

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
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

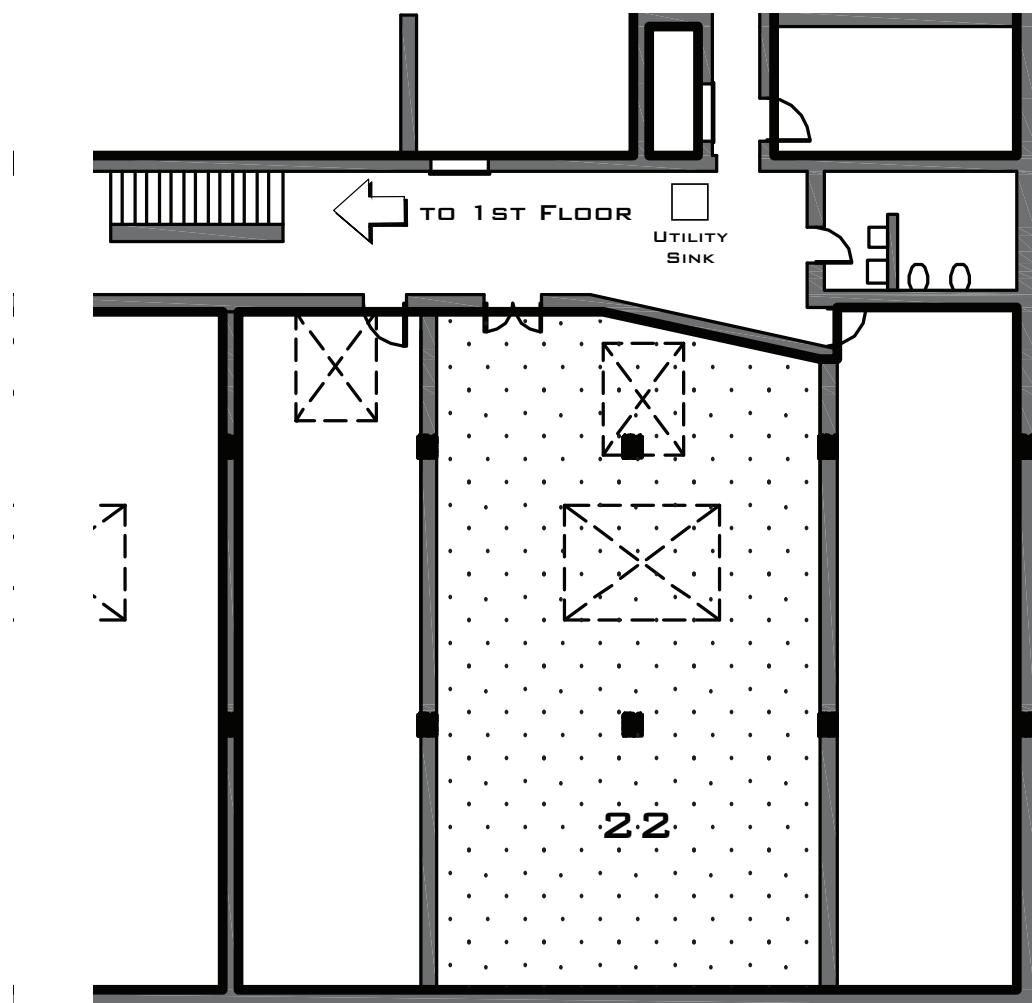
DIAMONDS COFFEE/SANDWICH SHOP
TATTERSALL COCKTAIL ROOM, CLOVER CLUB & DISTILLERY
BODIES BY BURGOON - TORQUE CYCLING, YOGA & FITNESS STUDIO
MN CLIMBING CO-OP - BOULDERING & CLIMBING WALLS
NORTHEAST TOOL LIBRARY
FULLY FIRE SPRINKLED WITH NEW SPRINKLER HEADS, ALL NEW RISERS AND NEW SMART SYSTEM, MONITORED 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

