CREATIVE SPACE AVAILABLE
2,103 SF
1618-1620 CENTRAL AVE NE
MINNEAPOLIS, MN

For information contact
Jon Sander, MBA, CCIM, CPM
612-788-9770
jon.sander@bohmcre.com

Bohm CRE, LLC
1620 Central Avenue NE, Suite 102
Minneapolis, MN 55413
www.bohmcre.com
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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

2,103 SF
ANNUAL NET/BASE RATE ($963.88/MONTH) $5.50 PSF
2020 BUDGETED TAX, CAM AND GENERAL UTILITIES ($1,060.26/MONTH) 6.05 PSF
TOTAL ($2,024.14/MONTH) $11.55 PSF

+TRASH/RECYCLING ($40/MONTH)

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

1ST FLOOR LOCATION
LARGE SLIDING DOORS
HIGH CEILINGS
CONCRETE FLOORS
SKYLIGHTS IN SPACE
ACCESS TO MAJOR DOCKAGE

BUILDING FEATURES

DIAMONDS COFFEE/SANDWICH SHOP
TATTERSALL COCKTAIL ROOM, CLOVER CLUB & DISTILLERY
BODIES BY BURGOON - TORQUE CYCLING, YOGA & FITNESS STUDIO
MN CLIMBING CO-OP - BOULDERING & CLIMBING WALLS
NORTHEAST 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 BUILDING ELECTRICAL SERVICE
NEW 240v/120v INDUSTRIAL GRADE ELECTRICAL PANELS
480v/240v/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
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
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
RE-PURPOSING INDUSTRIAL EQUIPMENT

REPURPOSED STEEL TANK TO A “WAR ROOM”

CARMICHAEL 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

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EXTERIOR - SITE IMPROVEMENT PROJECT
COMPLETED SPRING 2018

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