

Creative Space Available

5,494 SF + 456 SF of mezzanine space

1618-1620 Central Ave NE
Minneapolis, MN



BÖHM

COMMERCIAL REAL ESTATE

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Space Features

5,494 SF | Suite 149



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Creative, Light Industrial, Office, Art, Flex Space Rates | 5,494 SF

Annual net/base rate (\$4,921.71/month) \$10.75 PSF

2026 budgeted tax, CAM and general utilities (\$4,051.83/month) \$8.85 PSF

Total (\$8,973.54/month) \$19.60 PSF

+ Trash/Recycling (\$40.00/month/90 gal)

Space: Architectural & Renovated Features Included in the Net/Base Rate

Existing

- 456 SF of mezzanine space
- Private direct exterior pedestrian access
- Historic operable manual bridge crane
- Heavy floor loads - 6" concrete slab
- Massive steel column, beam & strut construction
- Media blasted wood tongue and groove ceiling
- Heavy power 480, 3 phase
- Refurbished historic metal sash operable windows
- Roughed-in plumbing

"As is, where is" with the following work to be completed as part of the base building improvements

- Selective demo
- Install 2 new RTU's Heat/AC/Fresh Air (15 ton and 7.5 ton) & connect to existing ducting
- Check and replace or repair steam heating system return line slopes, traps and valves as needed
- Fresh paint on exterior doors
- Check and provide preventative maintenance for existing garage doors and pedestrian doors
- Restore existing drywall, sanded ready for paint
- Construction cleaning
- Architectural Fit Plan
- Tenant improvement allowance available to be amortized over the term

Building Features

5,494 SF | Suite 149



Building Features

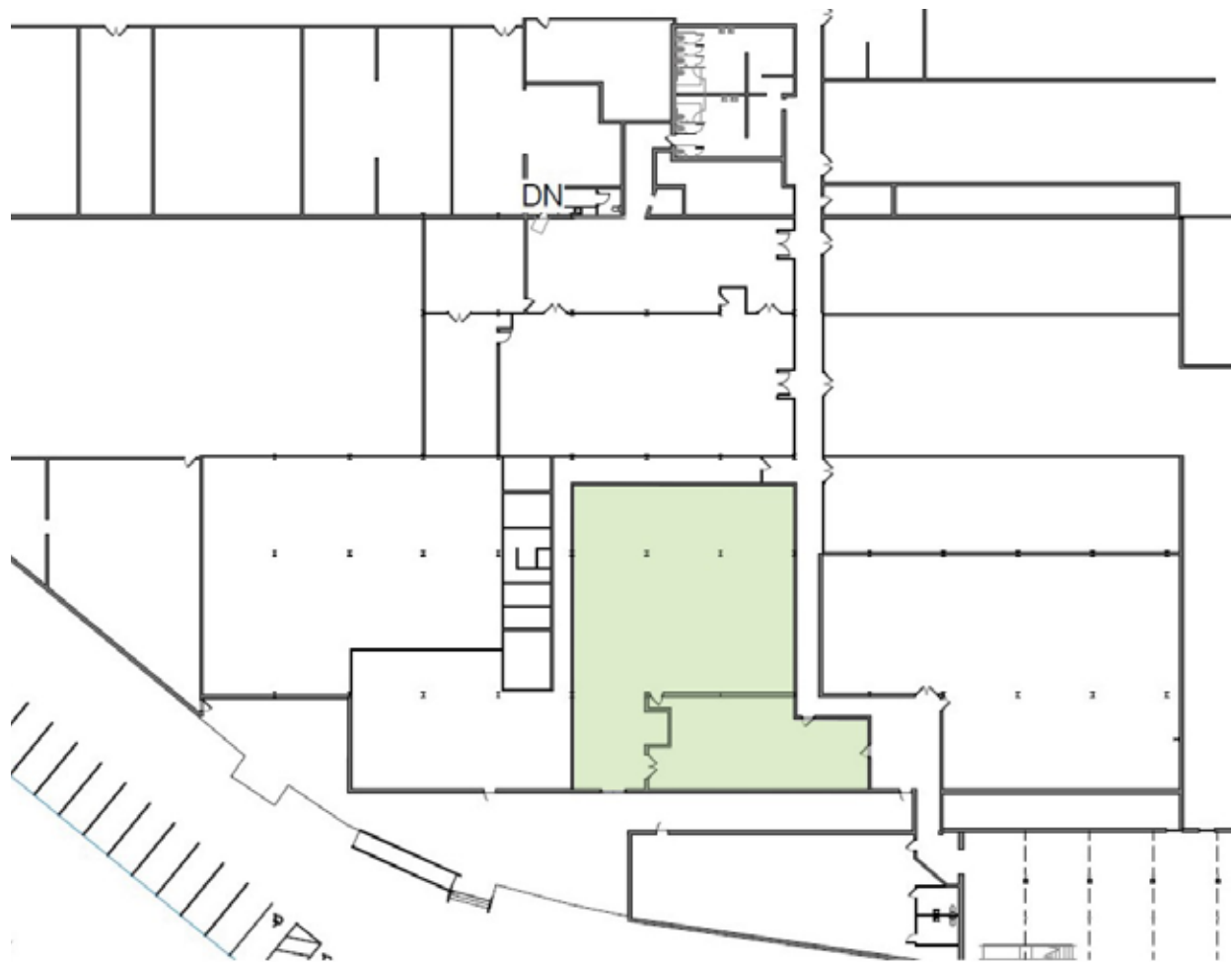
This architecturally and historically significant property was originally home to General Mills Mechanical Division. During WWII the Norden Bomb Site production in the military industrial facility was guarded by the OSS (the precursor to the CIA), the FBI and the Navy. It is the birthplace of Art-A-Whirl which attracts approximately 120,000 people annually and led to the creation of the NE Minneapolis Arts District. Now home to fine artists, creative commercial and industrial businesses and is in a very livable part of the city with exceptional local restaurants. The Building is a culmination of architectural styles including Naval design with steel columns, beams and trusses as well as brick and timber and combinations of the two styles. The buildings were connected and constructed between 1902 and the early 1940's with substantial recent renovations and improvements.