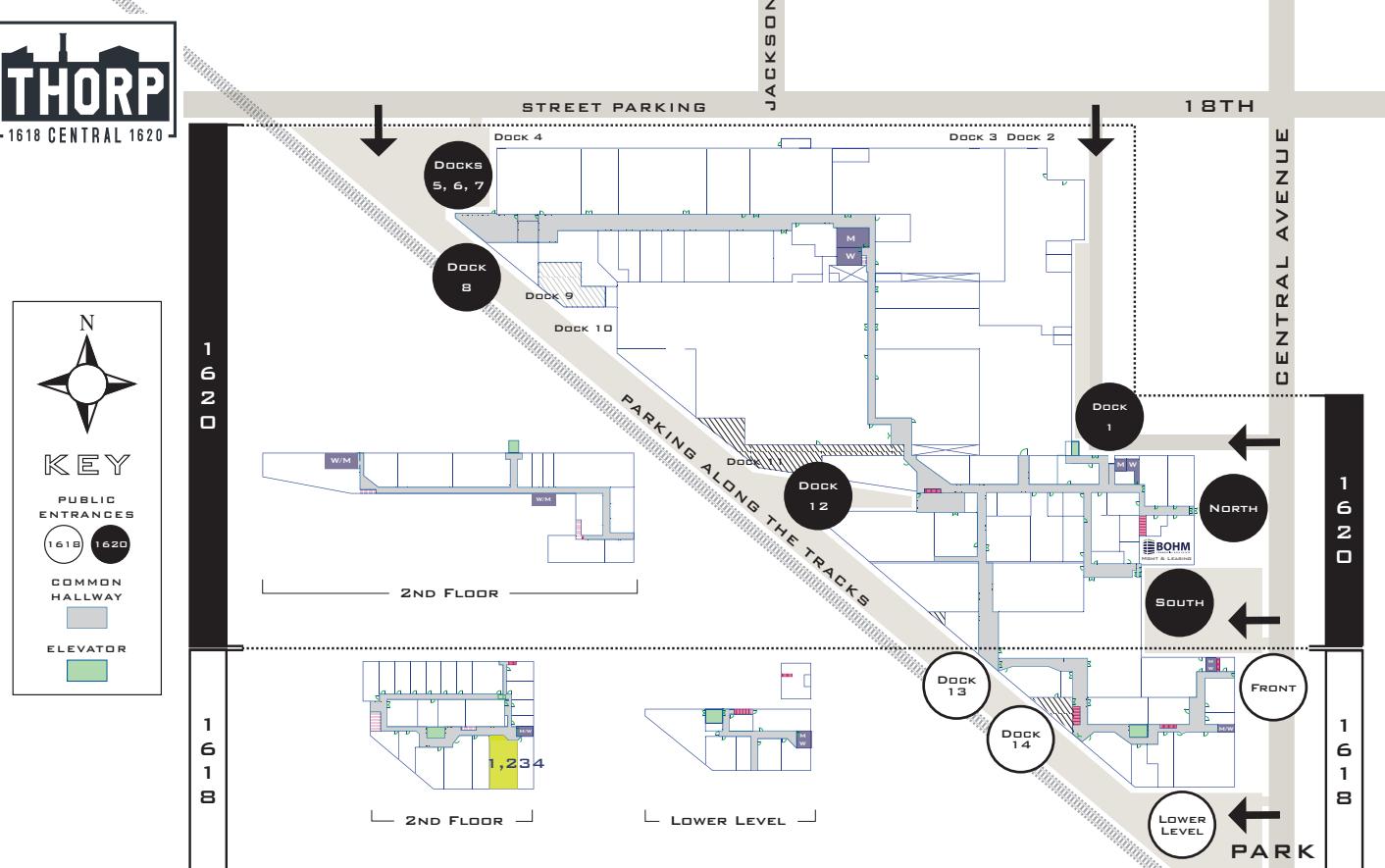
BUILD TO SUIT & RENOVATION SERVICES COORDINATED BY BOHM CRE, LLC
PROFESSIONALLY MANAGED AND MAINTAINED BY BOHM CRE, LLC
ON-SITE MAINTENANCE AND MANAGEMENT
WEEKNIGHT COMMON AREA JANITORIAL
PROFESSIONAL SECURITY PATROL SERVICE



