

# CREATIVE SPACE AVAILABLE 1,234 SF

1618-1620 CENTRAL AVE NE  
MINNEAPOLIS, MN



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## SPACE AND BUILDING FEATURES



CREATIVE, LIGHT INDUSTRIAL, OFFICE, ART, FLEX SPACE

### RATES

	1,234 SF
ANNUAL NET/BASE RATE (\$874.08/MONTH)	\$8.50 PSF
2020 BUDGETED TAX CAM AND GENERAL UTILITIES (\$642.72/MONTH)	\$6.25 PSF
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TOTAL (\$1,516.80 MONTH)	\$14.75 PSF

TRASH/RECYCLING (\$40/MONTH)

### SPACE: ARCHITECTURAL & RENOVATED FEATURES INCLUDED IN THE NET/BASE RATE

2ND LEVEL SPACE  
LARGE OPERABLE WOOD SASH WINDOWS  
SOUTHERN EXPOSURE  
TWO LARGE OPERABLE SKYLIGHTS  
RETROFITTED HIGH EFFICIENCY LIGHT FIXTURES  
EXISTING KITCHENETTE PLUMBING  
"AS IS, WHERE IS"  
TENANT IMPROVEMENT ALLOWANCE AVAILABLE TO BE AMORTIZED OVER TERM

### BUILDING FEATURES

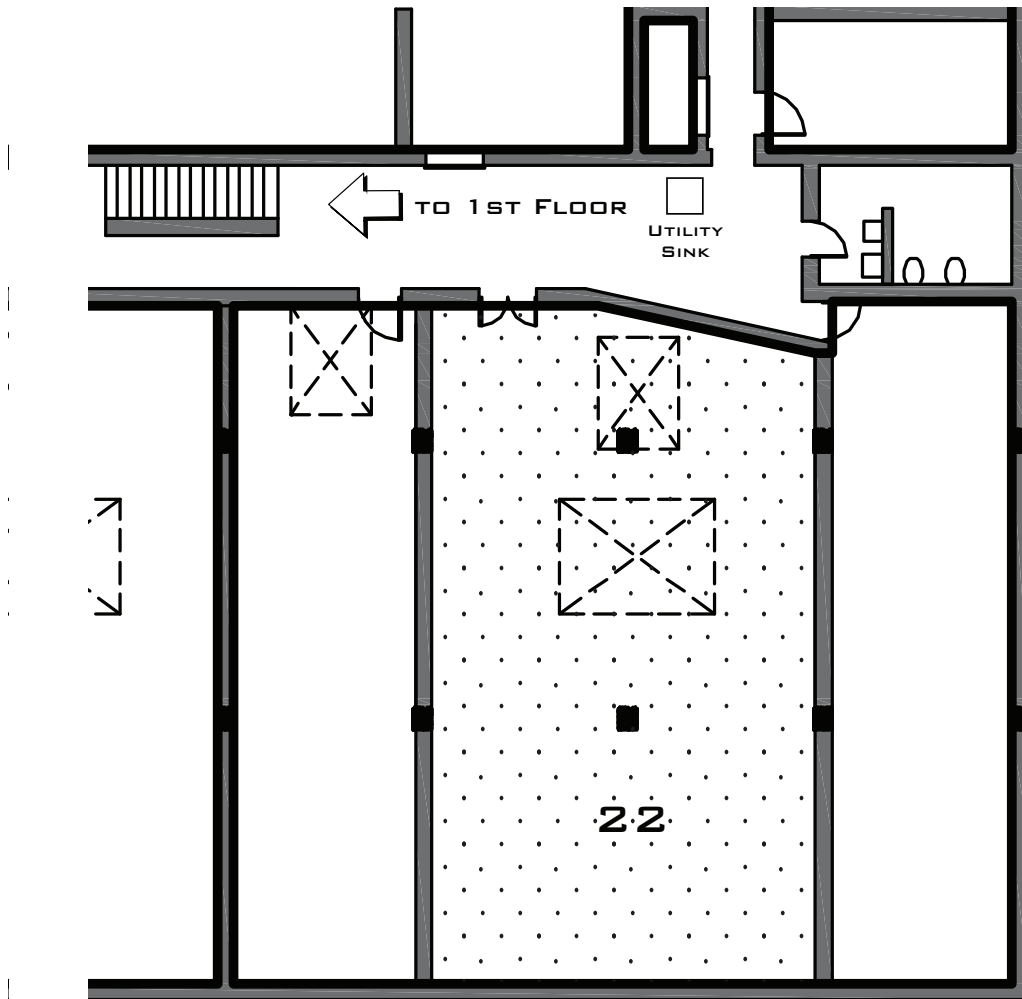
DIAMONDS COFFEE/SANDWICH SHOP  
TATTERSALL COCKTAIL ROOM, CLOVER CLUB & DISTILLERY  
BODIES BY BURGOON - TORQUE CYCLING, YOGA & FITNESS STUDIO  
MN CLIMBING CO-OP - BOULDERING & CLIMBING WALLS  
NORTHEAST TOOL LIBRARY  
FULLY FIRE SPRINKLED WITH NEW SPRINKLER HEADS, ALL NEW RISERS AND NEW SMART SYSTEM, MONITORED 24/7  
FIBER TO DEMARK - 2 CARRIERS : CENTURYLINK AND COMCAST  
250,000 SQUARE FOOT BUILDING  
HEAVY FLOOR LOADS  
NEW BUILDING ELECTRICAL SERVICE  
NEW 240v/120v INDUSTRIAL GRADE ELECTRICAL PANELS  
480v/240v/208v

