

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

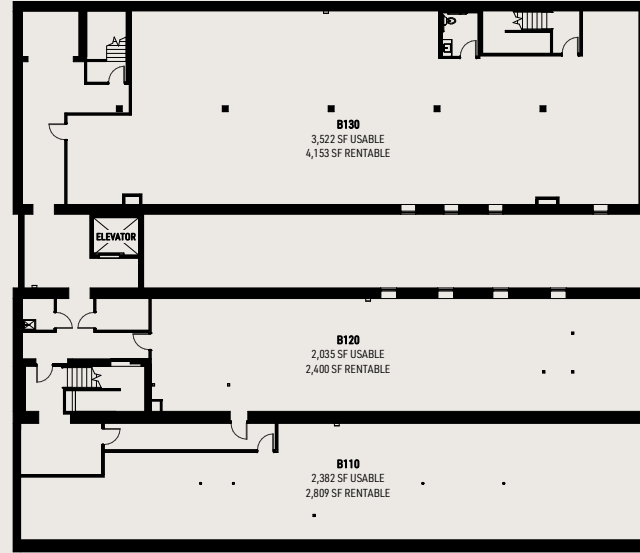
Burlap Lofts is exceptionally situated in the East Bank/ Nicollet Island neighborhood, nestled among the city's best offerings for dining, nightlife, and boutique retail. Just a short trip over the Hennepin Avenue bridge from the North Loop/CBD, this vibrant submarket has witnessed some of the most dramatic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

