



NORTHROP KING BUILDING

802 18th Ave NE, Minneapolis, MN 55413



Historic Industrial Space for Lease in Northeast Minneapolis

INTRODUCTION

Suntide Commercial Realty is pleased to present the opportunity to lease industrial space at Northrup King Building in Northeast Minneapolis. Buildings 7 and 10 are being re-developed in partnership with Artspace and are projected to become available in Summer 2026. The Northrup King Building is currently home to art studios, art galleries, and nonprofit organizations. This expansion into industrial will create unparalleled access for businesses to tap into the creative vibe of the building and surrounding trendy neighborhood.



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OVERVIEW

Northrup King Parcel 3 consists of 3 acres located at the northwest end of The Northrup King Campus, totaling 90,000 sq ft of re-developable space. The two buildings being redeveloped are on the National Register and are contributing structures on the historic Northrup King Campus.

The property is currently owned by Artspace, which has entered into a Joint Venture Agreement with TGR Development to redevelop building #7 into storage space, and building #10 into light-manufacturing, warehouse, and maker space.



SUMMARY



Building 7

Approximately 5,000 SF on one level. Historical steel frame building with lots of character. Can be used as storage in its current condition or brought back to life for other uses.



Building 10

This historical concrete frame structure is just over 35,000 SF per floor. Levels 1 and 2 will provide light manufacturing/warehousing space. The lower level offers additional warehousing or storage space.

	Building 7	Building 10
Type	Storage accessible with 17.5' W x 15' H door	Light Manufacturing / Warehousing space / Maker space
Availability	5,000 SF	Lower Level - 25,000 SF Floor 1 - 28,700 SF Floor 2 - 31,150 SF
Rent	Negotiable	\$12 to \$14.50 PSF Modified Gross
CAM/Tax	TBD	TBD
Floors	1	2 Floors, 1 Lower Level
HVAC	None	New in 2024
Parking	Free surface parking	Free surface parking
Freight Elevator	N/A	5,000 lb. capacity
Clear Height	15' to joist / 25' to peak	Lower Level & 1st Level - 11' 2nd Level - 12'6"
Floor Landing	N/A	125 lbs/SF
Power	200 Amps, 3-Phase 208Y/120	1600 Amps, 3-Phase 120/208V

HISTORY

The Northrup King Building is a complex of 10 buildings first constructed in 1917. Originally built for and occupied by the Northrup King & Co. seed company, its location adjoining two sets of railroad tracks made it the ideal place to ship seeds across the United States. Northrup King & Co. occupied the building until the late 1980s, when it was sold to Jim Stanton of Shamrock Properties.

Through an ongoing process of renovation, Stanton and his daughter Debbie Woodward (Property Manager from 2001 - 2018) turned the Northrup King Building into a creative center of over 350 artists and arts-related businesses.

The building was sold to Artspace Projects, Inc. upon Woodward's retirement.

Today, the Northrup King building is an icon in the North Minneapolis neighborhood. It is surrounded by charming historic streets where people can gather, view and produce art, dine out, visit a brewery, or enjoy a night out on the patio. By offering office and industrial, the Northrup King Building will have come full circle in this historic Minnesota story.



