floor• Wood Floors• "As is, where is"• Tenant improvement allowance available to be amortized over term |
|---|---|

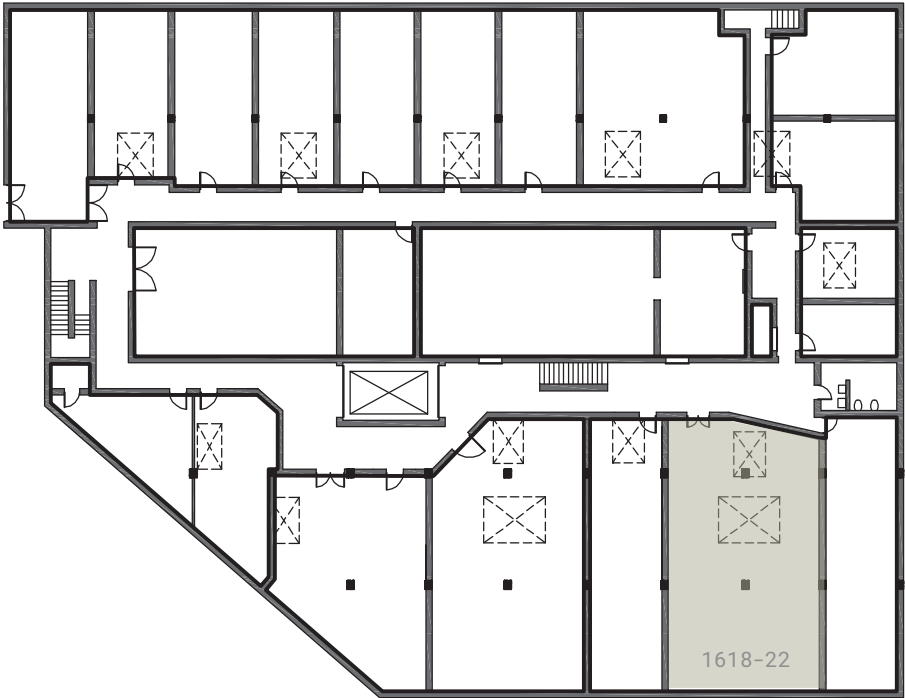
Building Features

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|---|--|
| <ul style="list-style-type: none">• Diamonds Coffee/Sandwich shop• Tattersall Distilling Cocktail Room & Outdoor Patio• Dashfire Bitters Cocktail Room & Outdoor Patio• Bodies by Burgoon Fitness Studio• MN Climbing Co-Op - Boulderling & Climbing Walls• Northeast Tool Library• 250,000 square foot building• On Central Avenue NE• Birthplace of Art A Whirl | <ul style="list-style-type: none">• 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 |
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Building Services

