



Minneapolis History in Plain Sight: Flyte Tyme Studios

CONFIDENTIAL – PRE-OFFERING - ICONIC & HISTORIC FLYTE TYME STUDIOS - “MINNEAPOLIS SOUND”



NEGOTIABLE \$\$ TO QUALIFIED STRATEGIC BUYER

ORIGINAL FLYTE TYME STUDIOS BUILDING/PROPERTY

4330 NICOLLET AVENUE - MINNEAPOLIS

Presented by Palm Commercial Brokerage – Michael N Palm, Sr
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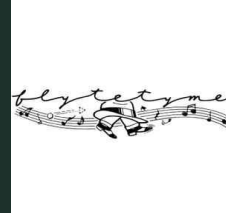
FLYTE TYME STUDIO HISTORY

A lot of people might be surprised to learn the many albums by the likes of New Edition, Robert Palmer, Patti Austin, Human League, Herb Albert, Alexander O'Neal and Janet Jackson

- Flyte Tyme Studios, located at 4330 Nicollet Avenue in South Minneapolis, was the original, historic recording home of legendary producers Jimmy Jam and Terry Lewis from 1982-1988. This facility was crucial to the Minneapolis Sound, where albums like Janet Jackson's "Control" and "Rhythm Nation 1814" were recorded.

Key Details of 4330 Nicollet Avenue:

- Significance: It served as the launchpad for Flyte Tyme Productions, established in 1972 by a group that once included Prince.
- Production Hub: Jam and Lewis recorded numerous hit records there, including Human League's "Human," before moving to a larger Edina location in 1988.
- Legacy: The studio was known for shaping R&B in the 80s and 90s, often cited alongside Paisley Park as a pillar of Minnesota music history.



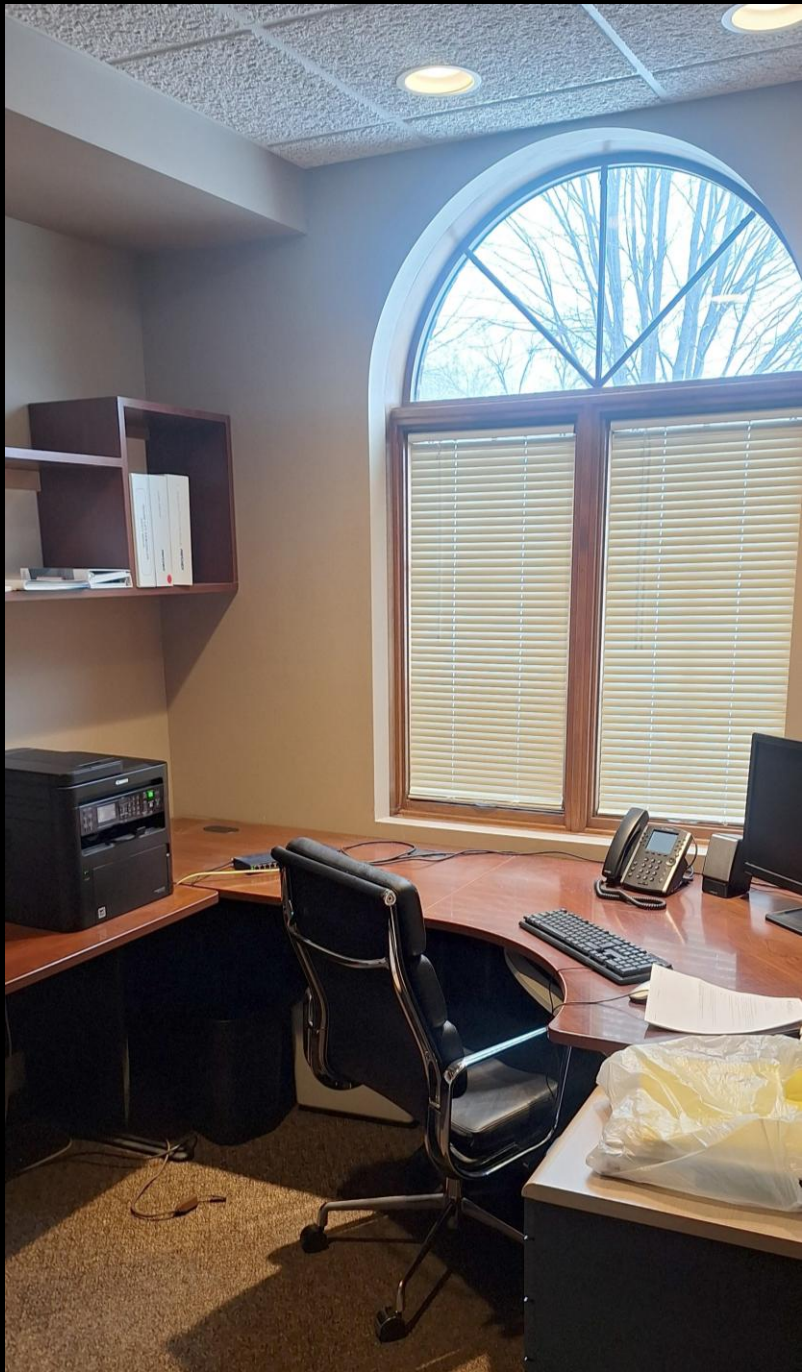


The Flyte Tyme Studios location at 4330 Nicollet Ave S in Minneapolis (active from 1984–1988) was significant as the initial birthplace of the "Minneapolis Sound" hits produced by Jimmy Jam and Terry Lewis outside of the Prince camp. This location served as the incubation space for the duo's signature production style, leading directly to the creation of Janet Jackson's seminal album *Control*.