HIGHLIGHTS



Easy access to Quarry shopping center



Easy access to 35W, Hwy 36, and I-94



Easy access to Downtown Minneapolis



Walking distance to nearby parks



Near to restaurants and breweries



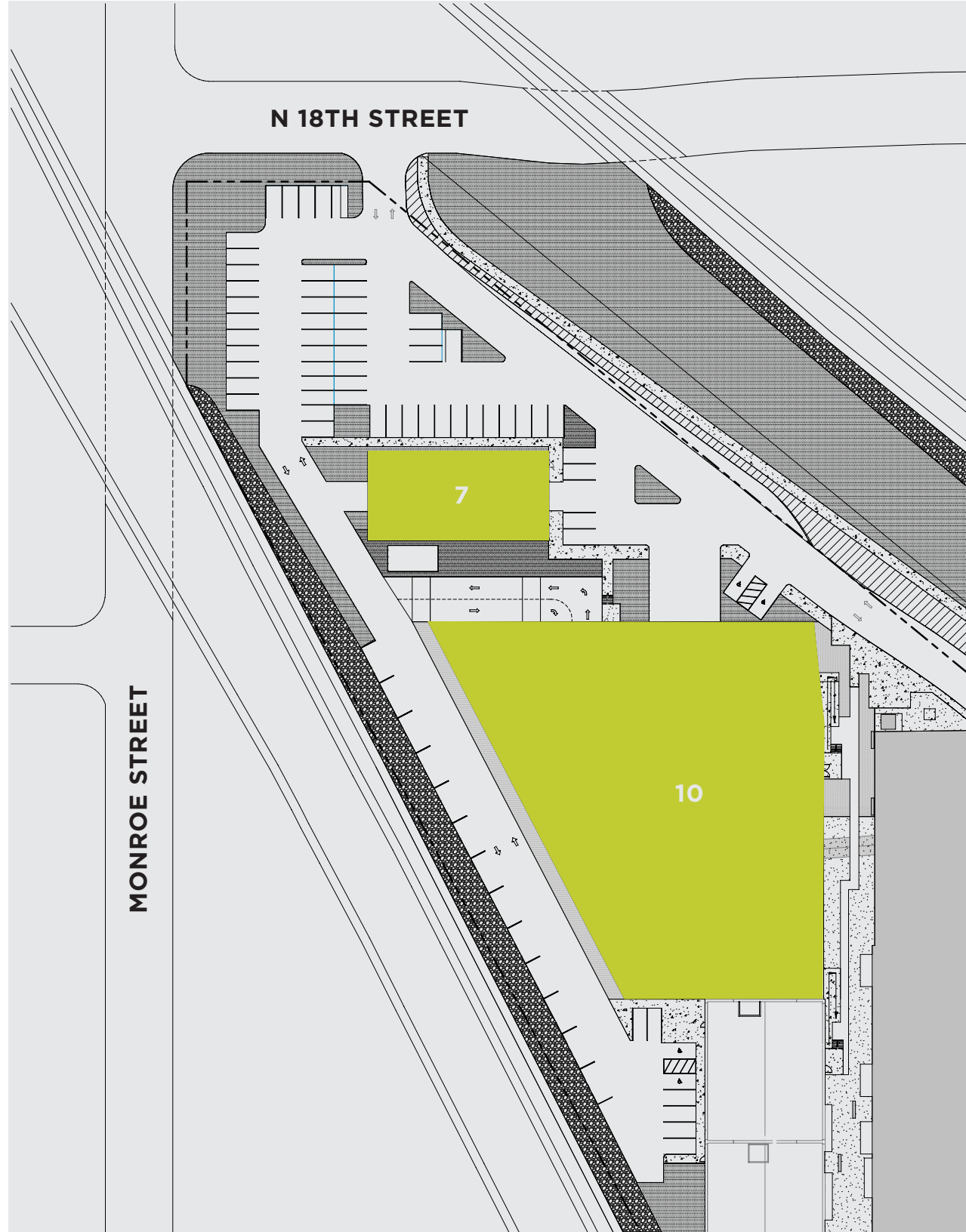
Vibrant Arts Neighborhood



Approved Zoning Uses: Production Mixed-Use includes production, commercial, and warehousing and storage uses



