



REIMAGINE THE WORKPLACE

LOFT OFFICE & RETAIL
2,400-34,000 SF AVAILABLE

**EAST BANK/
NICOLLET ISLAND**
501 1ST AVE NE, MINNEAPOLIS



BURLAP
Lofts



N O W O P E N + A V A I L A B L E F O R L E A S E

BURLAP LOFTS

is a brand new 50,000-square-foot boutique office and retail redevelopment **NOW OPEN** in the booming East Bank/Nicollet Island neighborhood of Northeast Minneapolis.

Originally constructed in 1910, this two-building/ three- and four-story complex has undergone a top-to-bottom redesign and renovation to offer creative lux-loft office spaces, retail shops, and a gorgeous mix of tenant amenities both inside and out.

High design meets historic charm in these century-old brick-and-timber structures, and few locations in the country offer an equally dynamic mix of surrounding dining, shopping, entertainment, and outdoor enjoyment.



RENTAL RATES



AVAILABLE:

2,400 - 34,000 SQUARE FEET
In a variety of configurations
Spec Suites Available

OFFICE RENTAL RATES:

\$24.00-26.00 PSF NNN

RETAIL RENTAL RATES:

\$22.00-23.00 PSF GROSS + UTILITIES
(Finished Lower Level)

\$30.00 PSF NNN DEPENDING ON BUILD-OUT
(Ground Level + Patio)

**Tenant improvement allowance offered /
Negotiable based on lease terms*

**Tenant brokers welcome*

EXPENSES:

\$8.50 PSF (2025)

CLASS A AMENITY PACKAGE



- Luxurious tenant lounge with big-screen televisions/gaming, table-tennis, and an abundance of comfy seating
- Fully equipped kitchen including vent hood, ice maker, dishwasher, range, microwave, and 10-foot waterfall quartz island
- ROOM private call booths
- Break-out communal meeting spaces
- Grand entrance with courtyard terrace & outdoor seating
- Rooftop garden terrace
- Curated art and furnishings sourced locally and from around the world
- On-demand coffee/pastries delivery from Harmony Coffee (located in the building)
- "On Bike Share" app-based community bicycle service
- Bevi professional carbonated beverage service
- Exterior signage and branding opportunities available

SPACE FEATURES

- Stunning suites on every floor featuring exposed brick and timber throughout, tall ceilings, concrete floors, downtown views, incredible natural light from every side, en-suite restrooms
- Variety of tenant signage options available
- Top-to-bottom renovation includes sandblasted brick & timber, all new floors with sound insulation and polished concrete finish, all new windows, new 9'9" passenger and freight elevator servicing basement through 4th floors, separately metered gas/electrical/water, new plumbing/electrical/HVAC, new mass timber addition to connect the 501/503 building with the 505 building, fully sprinklered, new roofs, extensive repairs to masonry/tuckpointing/parapets/lintels





LIVE, WORK & PLAY

IN NORTHEAST
MINNEAPOLIS

Burlap Lofts is exceptionally situated in the East Bank/ Nicollet Island neighborhood, nestled among the city's best offerings for dining, nightlife, and boutique retail. Just a short trip over the Hennepin Avenue bridge from the North Loop/CBD, this vibrant submarket has witnessed some of the most dramatic development of new residential and commercial buildings anywhere in the region over the past 5 years, and for good reason.

1. Easy access to Interstates 35W/394/94 & public transportation
2. 5 minute walk to the Mississippi River trails and parks.
3. Over 40 restaurants/cafes/bars within a 5-minute walk.
4. Just south of the heart of NE Minneapolis Arts District