Significance of the iconic Nicollet Avenue Location:

- **Birth of Iconic Albums:** Janet Jackson's breakthrough album *Control* (1986) was recorded here. Additionally, the production for her follow-up masterpiece, *Rhythm Nation 1814* (1989), began at this location before its final mixing in the later Edina facility.
- **Defining the Minneapolis Sound:** This studio was where Jam and Lewis forged their own identity after being fired by Prince from *The Time*. They produced major R&B hits for themselves and artists like Human League ("*Human*") and The SOS Band.
- **Independence from Prince:** Unlike Paisley Park, the Nicollet studio was a "home base" where the duo could break away from Prince's influence, allowing them to craft a sound that eventually revolutionized R&B and pop music in the 80s and 90s.
- **The "Factory" Roots:** Though smaller than their later Edina location, the Nicollet studio set the foundation for the "Flyte Tyme" factory approach—intimate, highly creative environments where artists could focus without the pressures of the coast.







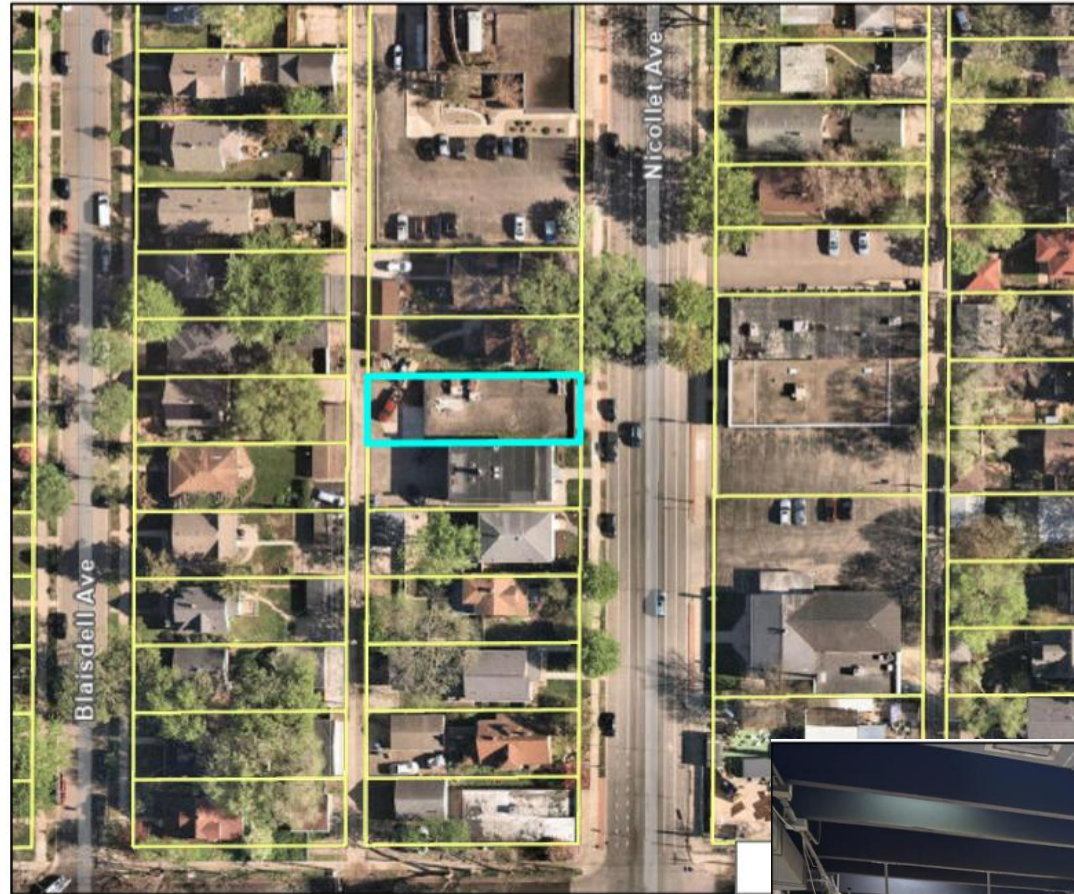
Features:

- .12 acres
- 5,078 sq ft land
- 3,600 sq ft bldg.
- Drive-in garage
- Warehouse
- Rear drive in door
- 3-4 Offices
- Front reception
- Conference Room
- Recording Studio
- Kitchen
- Storage
- Rear parking
- New front fascade



Hennepin County Property Map

Date: 4/18/2026



PARCEL ID: 1002824310205

OWNER NAME: Nicollet Llc

PARCEL ADDRESS: 4330 Nicollet Ave, Minneapolis MN 55409

PARCEL AREA: 0.12 acres, 5,078 sq ft

A-T-B: Abstract

SALE PRICE: \$188,000

