

ESTD



1910

# FIRE BARN

..... BUILDING .....

24 UNIVERSITY AVE NE | NORTHEAST MINNEAPOLIS

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31,000 SF OF OFFICE SPACE  
AVAILABLE NOW



## WELCOME TO NORTHEAST

At the center of the Northeast Riverfront District stands the mixed-use Fire Barn building. Built in 1910 this two-story property boasts tall ceilings, spacious floor plans, and windows facing University Avenue NE and 1st Ave NE. Its placement in a full block of neighborhood businesses along University Avenue provides office tenants with a distinct presence amid complementary makers, retailers and restaurateurs. Northeast Minneapolis is a growing office market that proudly boasts access to the Mississippi River's surrounding walking and biking paths.

The building lobby was renovated in 2024 and offers an easily accessible entry point from University Ave and the dedicated parking ramp behind the building. 192 stalls of onsite parking offers unparalleled convenience for employees and visitors. The three office vacancies feature soaring ceilings, incredible daylight, and dedicated street entrances in the pulsating Northeast neighborhood.

Don't miss this incredible opportunity to reset your company's brand in this colorful and enticing environment.

24 UNIVERSITY AVE NE | NORTHEAST MINNEAPOLIS

The property was built in 1910 and listed on the National Register of Historic Places in 2005. Originally, the Minneapolis Fire Department Repair Shop was established by the city to reorganize and consolidate the services of the fire department. The shop was also used to convert horse-drawn fire equipment to motorized vehicles. It was converted to commercial space in 2014 and thus became known as The Fire Barn Building.

31K

SQ. FT.

1910

YR. BUILT

1922

ADDITION

2024

RENOVATION





THE MIGHTY MISSISSIPPI

MPLS CBD



# WHAT'S HAPPENING

Its historic storefronts, boutique offices, and a thriving food, arts and entertainment scene have earned the Northeast Riverfront District its reputation as the place to be.

It's hip, it's accessible, it's history evolving.

In the past five years Northeast has seen explosion of residential development (3,000 units since 2018) and the redevelopment of Riverplace, intensifying the cultural significance of this neighborhood within the Greater Twin Cities.

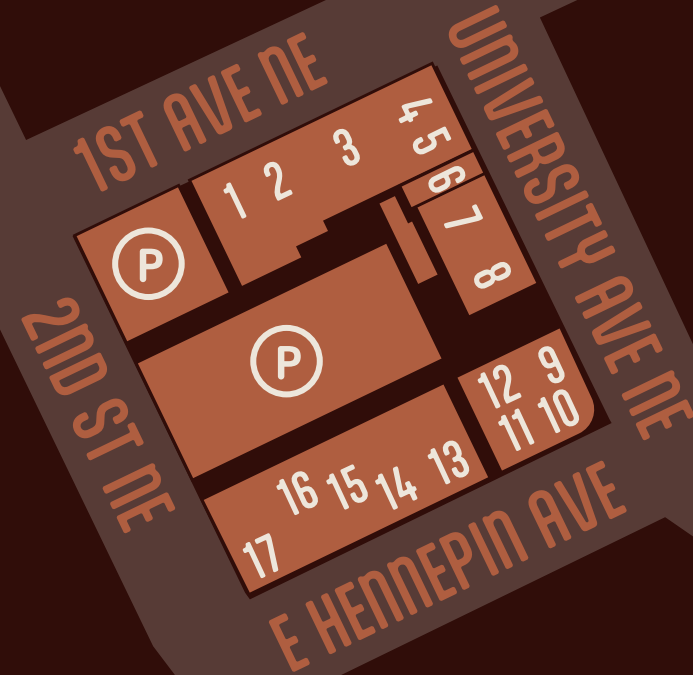
# THE PLACE TO BE

## OFFICE AVAILABILITY

- |                      |                          |
|----------------------|--------------------------|
| 1 STE 101A: 8,231 SF | 9 FLAMIN' THAI PIZZA     |
| 2 STE 101B: 6,080 SF | 10 JIMMY JOHN'S          |
| 3 STE 200: 14,488 SF | 11 PARCELLE              |
|                      | 12 WESLEY ANDREWS COFFEE |
| 4 STEPCHLD           | 13 CHIPOTLE              |
| 5 HYDE KITCHEN       | 14 HRAMARCZUK'S          |
| 6 NEON FLATS         | 15 THE BODYWORKER        |
| 7 PA TEA & POKE      | 16 JETSET UNDERGROUND    |
| 8 ARTURO'S PIZZA     | 17 CURRY CORNER          |

