

# REIMAGINE THE WORKPLACE

**LOFT OFFICE & RETAIL**  
2,400-34,000 SF AVAILABLE

**EAST BANK /  
NICOLLET ISLAND**  
501 1ST AVE NE, MINNEAPOLIS



**BURLAP**  
*Lofts*

N O W O P E N + A V A I L A B L E F O R L E A S E

# BURLAP LOFTS

is a brand new 50,000-square-foot boutique office and retail redevelopment **NOW OPEN** in the booming East Bank/Nicollet Island neighborhood of Northeast Minneapolis.

Originally constructed in 1910, this two-building/ three- and four-story complex has undergone a top-to-bottom redesign and renovation to offer creative lux-loft office spaces, retail shops, and a gorgeous mix of tenant amenities both inside and out.

High design meets historic charm in these century-old brick-and-timber structures, and few locations in the country offer an equally dynamic mix of surrounding dining, shopping, entertainment, and outdoor enjoyment.



# RENTAL RATES



## AVAILABLE:

**2,400 - 34,000 SQUARE FEET**

In a variety of configurations

## RENTAL RATES:

**OFFICE: \$22.00-25.00 PSF NET**

**RETAIL: \$15.00-17.00 PSF NET**  
(Finished Lower Level)

**\$30.00 PSF NET**  
(Ground Level + Patio)

*\*Tenant improvement allowance offered /  
Negotiable based on lease terms*

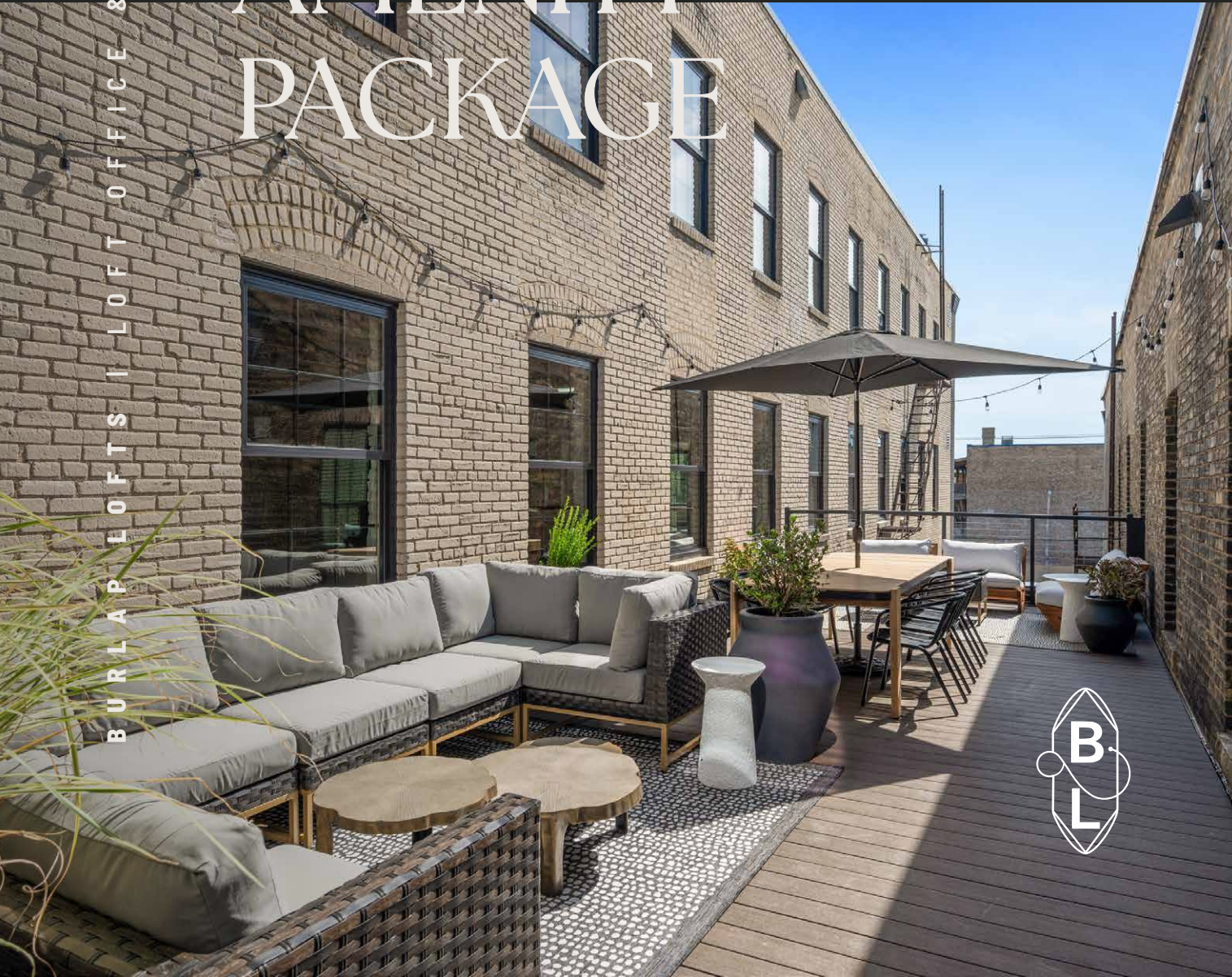
*\*Tenant brokers welcome*

## EXPENSES:

**\$7.75 PSF (2024)**

*Estimated to stabilize around \$10.50 PSF  
(Combined Taxes & OPEX)*

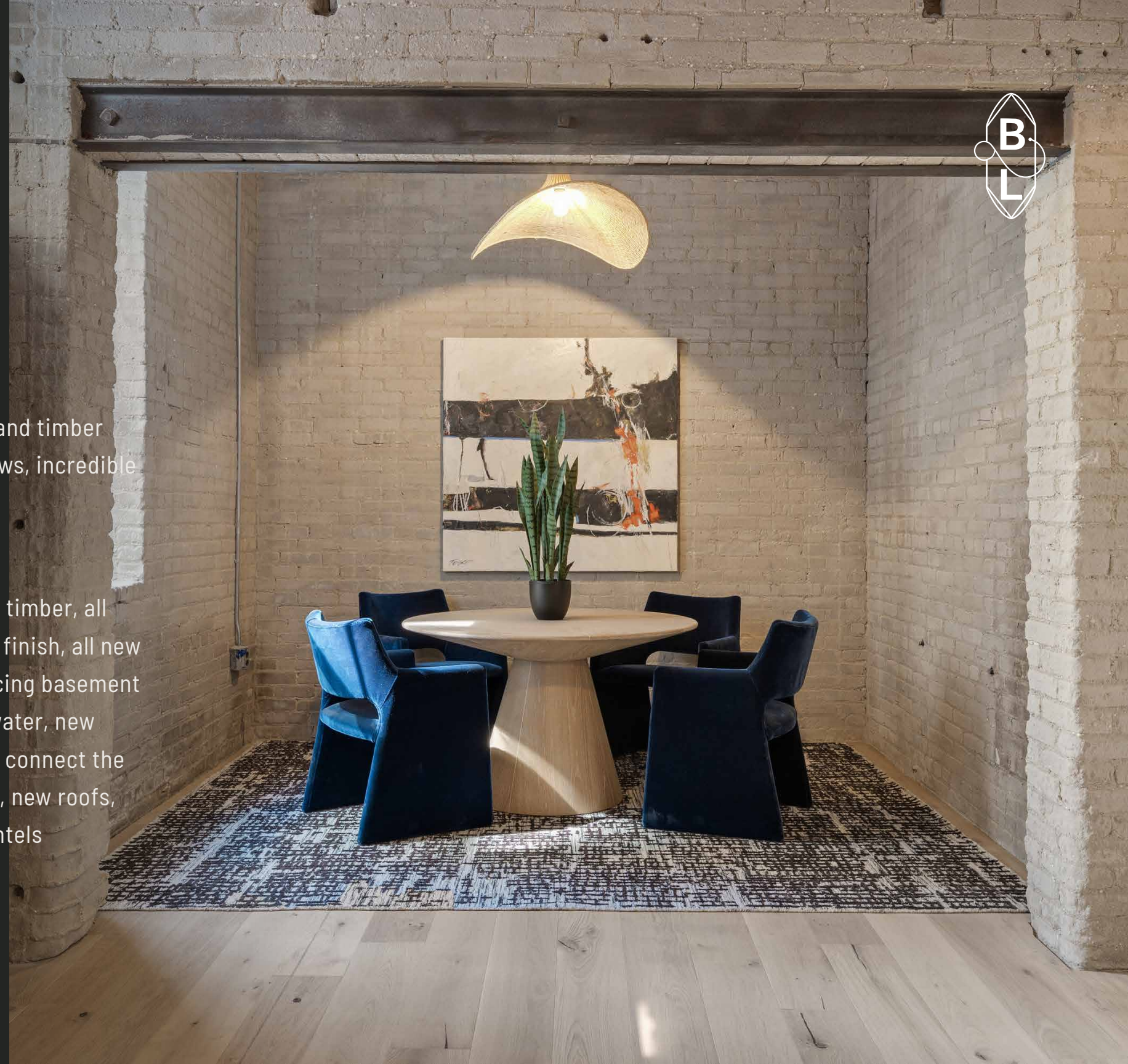
# CLASS A AMENITY PACKAGE



- Luxurious tenant lounge with big-screen televisions/gaming, table-tennis, and an abundance of comfy seating
- Fully equipped kitchen including vent hood, ice maker, dishwasher, range, microwave, and 10-foot waterfall quartz island
- ROOM private call booths
- Break-out communal meeting spaces
- Grand entrance with courtyard terrace & outdoor seating
- Rooftop garden terrace
- Curated art and furnishings sourced locally and from around the world
- On-demand coffee/pastries delivery from Harmony Coffee (located in the building)
- "On Bike Share" app-based community bicycle service
- Bevi professional carbonated beverage service

# SPACE FEATURES

- Stunning suites on every floor featuring exposed brick and timber throughout, tall ceilings, concrete floors, downtown views, incredible natural light from every side, en-suite restrooms
- Variety of tenant signage options available
- Top-to-bottom renovation includes sandblasted brick & timber, all new floors with sound insulation and polished concrete finish, all new windows, new 9'9" passenger and freight elevator servicing basement through 4th floors, separately metered gas/electrical/water, new plumbing/electrical/HVAC, new mass timber addition to connect the 501/503 building with the 505 building, fully sprinklered, new roofs, extensive repairs to masonry/tuckpointing/parapets/lintels





**BURLAP Lofts**

**Fitness**  
 The Aviary  
 Studio ME Fitness  
 YogaFit Studios  
 Titanium Performance

**Grocery**  
 Lund's and Byerlys  
 Surdyk's

**Coffee**  
 Five Watt Coffee  
 Caribou Coffee  
 Taraccino Coffee  
 Harmony Coffee

**Food & Drinks**  
 Zhora Darling Restaurant / Music Hall  
 Lu's Sandwiches  
 Brasa Rotissorio  
 Glam Dough Doughnuts  
 Masu Sushi  
 Beast BBQ  
 Eli's East  
 Ginger Hop  
 Kramarczuk's  
 Punch Pizza  
 Sonder Shaker  
 Jefe: Urban Hacienda