### BUILDING SERVICES

BUILD 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



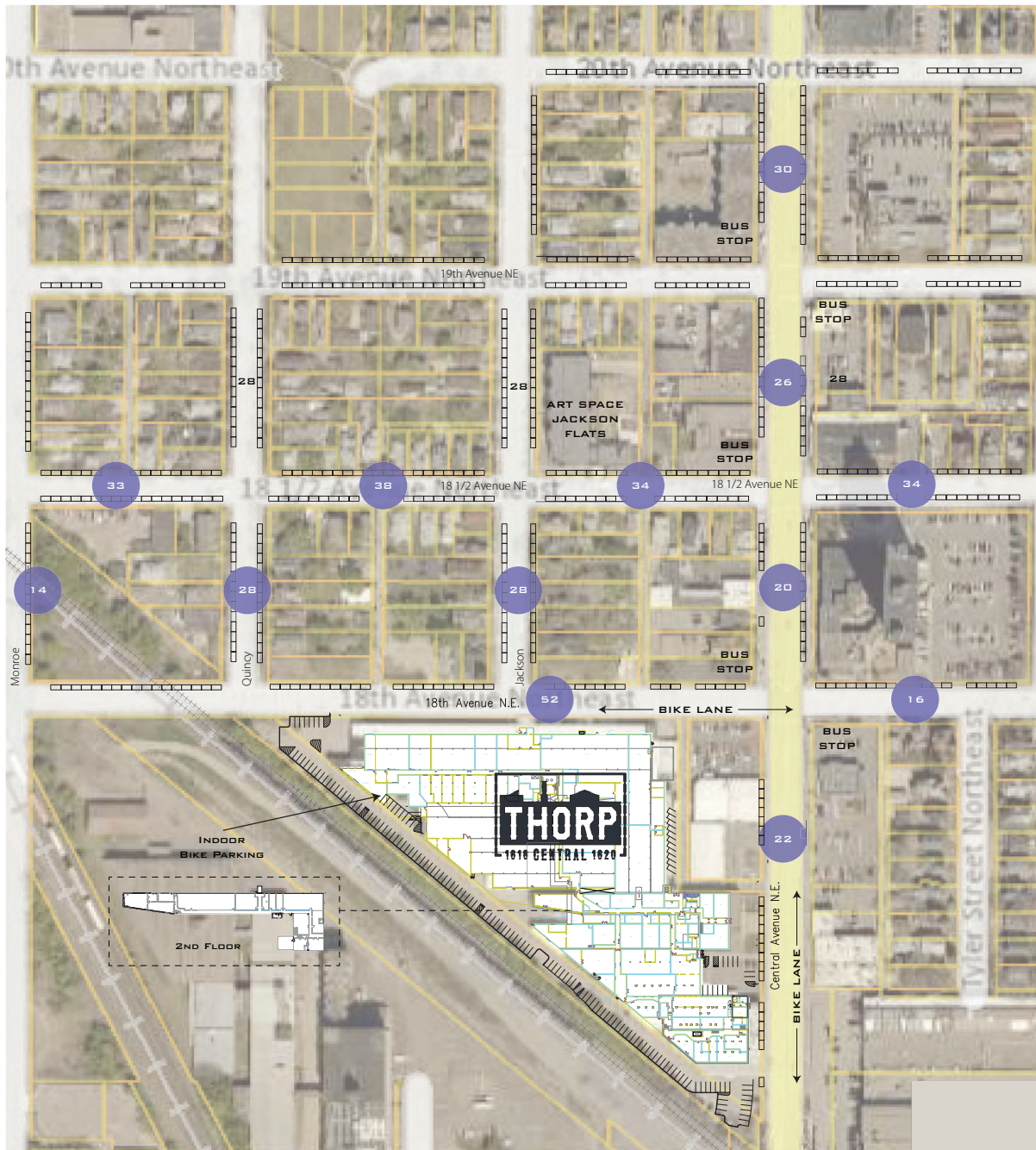
## FLOOR PLAN







## 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



RENOVATED TO SUIT  
PRESERVING  
THE PATINA &  
MAINTAINING THE  
MEMORY OF THE PAST  
USE

HOT WATER DE-GREASING  
BLASTED STEEL STRUCTURE,  
BLOCK AND BRIDGE CRANES  
SEALED WITH A CLEAR MATT  
SEALER  
TO PRESERVE AND MAKE  
CLEAN AND FUNCTIONAL

SAND BLASTED  
WOOD  
TONGUE AND GROOVE  
CEILINGS AND BRICK  
NEW ELECTRICAL PANELS

NEW ROOF TOP HVAC  
CONCENTRIC DROPS  
AND CIRCULATING FANS

NEW ROLL UP DOOR AND  
PEDESTRIAN DOOR ENTRANCE  
WITH CURB CUT



AFTER



DURING





## RENOVATIONS AT THE THORP BUILDING



RENOVATED TO SUIT  
TATTERSALL  
COCKTAIL ROOM  
AND DISTILLERY



RENOVATED TO SUIT  
BASE BUILDING WORK:  
NEW ROOF  
SANDBLASTED WOOD AND  
BRICK  
RESTORED METAL SASH  
OPERABLE WINDOWS  
CONCRETE FLOOR CRACK  
FILLING AND WAXING  
NEW HEAVY DUTY ELECTRI-  
CAL PANELS