# PARKING

- 2.5 stalls per 1,000 SF of leased space
- Current market rate: \$130
- Carpooling available. Stalls can be shared among employees

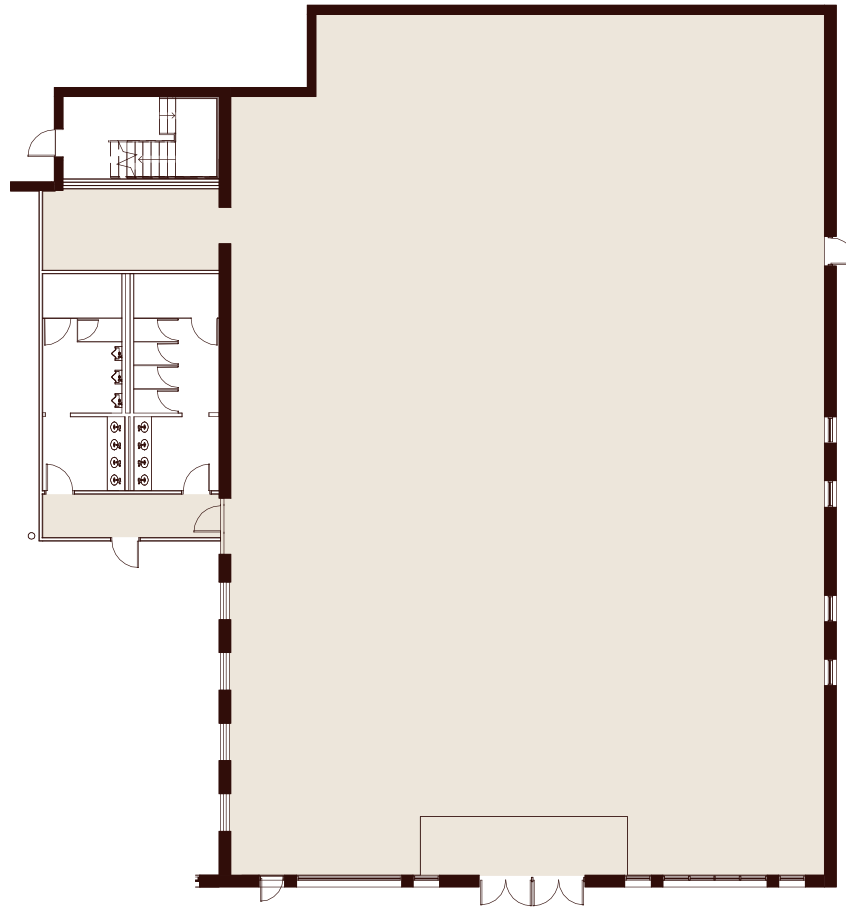


## CLOSE TO IT ALL

88 WALK SCORE    98 BIKE SCORE    43 TRANSIT SCORE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	37,455	238,694	486,772
MEDIAN AGE	33.1	31.0	34.0
HOUSEHOLDS	20,388	106,717	213,761
MEDIAN HOUSEHOLD INCOME	\$89,680	\$57,608	\$67,333
AVG HOUSEHOLD SIZE	1.73	2.08	2.16
AVG HOME VALUE	\$551,477	\$425,781	\$415,313