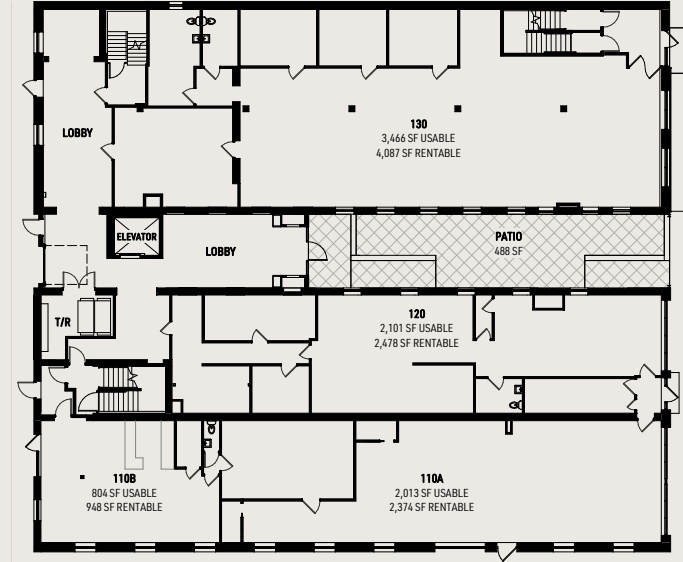
FLOOR PLANS

BURLAP
Lofts

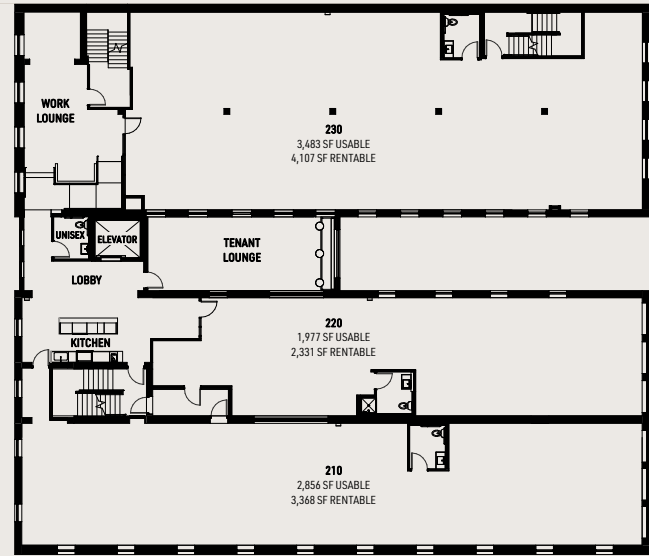
BASEMENT



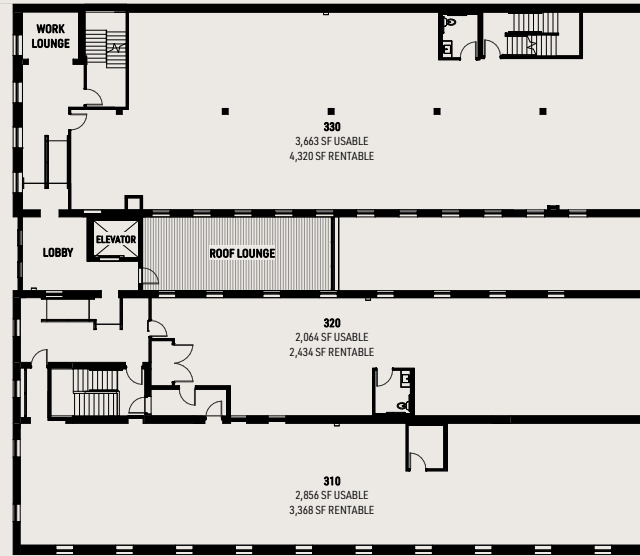
LEVEL 1



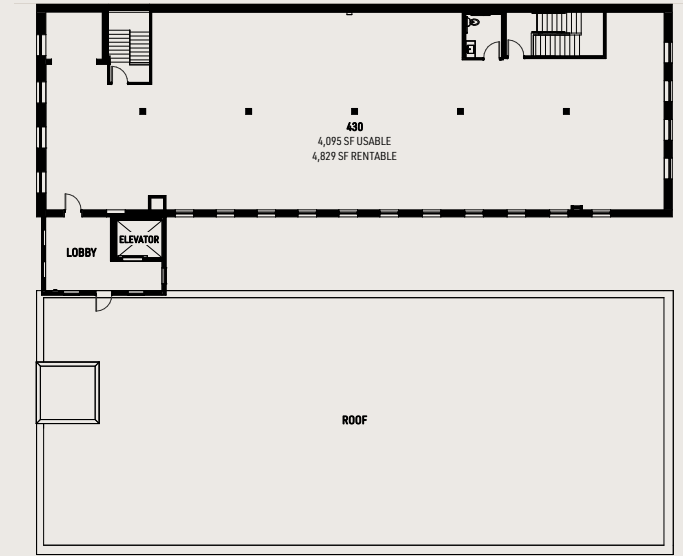
LEVEL 2

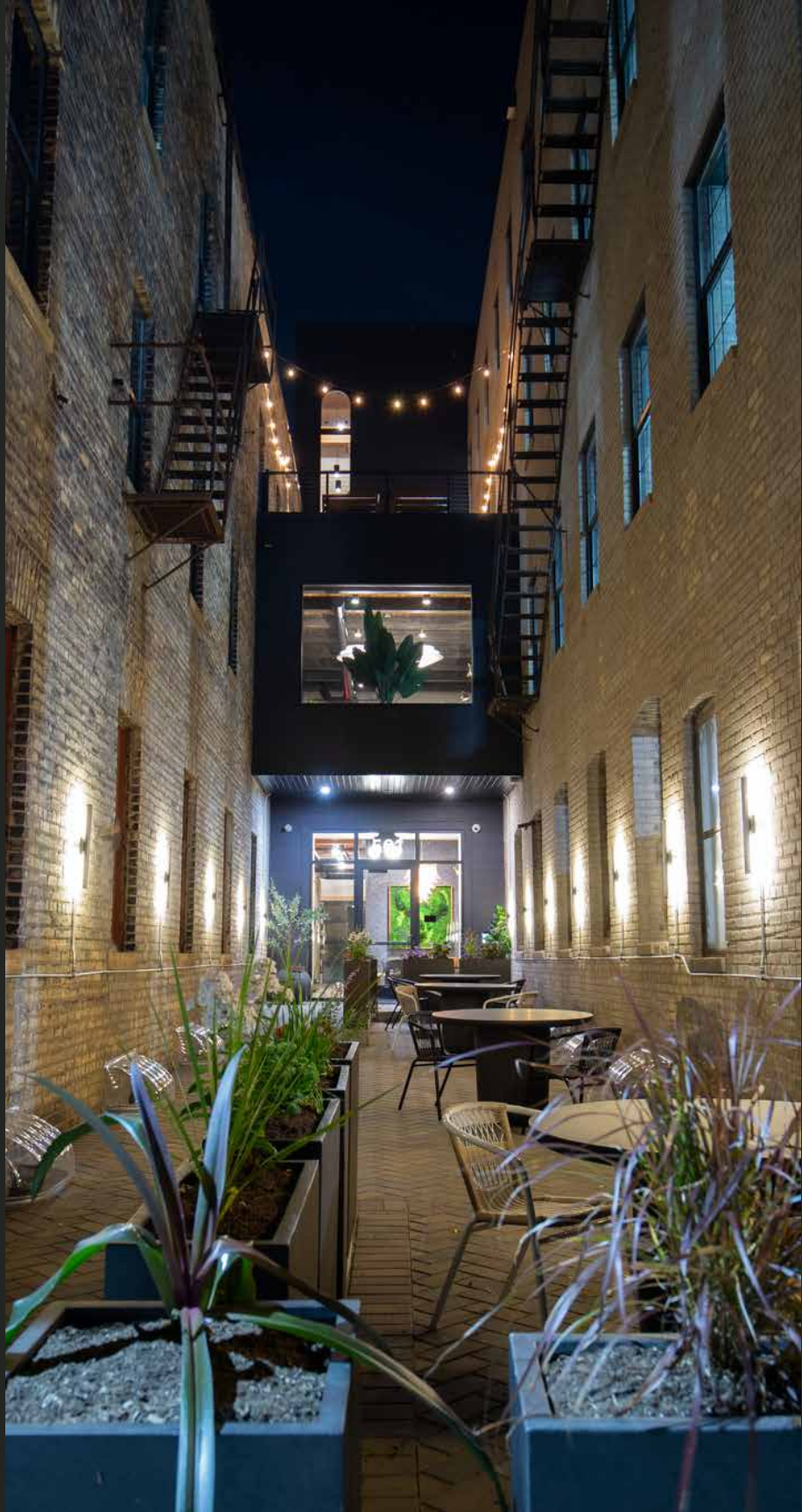