- Bodies by Burgoon Fitness Studio
- MN Climbing Co-Op - Bouldering & Climbing Walls
- Northeast Tool Library
- 250,000 square foot building
- On Central Avenue NE minutes to the downtown Minneapolis core and 35 W
- Birthplace of Art A Whirl
- Heavy floor loads
- Site improvements including new storm sewer, new docks and entrances, extensive grading and new curbs and pavement as well as trees, shrubs and pollinator friendly flowers and prairie grasses
- New heating plant that reduced full load stack temps by 71°F
- Extensive roof work: full tear-offs and coatings
- New LED common area lighting inside and out
- New and renovated windows
- New electronic common area door system and new doors
- New interior security cameras at every common area door entrance
- Mechanical system upgrades
- Tuck-pointing
- Exposing and sealing brick
- Sub slab vapor mitigation system Certificate of Completion from the MPCA.
- Fully fire sprinkled with new sprinkler heads, all new risers and new smart system, monitored 24/7
- Fiber to DeMark - 3 carriers: USI Fiber, Quantum Fiber, and Comcast
- New building electrical service
- New 240v/120v industrial grade electrical panels
- 480v/240v/208v/120v
- In the heart of the Northeast Minneapolis Arts District

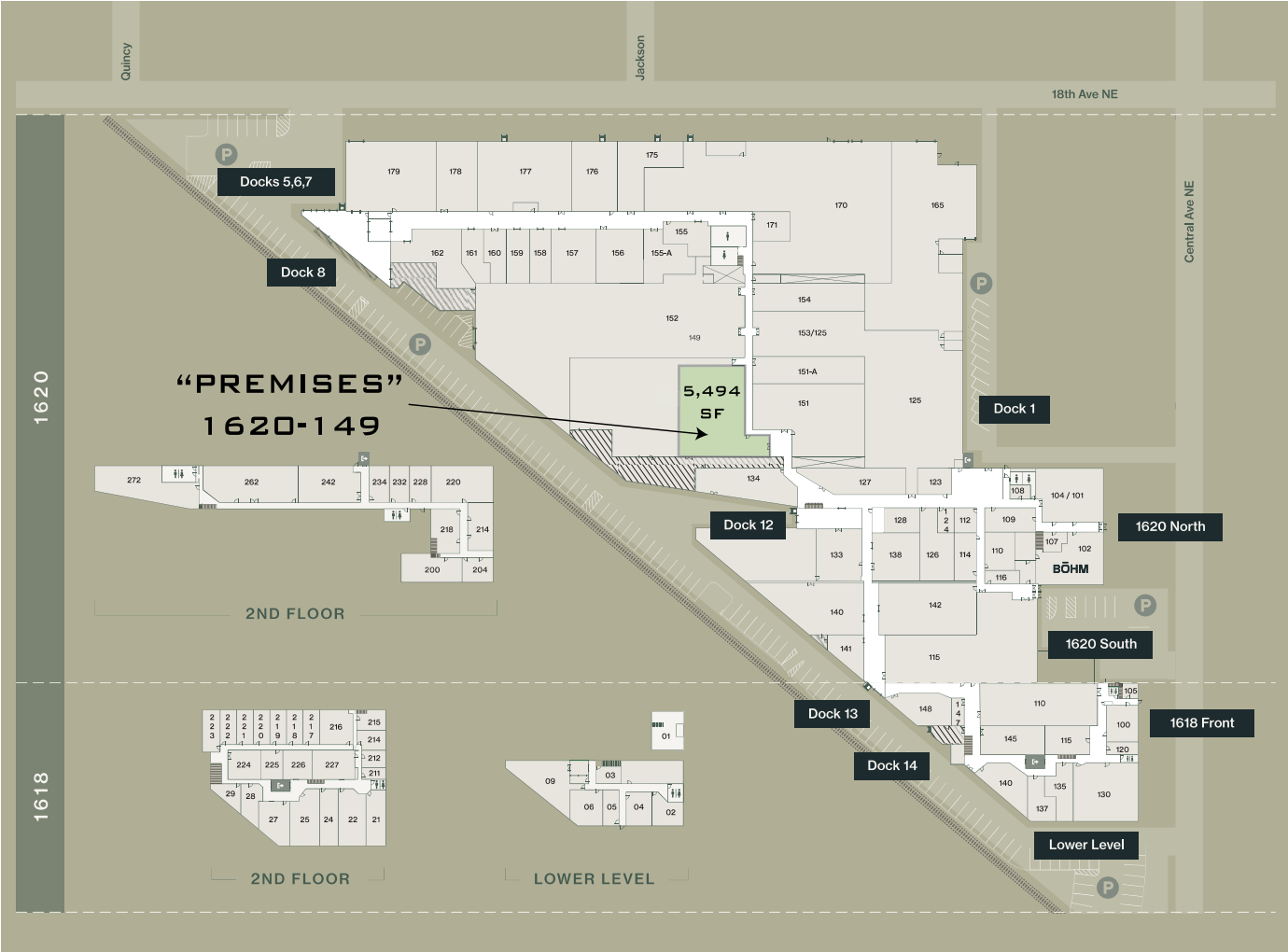
Building Services

- Built 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

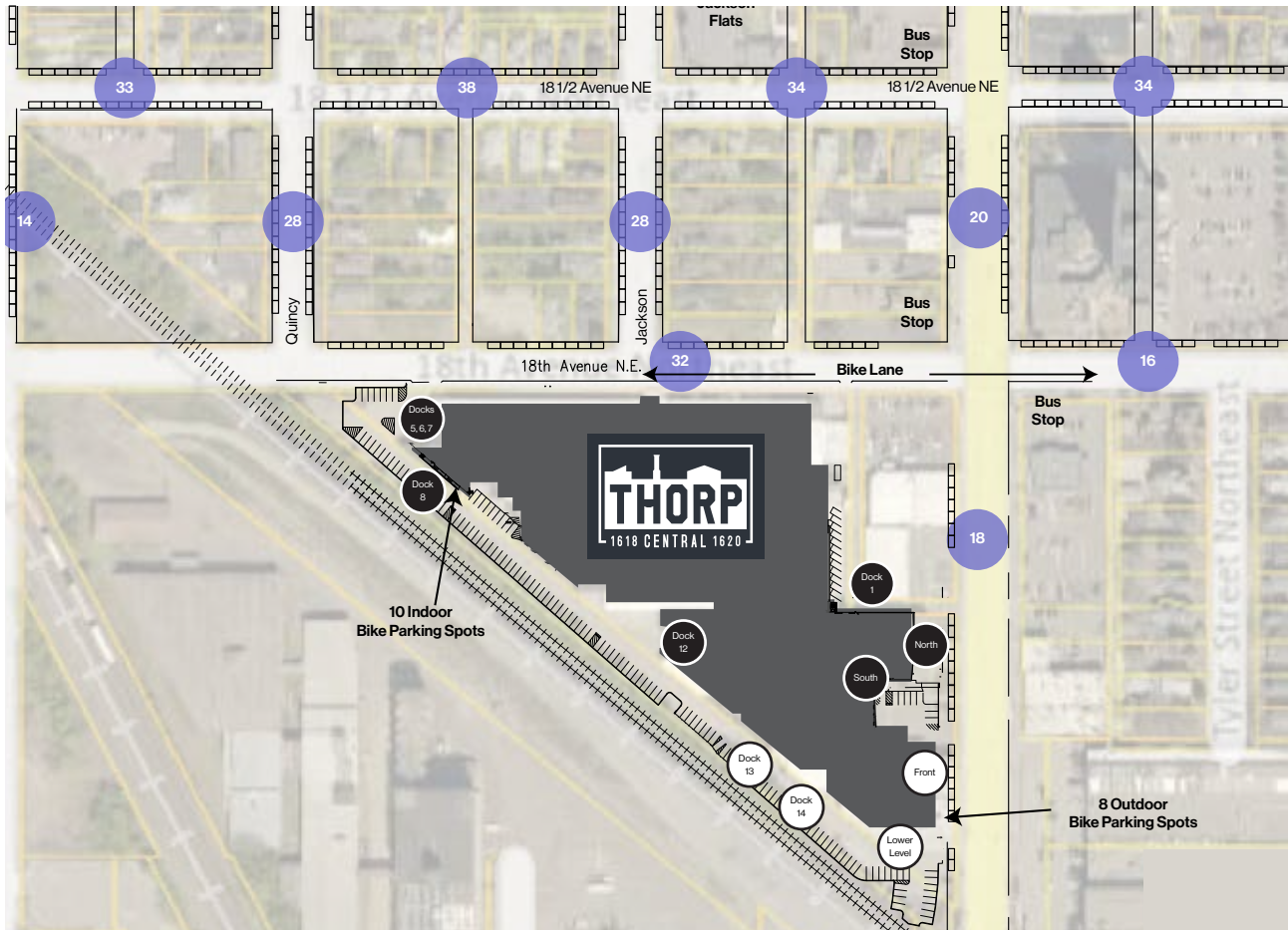
Floor Plan



Space Location in the Building



On-Street/Off-Street Parking



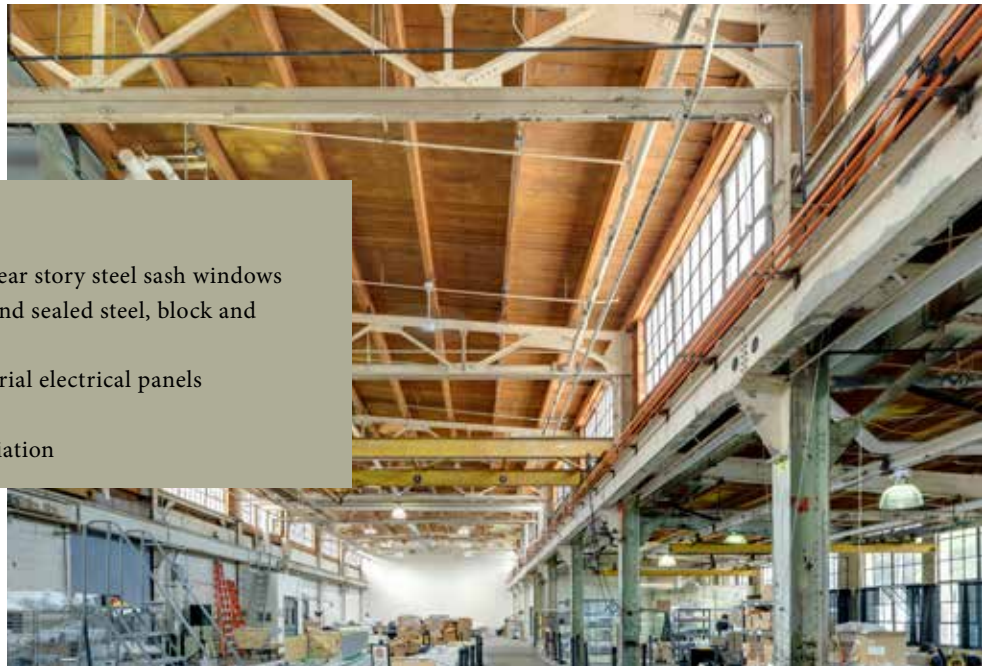
Approximately 335 on-street spots in blue divided by 2 = 167 within 2 blocks
(Divided by 2 to account for other parkers and a range of viable spots).