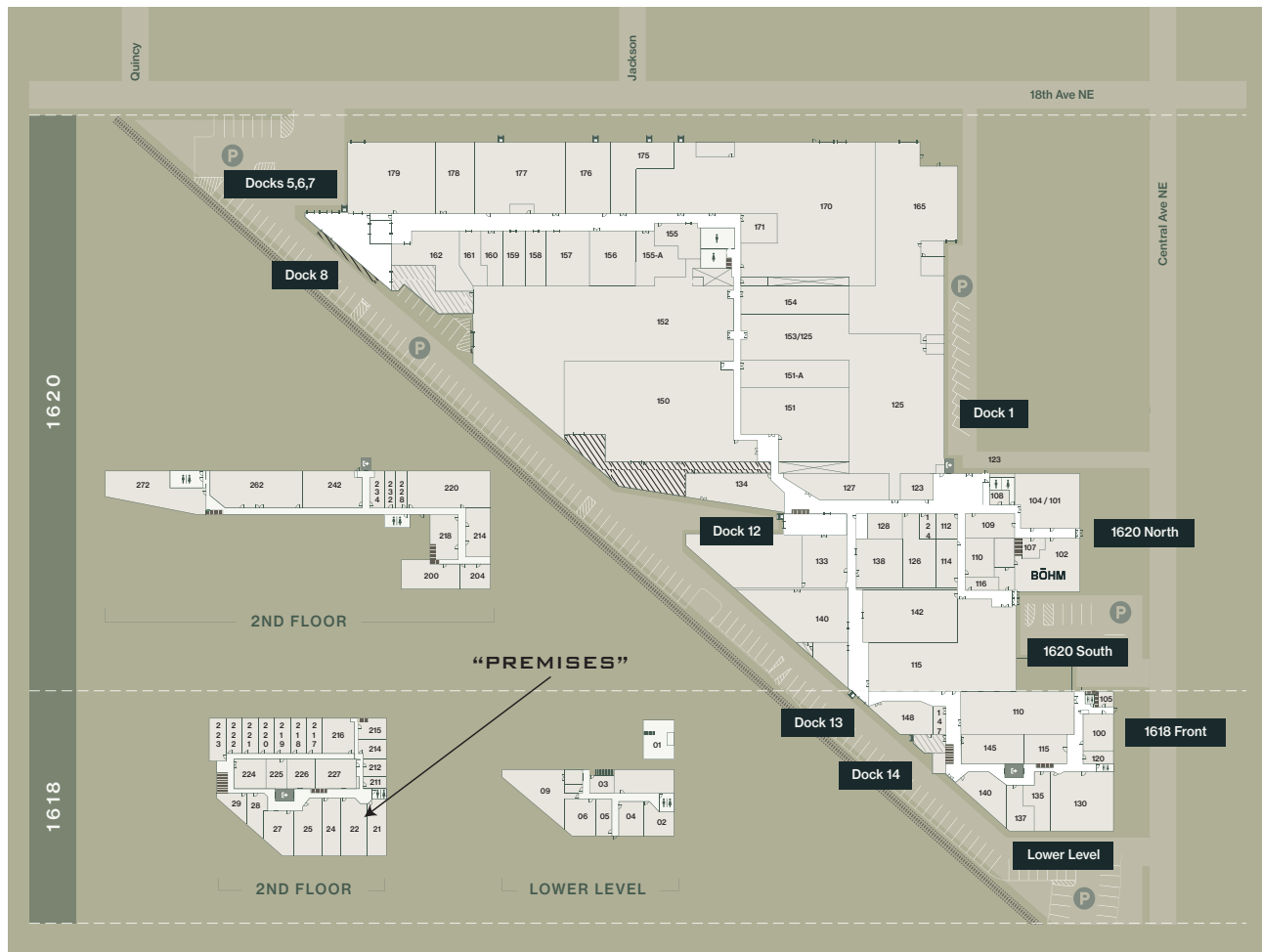
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|---|--|
| <ul style="list-style-type: none">• Built to suit & renovation services coordinated by Bohm CRE, LLC• Professionally managed and maintained by Bohm CRE, LLC | <ul style="list-style-type: none">• On-site maintenance and management• Weeknight common area janitorial• Professional security patrol service |
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Floor Plan



2 1618 SECOND FLOOR PLAN
A100 1" = 30'

Space Location in the Building



On-Street/Off-Street Parking



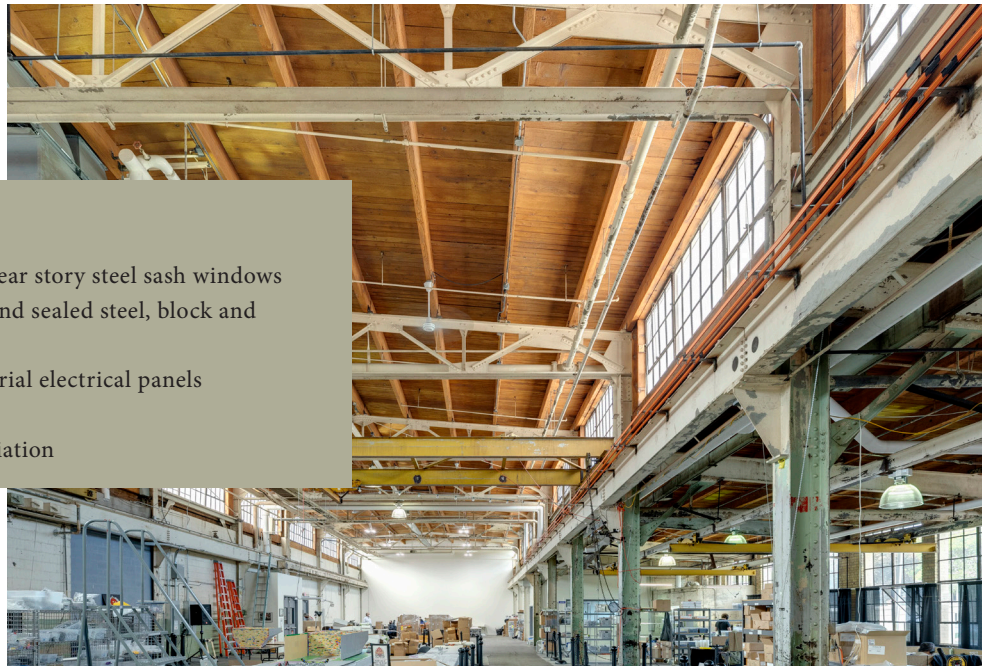
Approximately 335 on-street spots in blue divided by 2 = 167 within 2 blocks
(Divided by 2 to account for other parkers and a range of viable spots).