# SUITE 101A : 8,231 SF

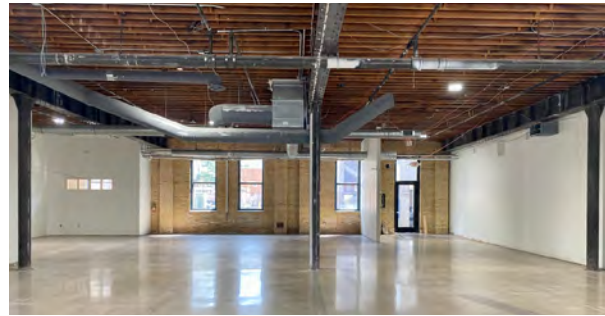
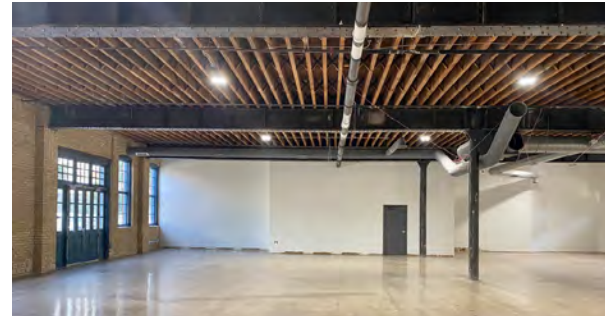
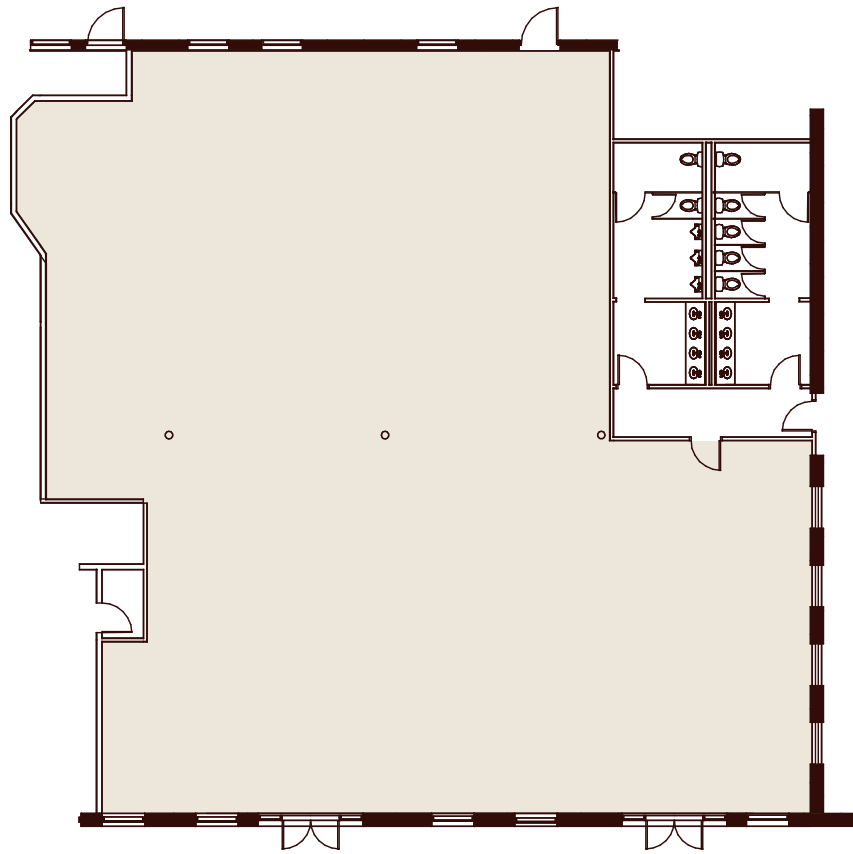


## A DISTINCTIVE PRESENCE

- Prominent storefront on 1st Ave NE with direct street entry
- Vaulted ceiling, exposed rafters and skylights
- Historic warehouse windows, polished concrete
- Can be combined with Suite 101B (6,080 RSF)
- Onsite contract parking