Renovations at the Thorp Building

Preserving the patina and memory of the past uses



Before



After

- Renovated operable clear story steel sash windows
- Hot water degreased and sealed steel, block and bridge cranes
- New bolt down industrial electrical panels
- New RTU's
- Environmental remediation

Renovations at the Thorp Building

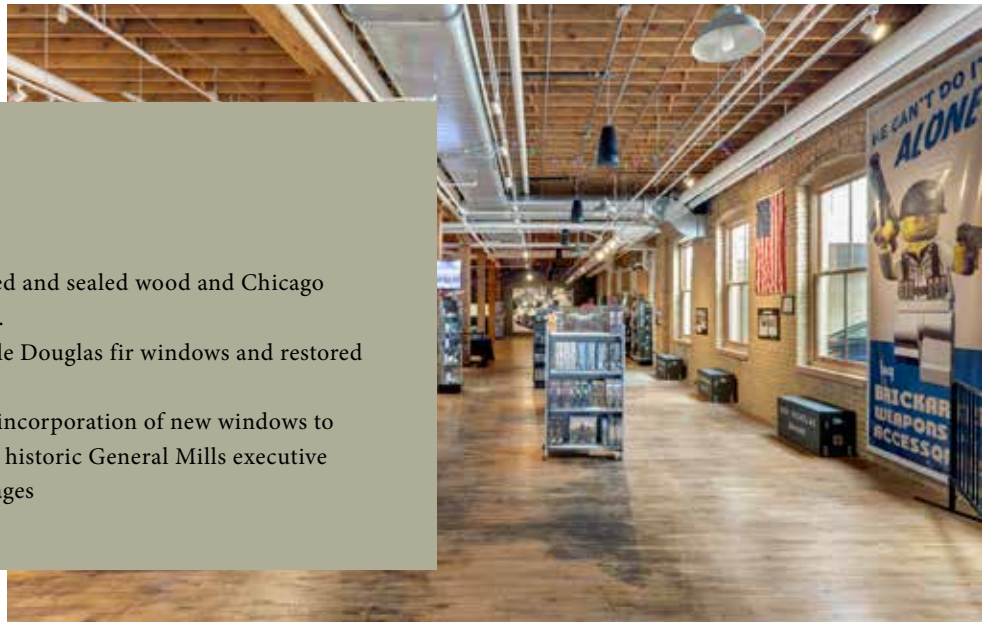


Art Gallery

- Environmental remediation
- Steam pipe and return replacement for efficient and comfortable operation.
- New walls and doors.