**Hotels**  
 Nicollet Island Inn  
 Alma Hotel  
 University Inn

**Entertainment**  
 Minneapolis Event Center  
 St Anthony Main Theatre  
 Honey  
 Riddle Room

# LIVE, WORK & PLAY

IN NORTHEAST MINNEAPOLIS

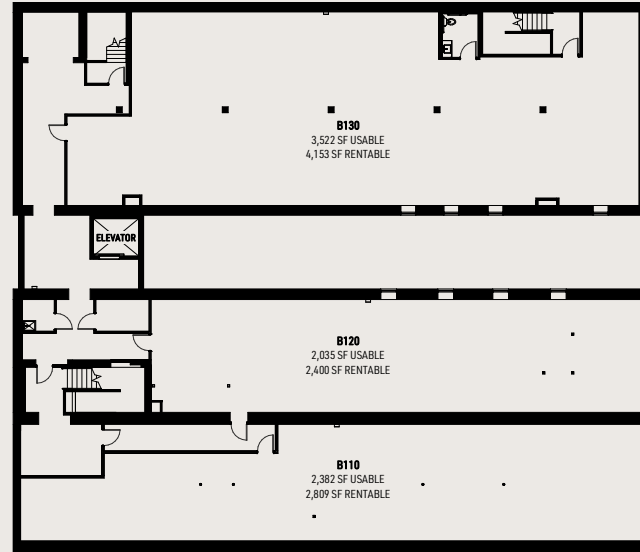
Burlap Lofts is exceptionally situated in the East Bank/ Nicollet Island neighborhood, nestled among the city's best offerings for dining, nightlife, and boutique retail. Just a short trip over the Hennepin Avenue bridge from the North Loop/CBD, this vibrant submarket has witnessed some of the most dramatic development of new residential and commercial buildings anywhere in the region over the past 5 years, and for good reason.

1. Easy access to Interstates 35W/394/94 & public transportation
2. 5 minute walk to the Mississippi River trails and parks.
3. Over 40 restaurants/cafes/bars within a 5-minute walk.
4. Just south of the heart of NE Minneapolis Arts District