FLOOR PLAN



BUILDING DIRECTORY



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 VISIBLE SPOTS)

RENOVATIONS AT THE THORP BUILDING



RENOVATED TO SUIT

PRESERVING
THE PATINA &
MAINTAINING THE
MEMORY OF THE PAST
USE

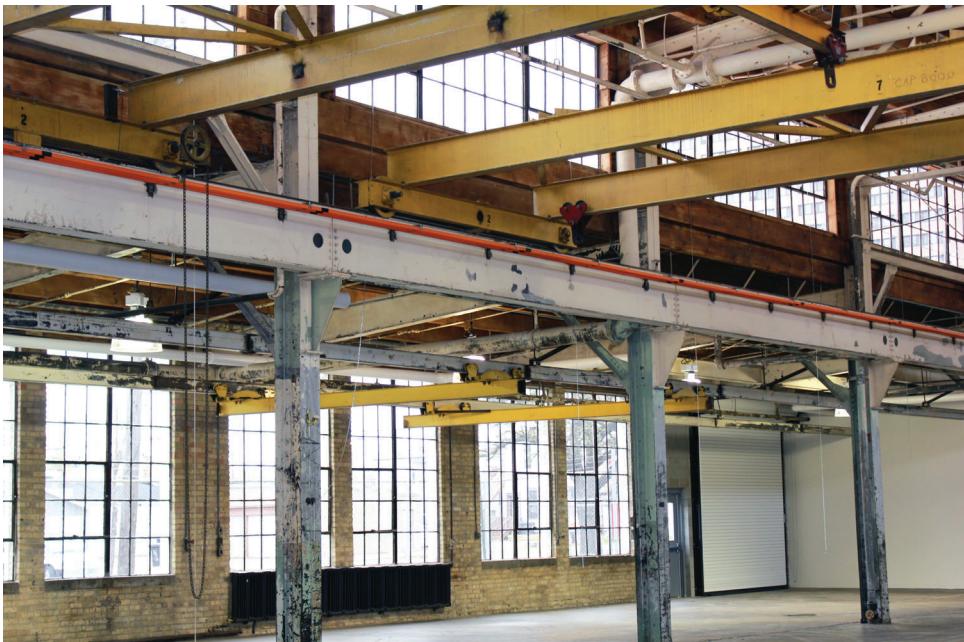
HOT WATER DE-GREASING
BLASTED STEEL STRUCTURE,
BLOCK AND BRIDGE CRANES
SEALED WITH A CLEAR MATT
SEALER
TO PRESERVE AND MAKE
CLEAN AND FUNCTIONAL