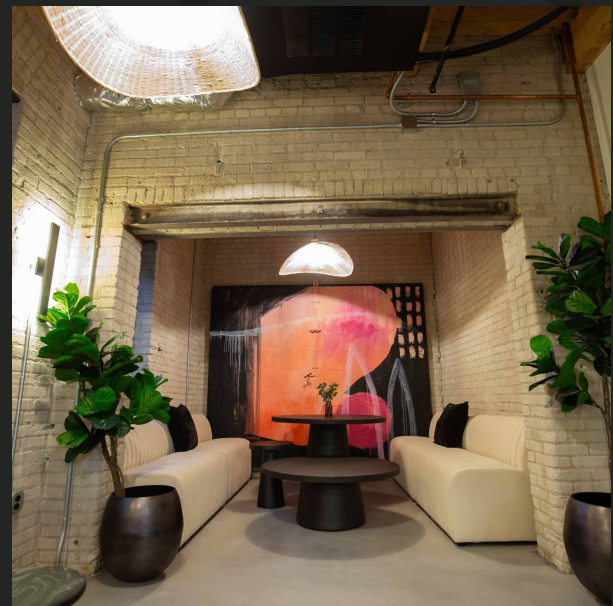
LEVEL 3



LEVEL 4









BURLAP

Lofts

WWW.BURLAPLOFTS.COM

FOR MORE INFORMATION OR TO
SCHEDULE A TOUR, CONTACT:

CDT REALTY
CORPORATION

CHAD TEPLEY

773.263.1950

CHAD@CDTREALTYCORP.COM

BENSEN NYHUS

218.298.2831

BENSEN@CDTREALTYCORP.COM