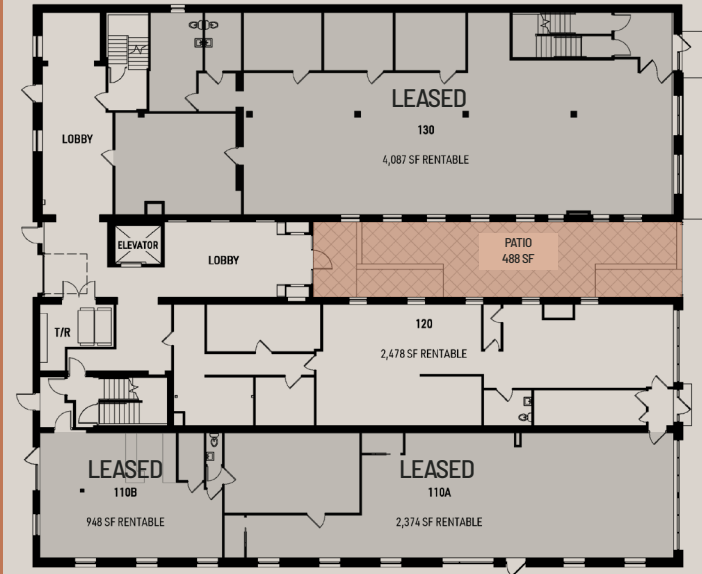
FLOOR PLANS

BURLAP
Lofts

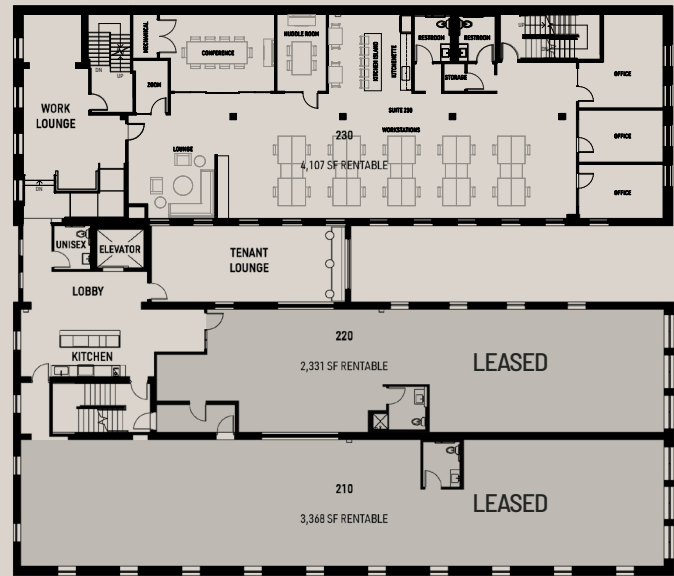
BASEMENT



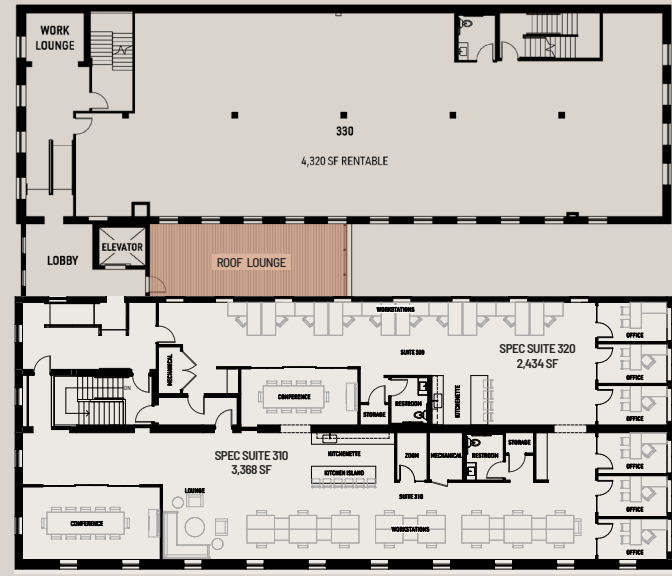
LEVEL 1



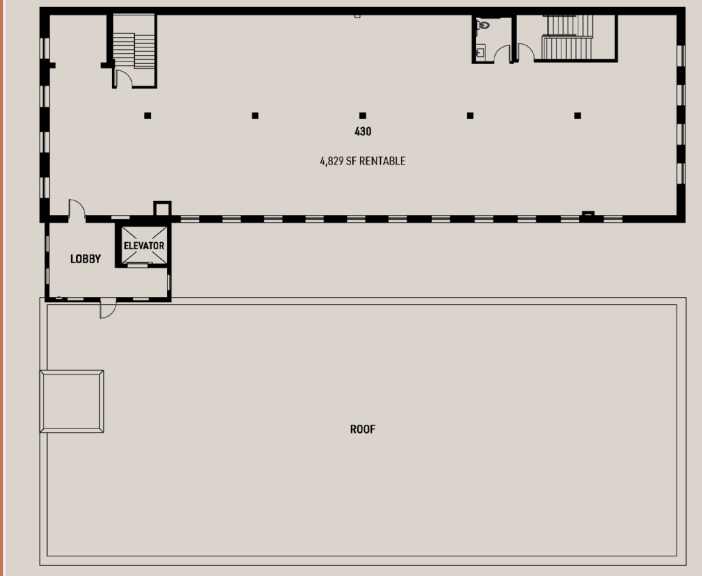
LEVEL 2



LEVEL 3



LEVEL 4



Spec suite underway

Spec suites underway

Penthouse Suite with a grand entrance directly off the elevator

BURLAP LOFTS | LOFT OFFICE & RETAIL





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BURLAP *Lofts*

WWW.BURLAPLOFTS.COM

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