## RENOVATIONS AT THE THORP BUILDING



### RENOVATED TO SUIT

OPERABLE  
METAL SASH WINDOWS

SANDBLASTED WOOD & BRICK

REPURPOSED HUTCH TO A  
CONFERENCE ROOM SKYLIGHT

REPURPOSED PAINT BOOTH  
TO A CONFERENCE ROOM

SPIRAL DUCTING

CONCRETE FLOOR GROUND  
FOR CARPET SQUARES



### RENOVATED TO SUIT

RENOVATED OPERABLE  
METAL SASH WINDOWS

DRY ICE BLASTED WOOD &  
BRICK

FLOOR WAXED





## RENOVATIONS AT THE THORP BUILDING



RENOVATED TO SUIT

REPURPOSED  
PAINT BOOTH  
TO A  
CONFERENCE ROOM

MODIFIED CEILING HUTCH TO  
SUPPORT AND ACCEPT NEW  
THERMAL PANE WINDOWS

ROOF DECK REPLACEMENT

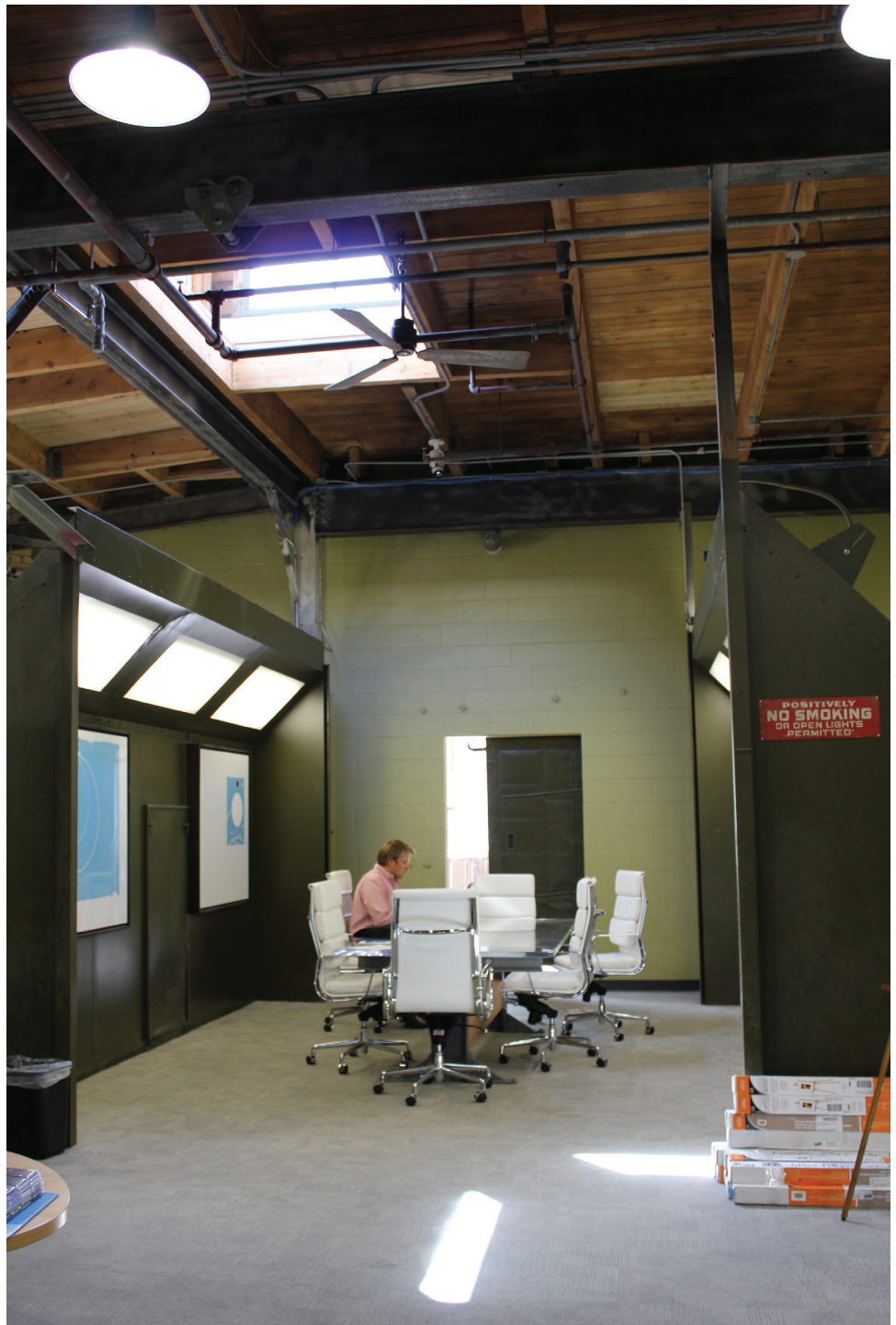
STRUCTURAL ROOF BEAM  
REPLACEMENT  
UTILIZING RECLAIMED  
LUMBER

WOOD AND BRICK  
SAND BLASTING

NEW ROOF TOP AIR  
CONDITIONING  
WITH SPIRAL DUCTING

THORP BUILDING  
MINNEAPOLIS

CONSTRUCTION  