Abundant parking



BUILDING #10: Floor Plans



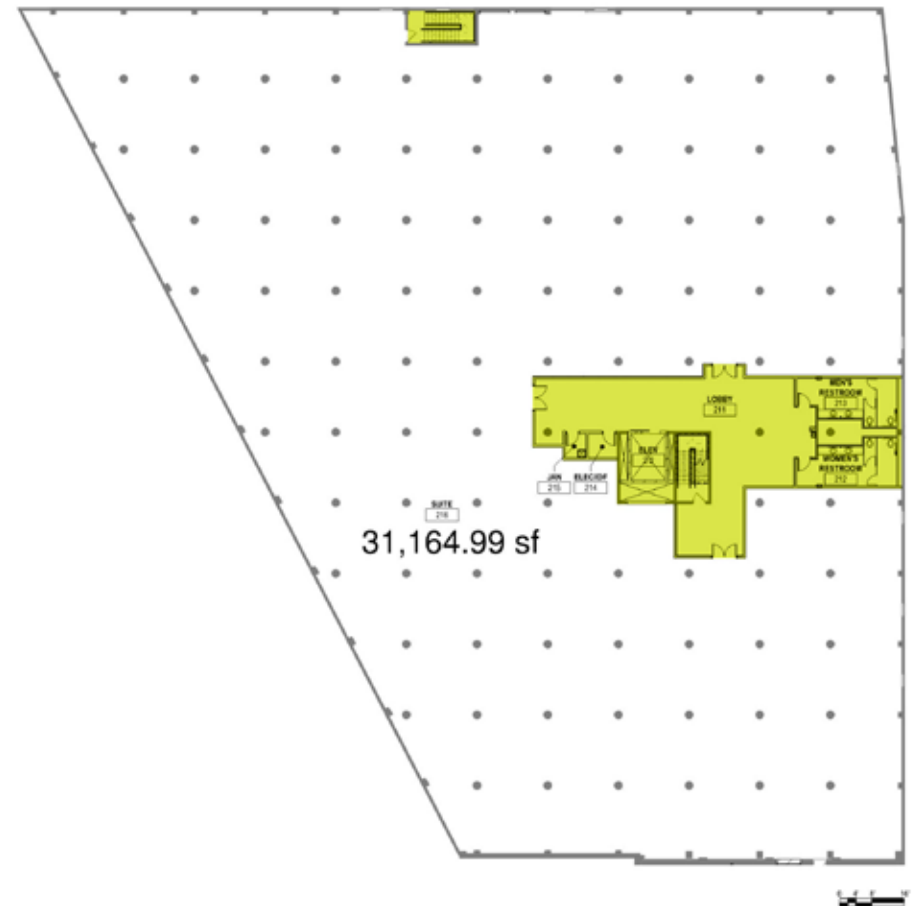
LEVEL 1

34,038.16 GROSS SF
28,700.09 RENTABLE SF



LEVEL 2

34,038.16 GROSS SF
31,164.99 RENTABLE SF



Column Spacing = 16 feet x 16 feet

ART CULTURE

The sprawling Northeast area is an up-and-coming area known for art galleries and studios in the Northeast Minneapolis Arts District, plus a mix of food shops, craft breweries, dive bars, and decades-old sausage and cheese stores. Dining options range from experimental restaurants to old-school supper clubs. Along the river, Boom Island Park offers skyline views and a footbridge to Nicollet Island.

The Northeast Minneapolis Arts District welcomes people from all over the world looking for the perfect place to discover, live and/or work. An influx of artists accelerated after they were voted the #1 Arts District by USA Today readers in 2015. Now about 800 artists maintain studios or gallery presence here.



THE NEIGHBORHOOD



AREA MAP



MOMO SUSHI

18th Avenue North

★
Northrup King Campus

Sociable
EGGS HERE

corepower
YOGA

Northeast Park

THE HOME DEPOT

Cub

Michaels

Target

Office DEPOT
OfficeMax

FAMOUS
footwear

PETSMART

35W

New Brighton Blvd

Hennepin Avenue

COMPANY TRADES
SCHOOL

Centro

THE CAMPUS

BUCH

EARL GILES

BAHOS

DOGWOODS
COFFEE CO.

DOGWOOD
COFFEE CO.

SPYHOUSE
COFFEE ROASTERS

Logan Park

Broadway Street NE

Central Avenue

Beltrami Park

WAGLE
FRANKYS

St. Anthony Park

Johnson Avenue

Stinson Parkway