

# Creative Space Available

28,220 SF

1618-1620 Central Ave NE  
Minneapolis, MN



# BÖHM

COMMERCIAL REAL ESTATE

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# Space Features

28, 220 Square Feet



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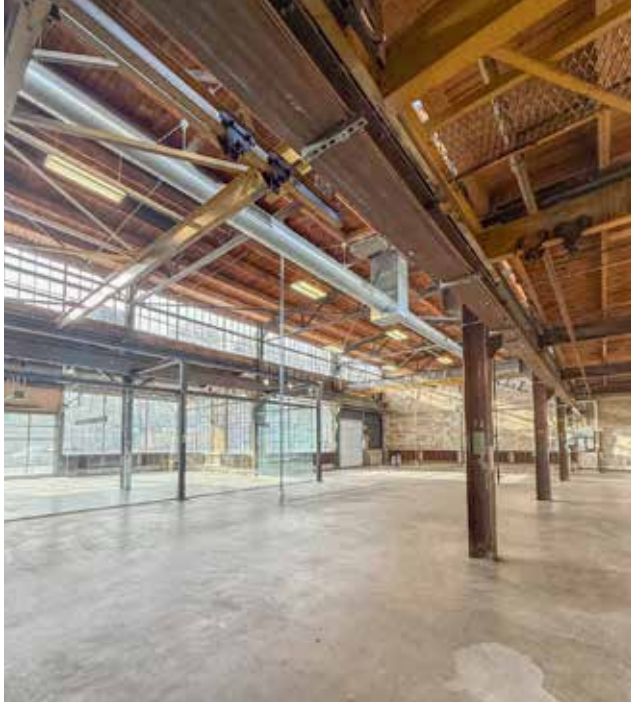
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## Creative, Light Industrial, Office, Art, Flex Space Rates | 28, 220 SF

Annual net/base rate (\$23,518/month) \$10.00 PSF

2026 budgeted tax, CAM and general utilities (\$20,812.25/month) \$8.85 PSF

**Total (\$44.328.92/month) \$18.85 PSF**

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

#### Existing

- Office, production/warehouse and small cocktail room
- Small cocktail room could be re-used as a breakroom and lounge area
- Three private restrooms with access to building common restrooms
- 515 SF of mezzanine space
- Private semi-high dock and exterior dock / patio
- 3 private garage doors/docks
- Dedicated and general parking
- Private direct exterior pedestrian access
- Historic operable manual bridge cranes
- 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
- High efficiency RTU Heat/AC with separate electric meters in office and cocktail room

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

- Selective demo
- Install 3 new RTU's Heat/AC/Fresh Air & connect to existing ducting
- Replace existing patio/dock and ADA ramp
- Check and repair steam heating system return line slopes, traps and valves
- 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 is available to be amortized over the term