AND CONSTRUCTION  
COORDINATION  
By BOHM CRE, LLC



### REPURPOSED STEEL TANK TO A “WAR ROOM”

CARMICHAEL LYNCH  
MINNEAPOLIS

ARCHITECTURE AND  
DESIGN  
By MS&R

PHOTO  
By LAURA SCHWIMMER





GENERAL MILLS

WWII MILITARY INDUSTRIAL  
FACTORY

MOST FAMOUS PRODUCTS:  
NORDEN BOMBSIGHT

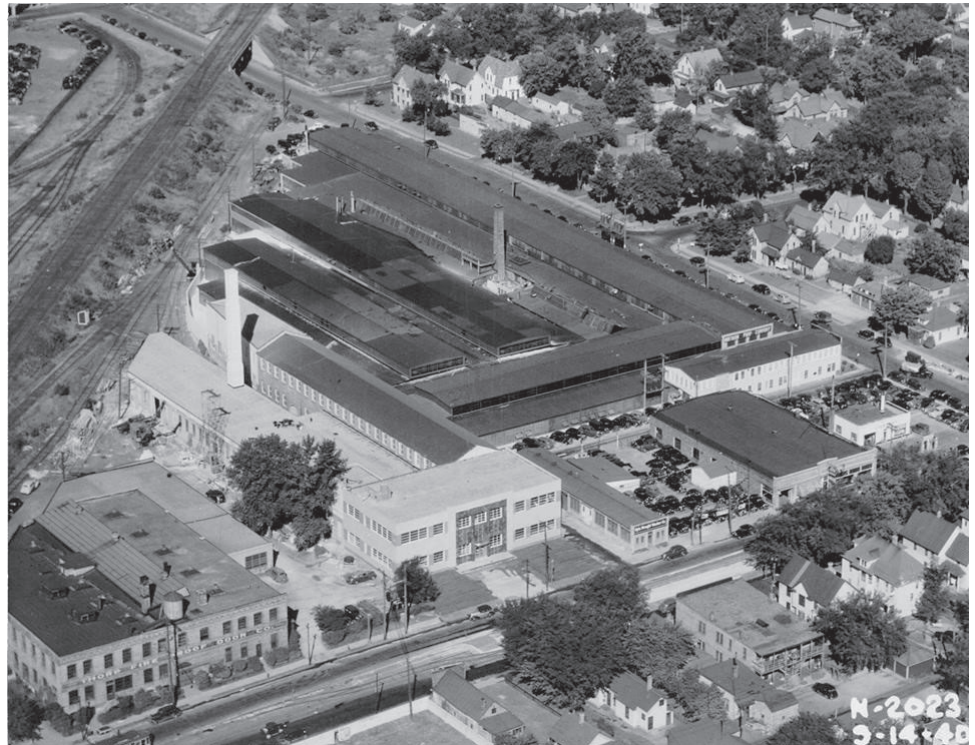
AND

THE RYAN FLIGHT RECORDER  
PRECURSOR  
TO THE "BLACK BOX"



NORTHERN PUMP  
AND  
THORP DOORS

PRIOR TO GENERAL MILLS



CENTRAL AVENUE  
ENTRANCES:  
1620 NORTH,  
1620 SOUTH  
AND  
1618



CENTRAL AVENUE  
1618 AND REAR  
DRIVE AND PARKING  
ENTRANCE





REAR DRIVE AND  
PARKING AND  
1618 LOWER LEVEL  
ENTRANCE



1618 - DOCK 14  
ENTRANCE



## EXTERIOR (CONTINUED)



1618 - DOCK 13  
ENTRANCE



1620 - DOCKS 11  
AND 12 ENTRANCES







1620 - DOCK 5, 6, 7  
ENTRANCE



18TH AVENUE NE