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

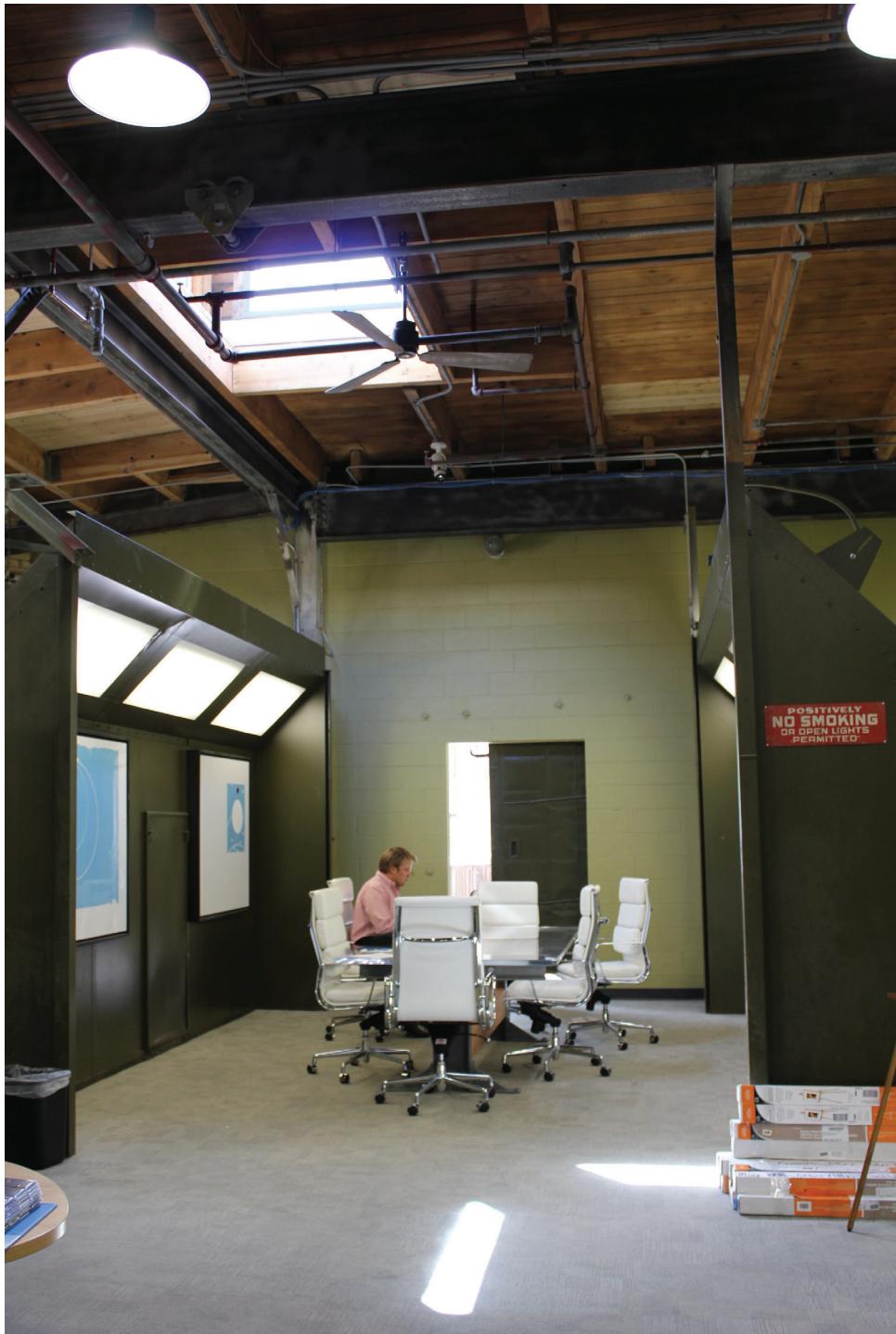
STRUCTURAL ROOF BEAM
REPLACEMENT
UTILIZING RECLAIMED
LUMBER

WOOD AND BRICK
SAND BLASTING

NEW ROOF TOP AIR
CONDITIONING
WITH SPIRAL DUCTING

THORP BUILDING
MINNEAPOLIS

CONSTRUCTION
AND CONSTRUCTION
COORDINATION
By BOHM CRE, LLC



RE-PURPOSING INDUSTRIAL EQUIPMENT



REPURPOSED STEEL TANK TO A "WAR ROOM"

CARMICHAEL LYNCH
MINNEAPOLIS

ARCHITECTURE AND
DESIGN
By M S & R

PHOTO
By LAURA SCHWIMMER



THIS PAGE Located beneath an old water tower, a new "war" room—used for internal working sessions and creative presentations—mirrors the form of the tower above.

RICH HISTORY



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



EXTERIOR



CENTRAL AVENUE
ENTRANCES:
1620 NORTH,
1620 SOUTH
AND
1618



CENTRAL AVENUE
1618 AND REAR
DRIVE AND PARKING
ENTRANCE



EXTERIOR (CONTINUED)



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



EXTERIOR (CONTINUED)



1620 - DOCK 5, 6, 7
ENTRANCE



18TH AVENUE NE