# SUITE 101B : 6,080 SF

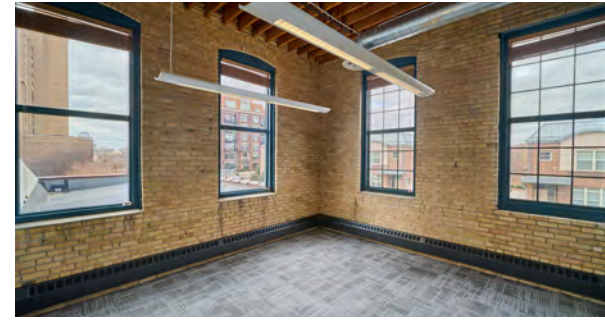
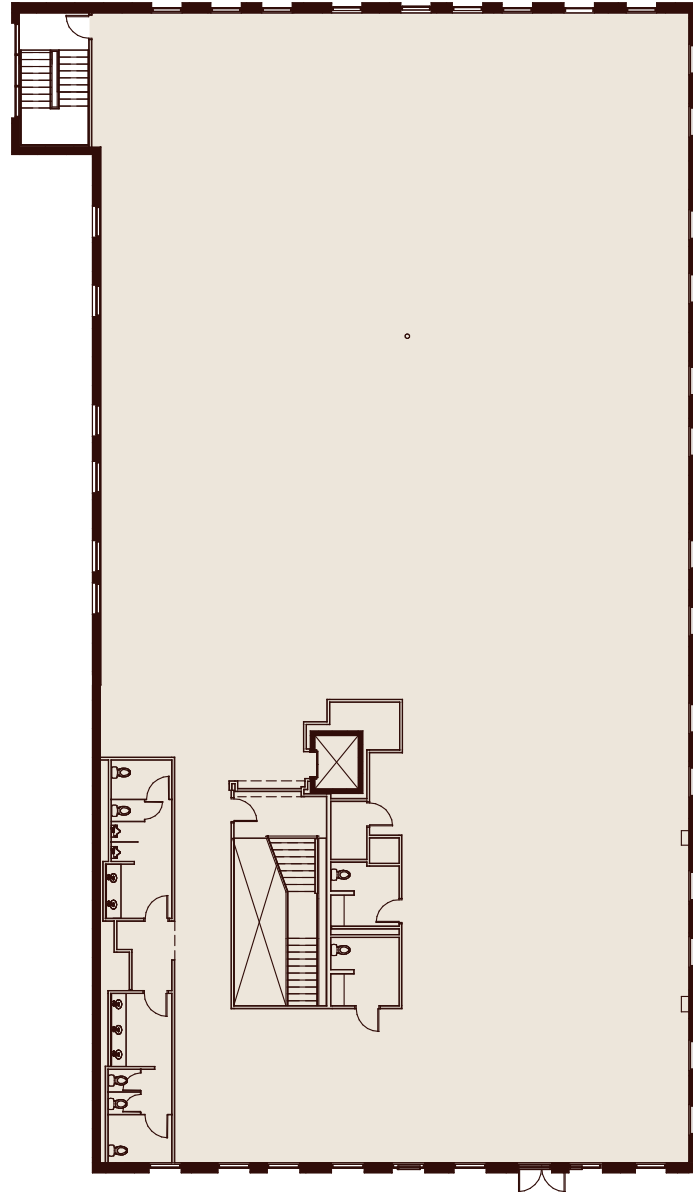


## BRIMMING WITH CHARACTER

- Prominent storefront on 1st Ave NE with direct street entry
- 15' ceilings with exposed timber rafters
- Historic warehouse windows, polished concrete
- Can be combined with Suite 101A (8,231 RSF)
- Onsite contract parking



# SUITE 202 14,488 SF



## HISTORY EVOLVING

- Highly desirable 2nd generation space with private offices
- Open kitchen and fireplace
- Exposed rafters, original brick walls, and custom finishes
- Private floor with fully dedicated restrooms
- Onsite contract parking



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CUSHMAN &  
WAKEFIELD