CREATIVE SPACE AVAILABLE
2,561 SF
1618-1620 CENTRAL AVE NE
MINNEAPOLIS, MN

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Bohm CRE, LLC
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1,968 SF
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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)
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CREATIVE, LIGHT INDUSTRIAL, OFFICE, ART, FLEX SPACE

RATES

2,561 SF
ANNUAL NET/BASE RATE ($1,173.79/MONTH) $5.50 PSF
2020 BUDGETED TAX, CAM AND GENERAL UTILITIES ($1,291.17/MONTH) $6.05 PSF
TOTAL ($2,464.96/MONTH) $11.55 PSF
+TRASH/RECYCLING ($40/MONTH)

SPACE: ARCHITECTURAL & RENOVATED FEATURES INCLUDED IN THE NET/BASE RATE

1ST FLOOR LOCATION
PLUMBING READY FOR KITCHENETTE
ACCESS TO FREIGHT ELEVATOR
LARGE SOUTH FACING WINDOWS
ACCESS TO COMMON DOCKS
LARGE SLIDING DOOR
LARGE SKYLIGHT

BUILDING FEATURES

DIAMONDS COFFEE/SANDWICH SHOP
TATTERSALL COCKTAIL & DISTILLERY ROOM
BODIES BY BURGOON - TORQUE CYCLING, YOGA & FITNESS STUDIO
NORTHEAST KETTLEBELLS - HARD-STYLE KETTLEBELL TRAINING GYM
MN CLIMBING CO-OP - BOULDERING & CLIMBING WALLS
NORTH EAST TOOL LIBRARY
FULLY FIRE SPRINKLED WITH NEW SPRINKLER HEADS, ALL NEW RISERS AND NEW SMART SYSTEM, MONITORED 24/7
FIBER TO DEMARK - 2 CARRIERS: CENTURYLINK AND COMCAST
250,000 SQUARE FOOT BUILDING
HEAVY FLOOR LOADS
NEW 240/120V INDUSTRIAL GRADE ELECTRICAL PANELS
480V/120/208v

BUILDING SERVICES

BUILD 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
RENOVATED TO SUIT

PRESERVING
THE PATINA &
MAINTAINING THE
MEMORY OF THE PAST
USE

HOT WATER DE-GREASING
BLASTED STEEL STRUCTURE,
BLOCK AND BRIDGE CRANES
SEALED WITH A CLEAR MATT
SEALER
TO PRESERVE AND MAKE
CLEAN AND FUNCTIONAL

SAND BLASTED
WOOD
TONGUE AND GROOVE
CEILINGS AND BRICK

NEW ELECTRICAL PANELS

NEW ROOF TOP HVAC
CONCENTRIC DROPS
AND CIRCULATING FANS

NEW ROLL UP DOOR AND
PEDESTRIAN DOOR ENTRANCE
WITH CURB CUT

AFTER

DURING
RENOVATIONS AT THE THORP BUILDING

RENOVATED TO SUIT

TATTERSALL COCKTAIL ROOM
AND DISTILLERY

RENOVATED TO SUIT

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
RENOVATIONS AT THE THORP BUILDING

RENOVATED TO SUIT

OPERABLE METAL SASH WINDOWS

SANDBLASTED WOOD & BRICK

REPURPOSED HUTCH TO A CONFERENCE ROOM SKYLIGHT

REPURPOSED PAINT BOOTH TO A CONFERENCE ROOM

SPIRAL DUCTING

CONCRETE FLOOR GROUND FOR CARPET SQUARES

RENOVATED TO SUIT

RENOVATED OPERABLE METAL SASH WINDOWS

DRY ICE BLASTED WOOD & BRICK

FLOOR WAXED

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RENOVATIONS AT THE THORP BUILDING

RENOVATED TO SUIT

REPURPOSED PAINT BOOTH TO A CONFERENCE ROOM

MODIFIED CEILING HUTCH TO SUPPORT AND ACCEPT NEW THERMAL PANE WINDOWS

ROOF DECK REPLACEMENT

STRUCTURAL ROOF BEAM REPLACEMENT UTILIZING RECLAIMED LUMBER

WOOD AND BRICK SAND BLASTING

NEW ROOF TOP AIR CONDITIONING WITH SPIRAL DUCTING

THORP BUILDING MINNEAPOLIS

CONSTRUCTION AND CONSTRUCTION COORDINATION BY BOHM CRE, LLC

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RE-PURPOSING INDUSTRIAL EQUIPMENT

RE-PURPOSED STEEL TANK TO A "WAR ROOM"

CAR MICHAEL LYNCH
MINNEAPOLIS

ARCHITECTURE AND DESIGN
By MS&R

PHOTO
By LAURA SCHWIMMER
RICH HISTORY

GENERAL MILLS

WWII MILITARY INDUSTRIAL FACTORY

MOST FAMOUS PRODUCTS: NORDEN BOMBSIGHT

AND

THE RYAN FLIGHT RECORDER PRECURSOR TO THE "BLACK BOX"

NORTHERN PUMP AND THORP DOORS

PRIOR TO GENERAL MILLS
CENTRAL AVENUE ENTRANCES:
NORTH, SOUTH AND 1618

CENTRAL AVENUE
1618 AND REAR DRIVE AND PARKING ENTRANCE

EXTERIOR - SITE IMPROVEMENT PROJECT
COMPLETED SPRING 2018
REAR DRIVE AND PARKING AND
1618 LOWER LEVEL ENTRANCE

1618 - DOCK 14 ENTRANCE
EXTERIOR - SITE IMPROVEMENT PROJECT
COMPLETED SPRING 2018

1618 - DOCK 13
ENTRANCE

1620 - DOCKS 11 AND 12 ENTRANCES
EXTERIOR - SITE IMPROVEMENT PROJECT
COMPLETED SPRING 2018

1620 - DOCK 5, 6, 7, 8 ENTRANCES

18TH AVENUE NE & FUTURE BIKE LANE