## Building Features

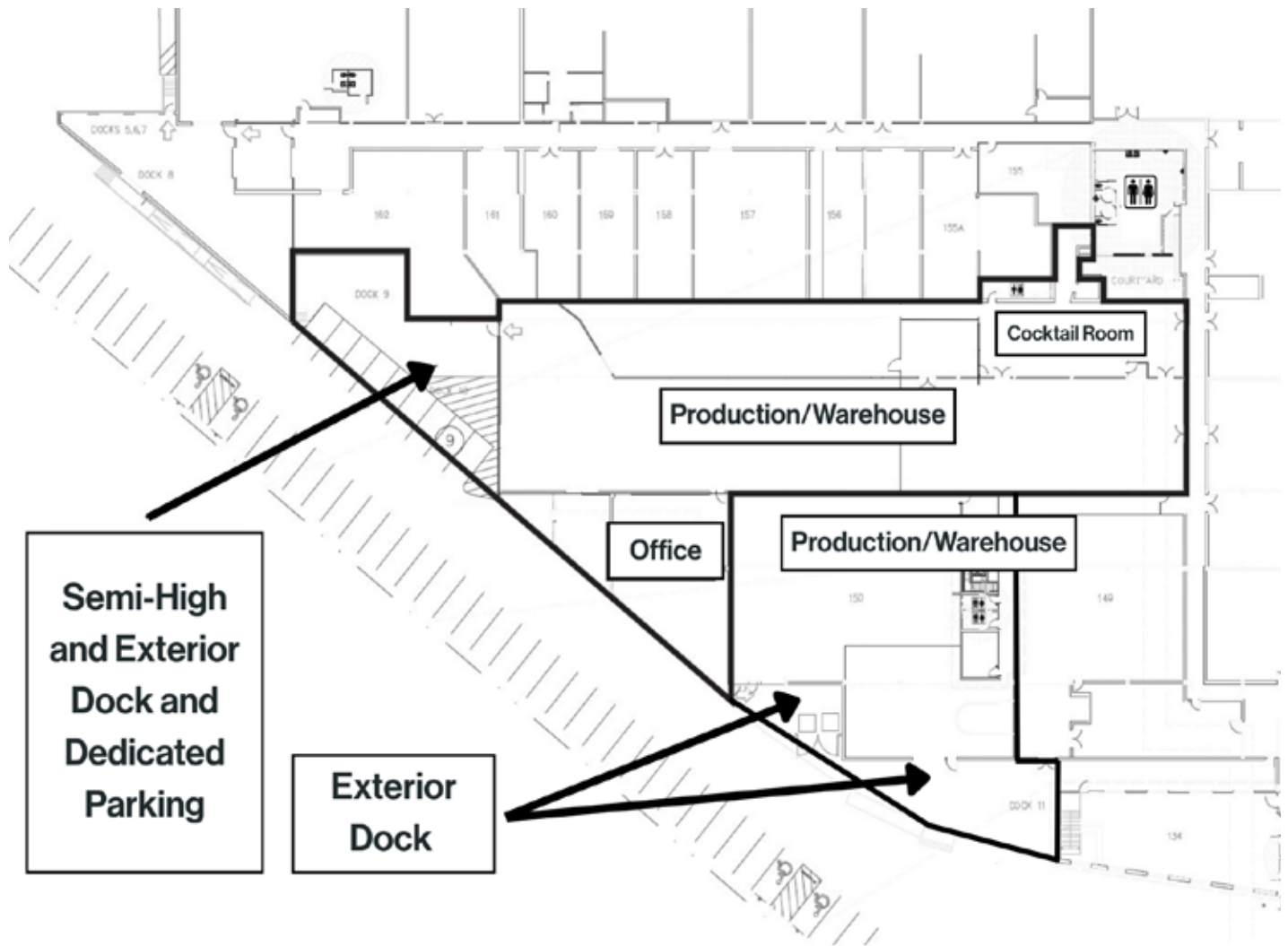
This architecturally and historically significant property was originally home to General Mills Mechanical Division. During WWII the Norden Bomb Site production in the military industrial facility was guarded by the OSS (the precursor to the CIA), the FBI and the Navy. It is the birthplace of Art-A-Whirl 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 and trusses as well as brick and timber. The buildings were connected and constructed between 1902 and the early 1940's.

- Diamonds Coffee & Sandwich Shoppe
- 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
- A Certificate of Completion from the MPCA for a sub slab vapor mitigation system.
- Fully fire sprinkled with new sprinklers heads, all new risers and new smart system, monitored 24/7
- Fiber to DeMark - 2 carriers : Century-link/Quantum Fiber and Comcast
- New building electrical service
- New 240v/120v industrial grade electrical panels
- 480v/240v/208v
- 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