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

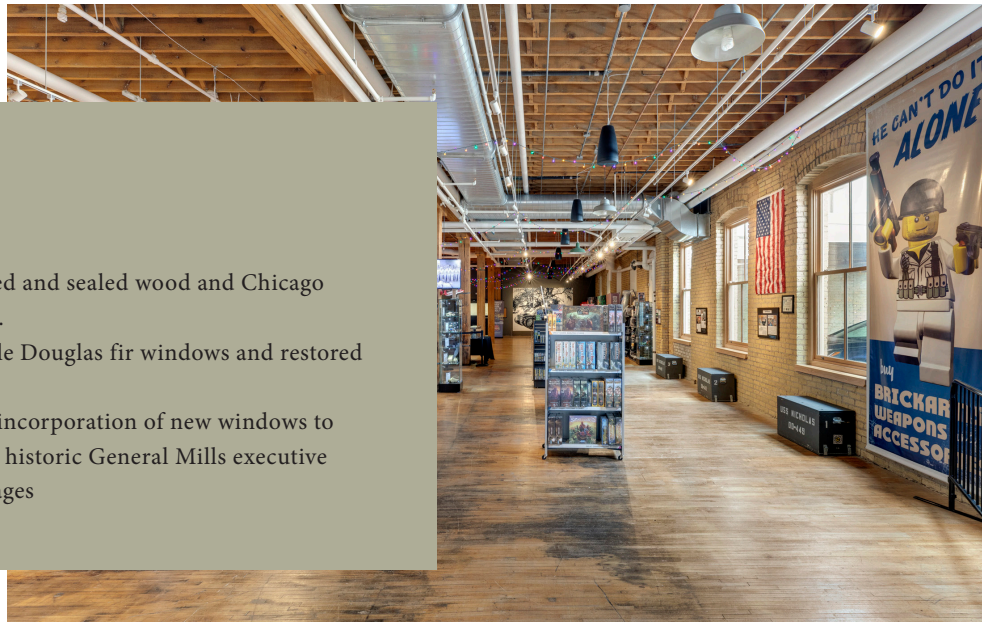


Art Gallery

- 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 lightening 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



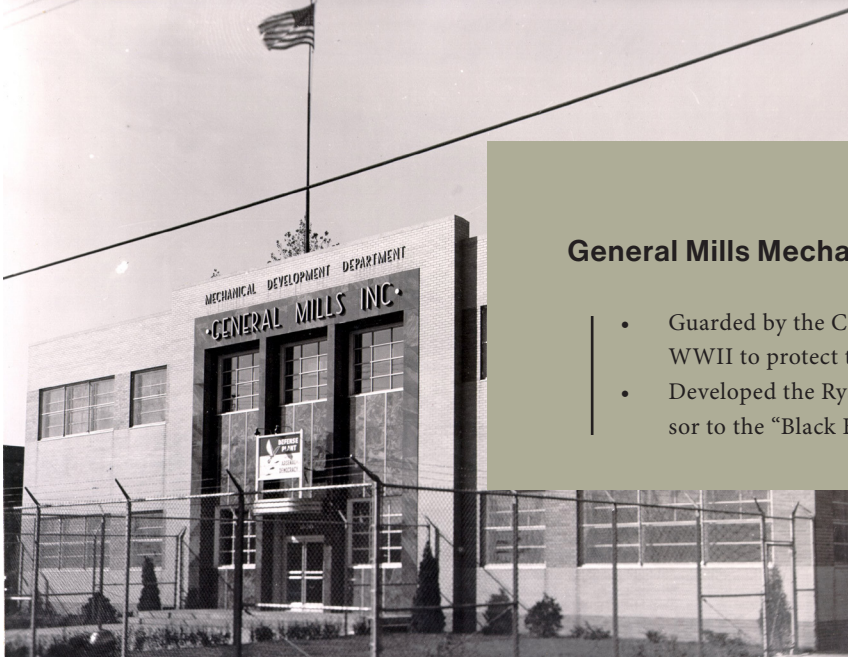
Re-purposing Industrial Equipment



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