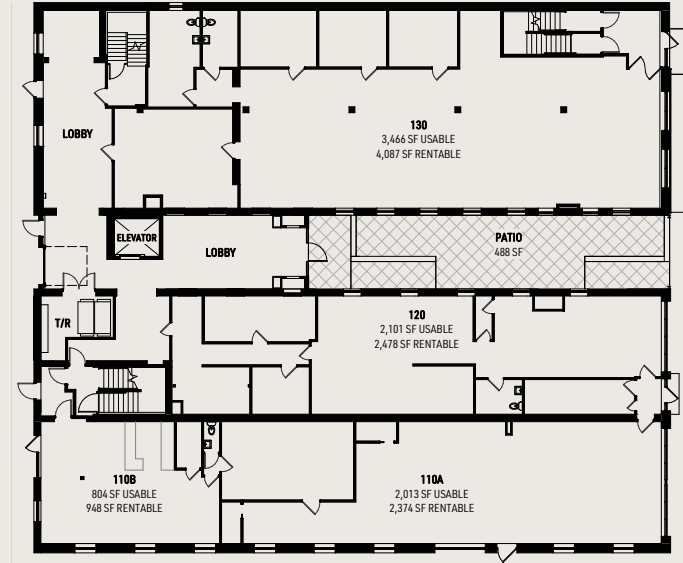
# FLOOR PLANS

**BURLAP**  
*Lofts*

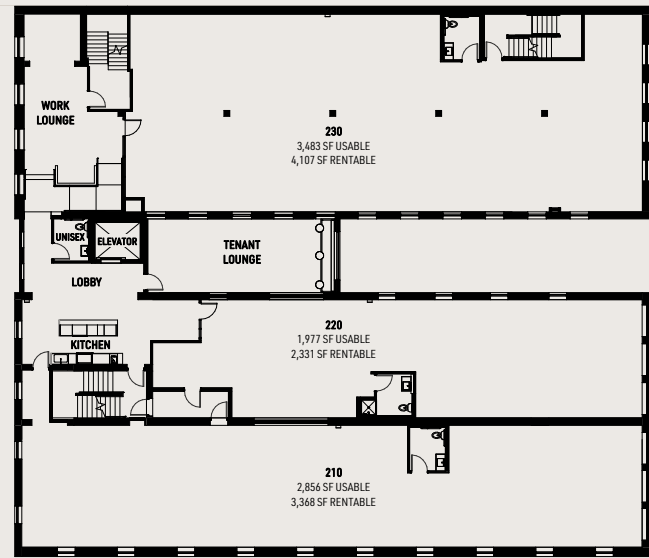
BASEMENT



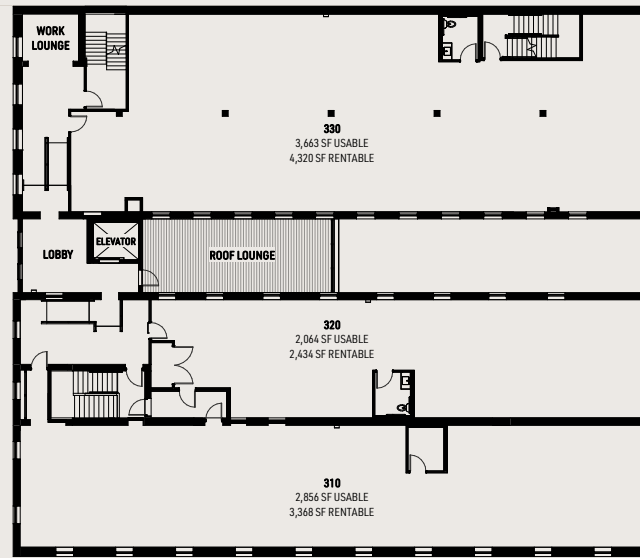