Retail

- Media blasted and sealed wood and Chicago yellow brick.
- New operable Douglas fir windows and restored openings
- Thoughtful incorporation of new windows to preserve the historic General Mills executive parking garages



Renovations at the Thorp Building



Facade Restoration and new operable windows

- Demolition of non-historic block structure
- Restoration of brick columns and store front new entrance
- Muntin alignment to integrate with historic metal sash windows



Exterior



Interior

Renovations at the Thorp Building



Restored chimney with lightening protection

New private entrances



Renovations to Suite

Tattersall Cocktail Room and Distillery, Suite 150



Base Building Work

- New roof
- Sandblasted wood and brick
- Restored metal sash operable windows
- Concrete floor crack filling and waxing
- New heavy duty electrical panels



Re-purposing Industrial Equipment

Re-purposed steel tank to a “War Room”



Re-purposed steel tank to a “War Room”

- Carmichael Lynch Minneapolis
- Architecture and Design by MS&R



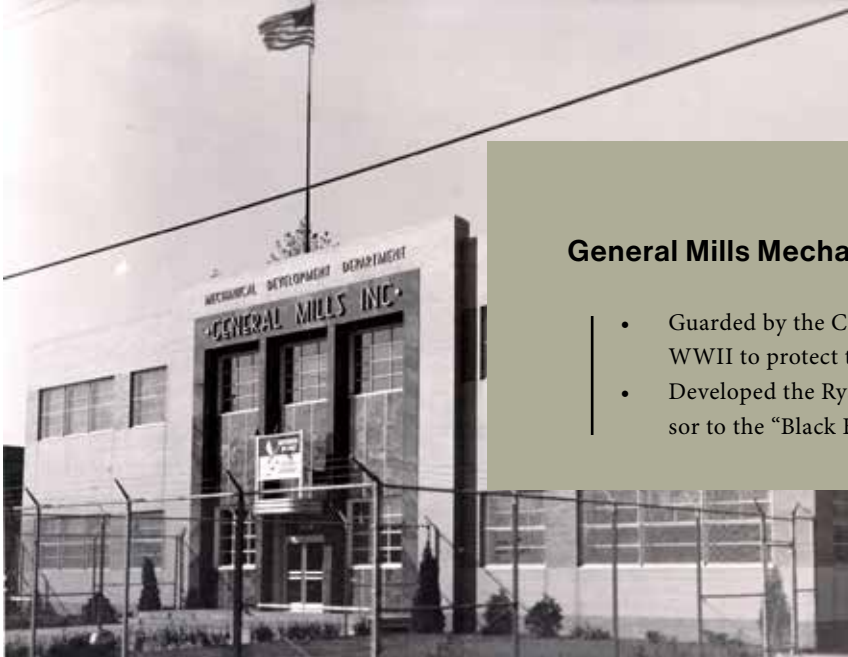
Re-purposing Industrial Equipment



Re-purposed paint oven and a paint booth to conference rooms



Rich History



General Mills Mechanical Division

- Guarded by the CIA, FBI and US Navy during WWII to protect the Norden Bomb Site.
- Developed the Ryan Flight Recorder the precursor to the "Black Box"

Thorp Fire Proof Door

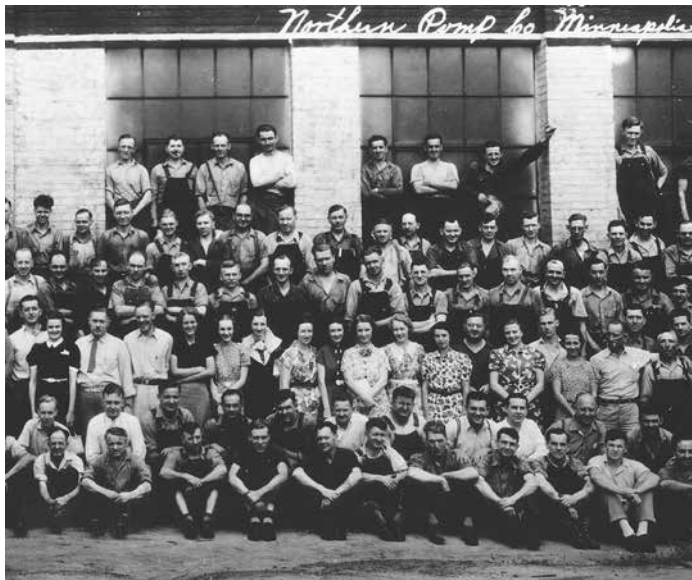


Rich History



Northern Pump Company

- Original builders and user of the north side of the present day Thorp Building footprint making pumps and battle ship guns for the US Navy.



Exterior Photos



Exterior Photos