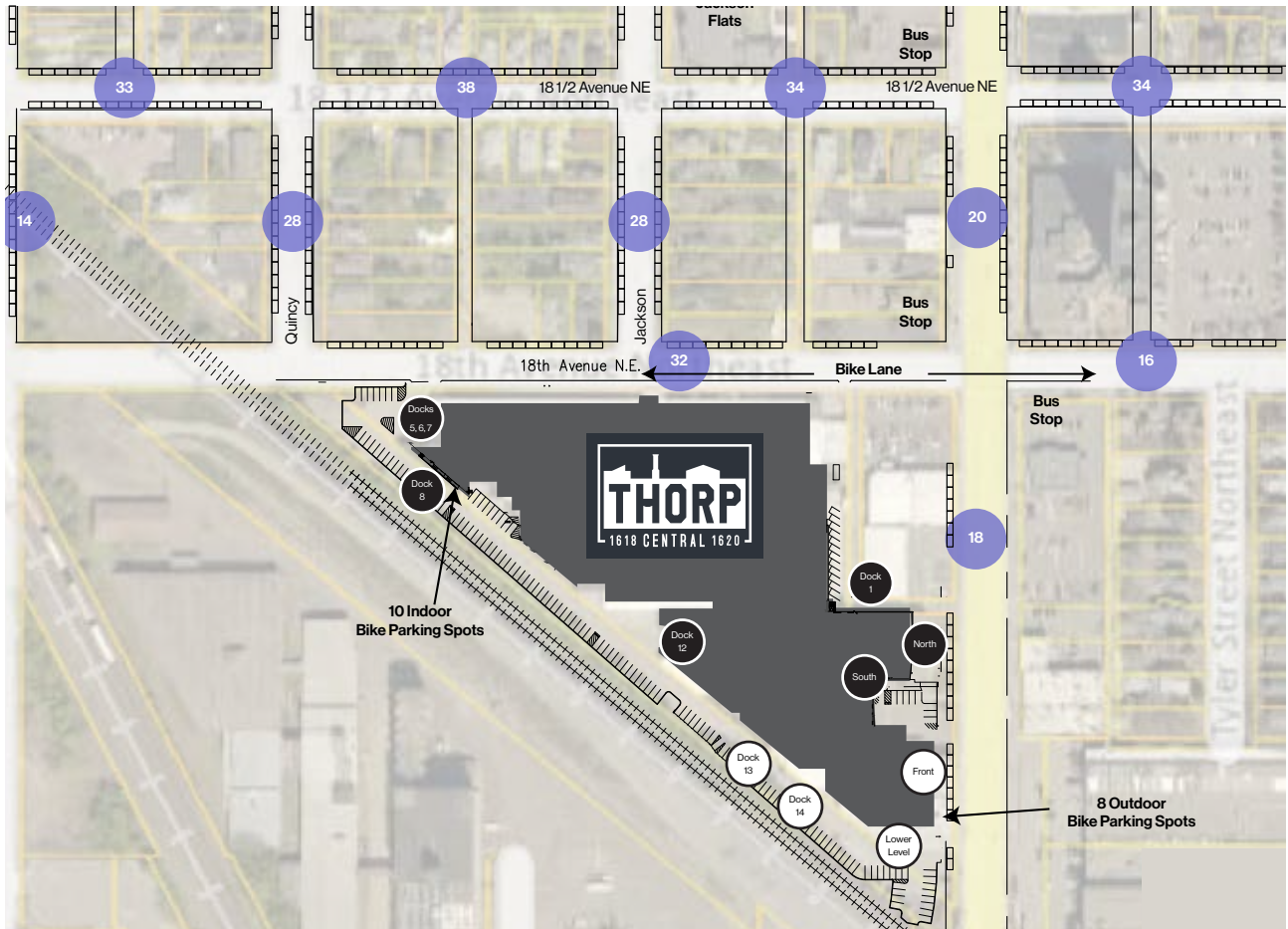
# Floor Plan



# Space Location in the Building



# On-Street/Off-Street Parking



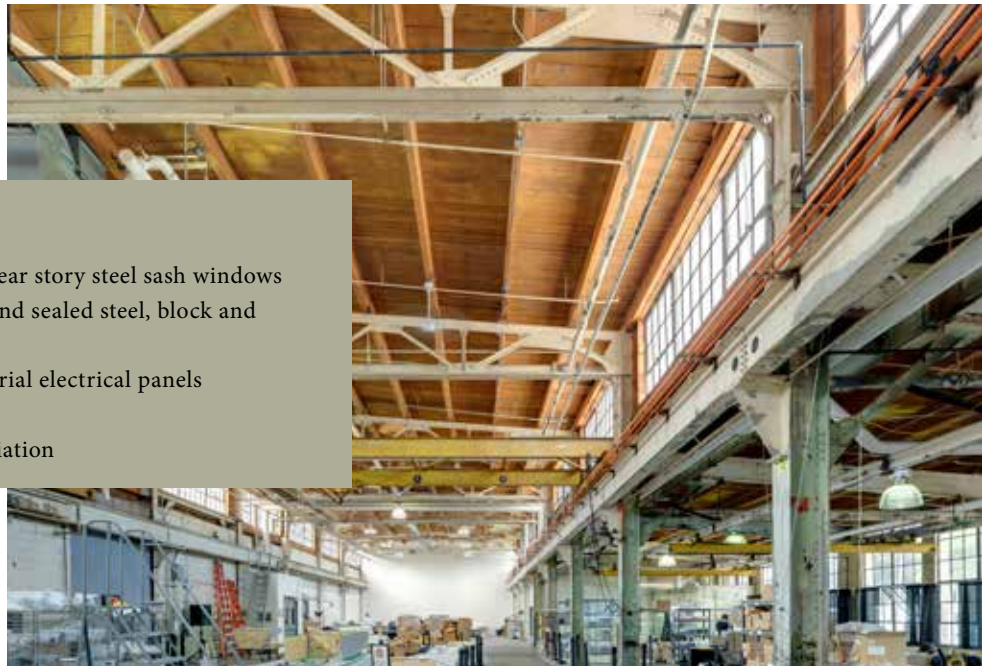
Approximately 335 on-street spots in blue divided by 2 = 167 within 2 blocks  
(Divided by 2 to account for other parkers and a range of viable spots).