LEVEL 1



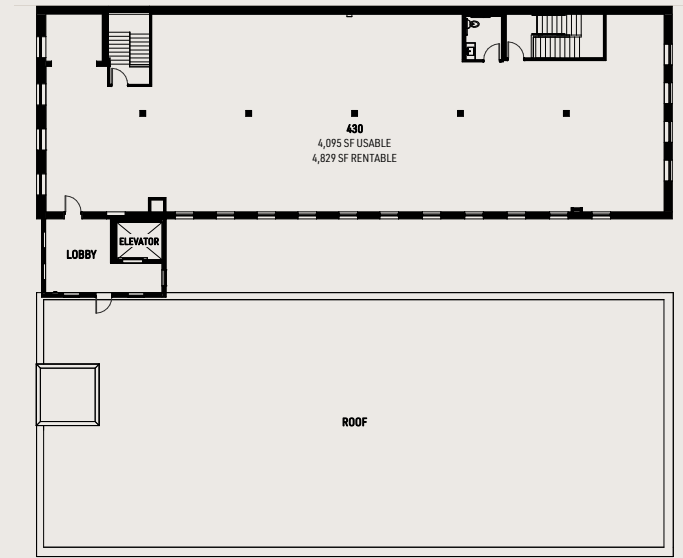
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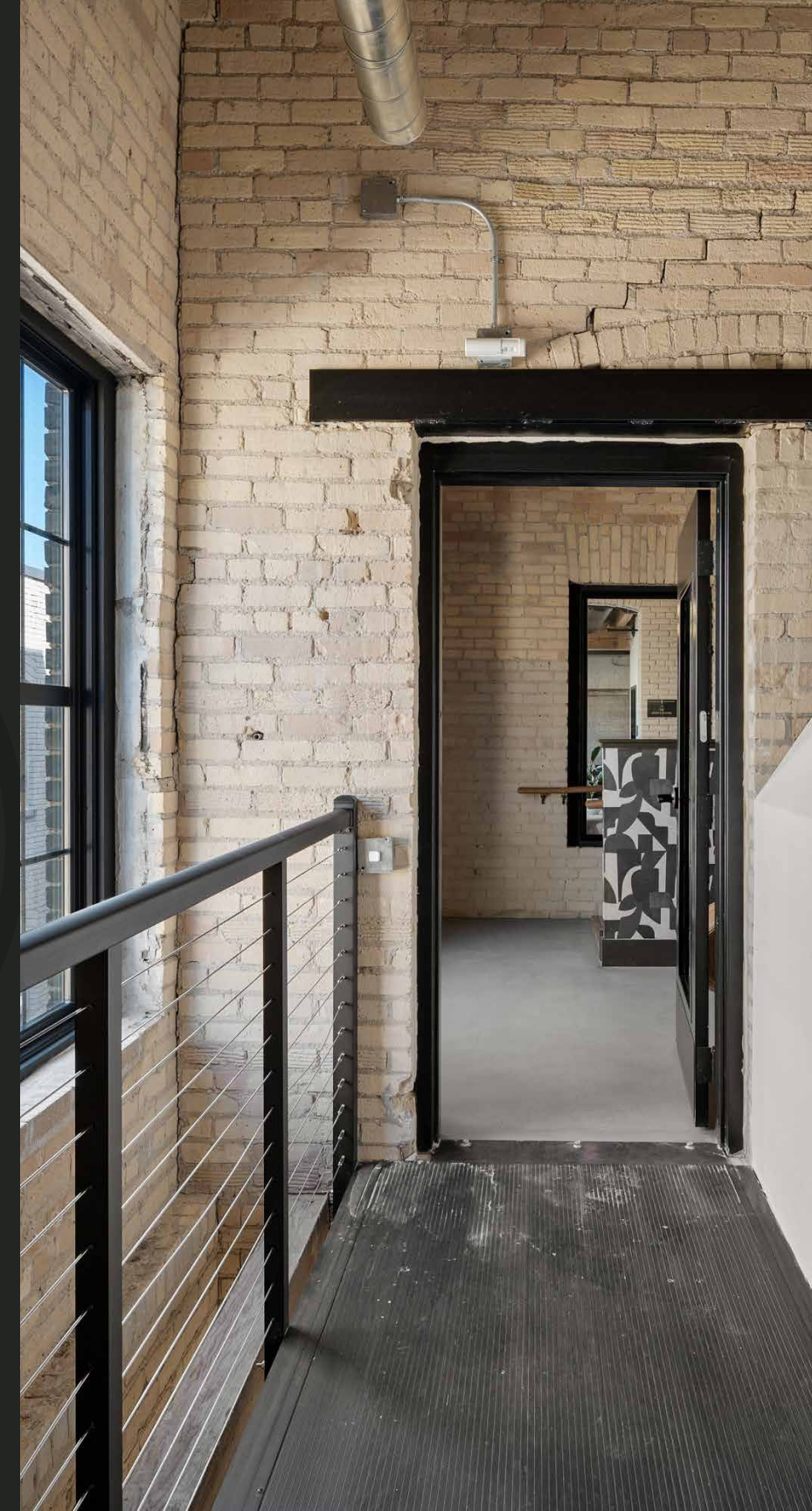