# 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

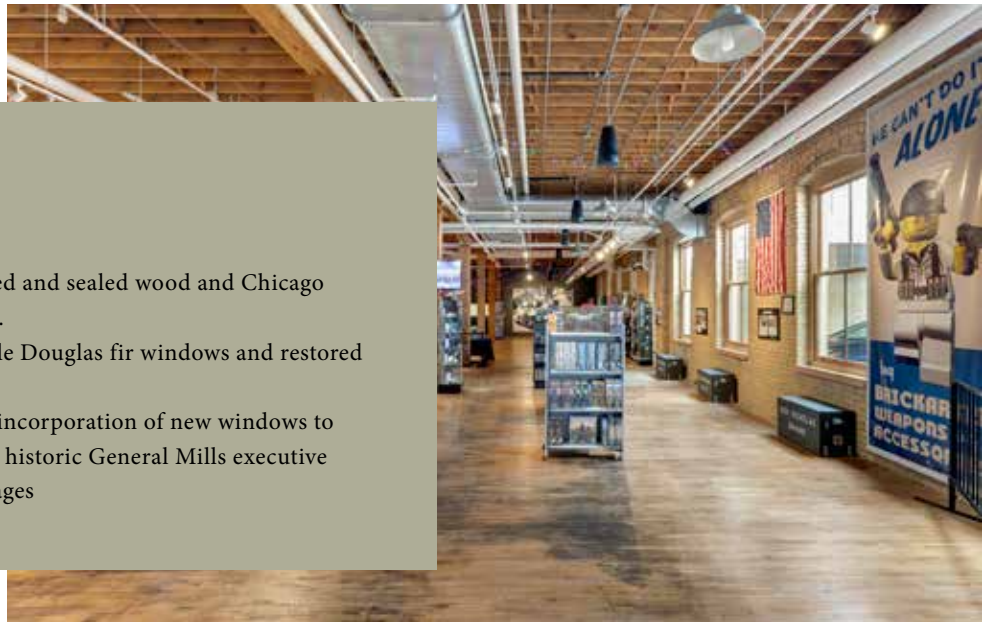


## Art Gallery

- 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 lightning protection**

**New private entrances**



# Renovations to Suite

Tattersall Cocktail Room and Distillery



## 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

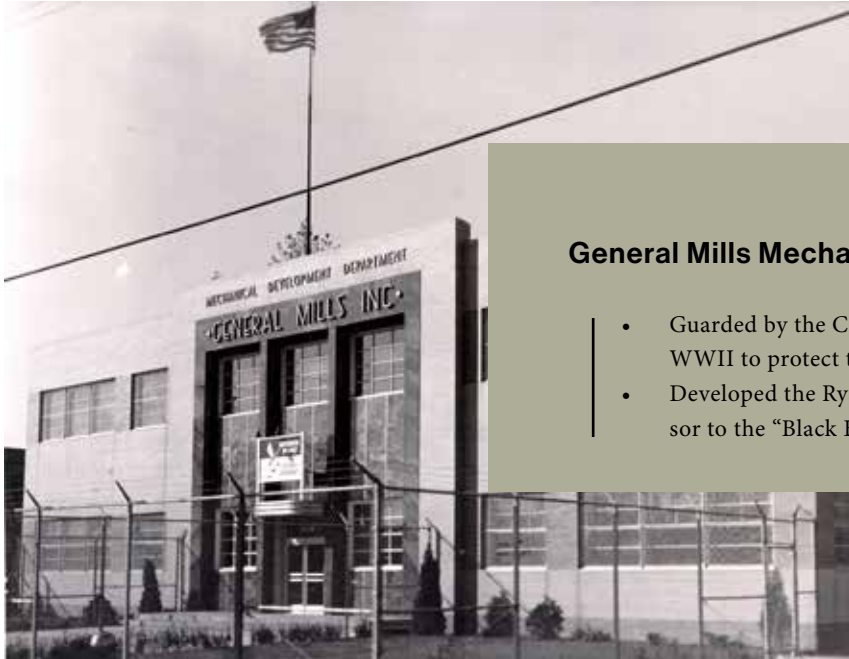


# Re-purposing Industrial Equipment



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





## 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