LEVEL 3



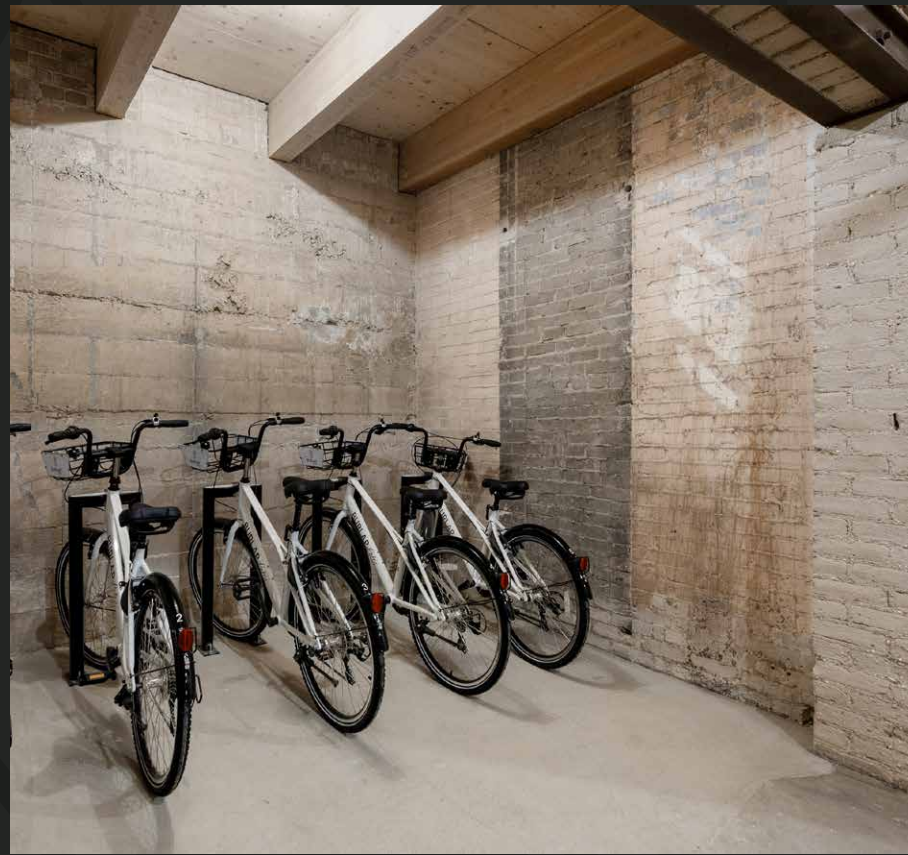
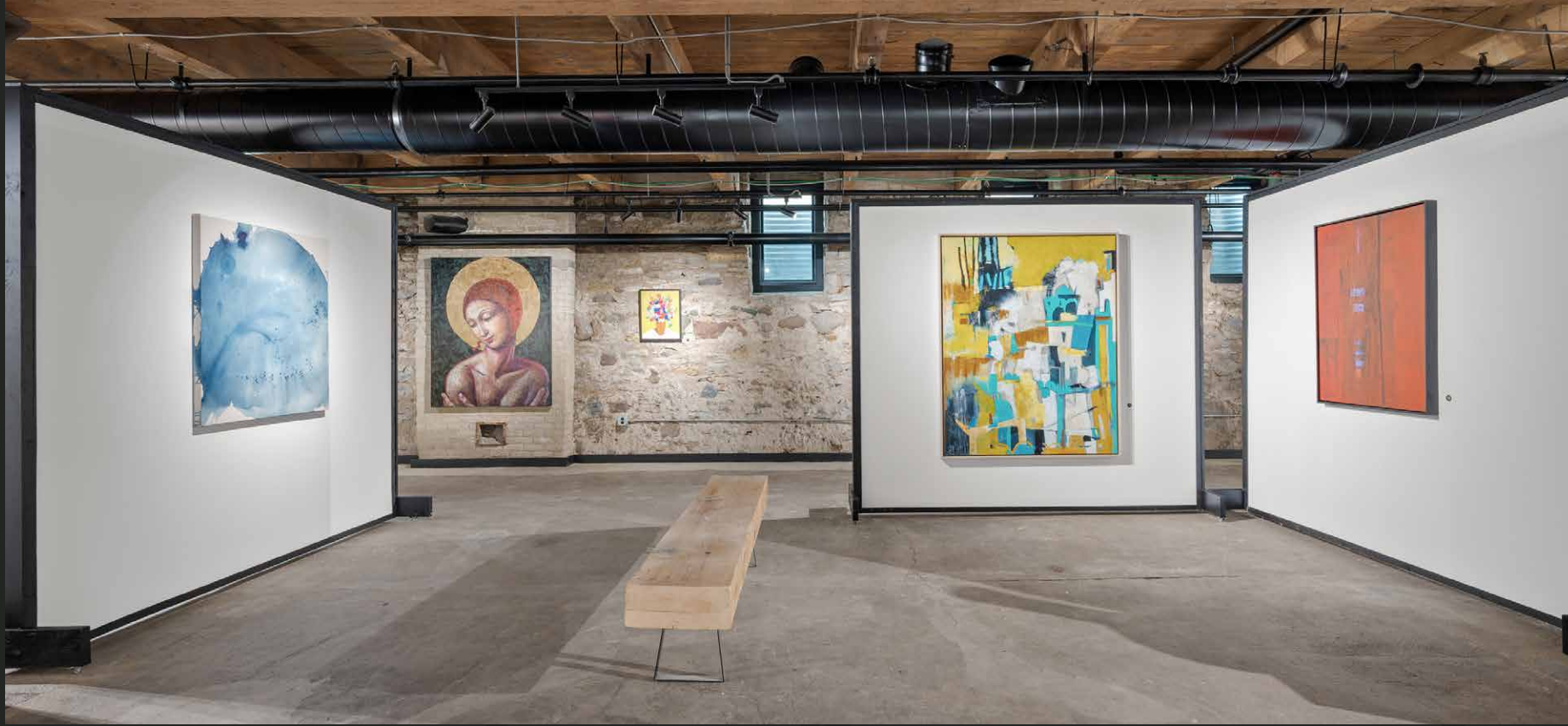
LEVEL 4













**B**  
**L**

**BURLAP**  
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[WWW.BURLAPLOFTS.COM](http://WWW.BURLAPLOFTS.COM)

FOR MORE INFORMATION OR TO  
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