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SPACE FOR LEASE 1,000 SF

Light Industrial • Warehouse • Office • Creative



For more information, contact:

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THORP BUILDING & CENTRAL BUSINESS CENTER

1618-1620 Central Avenue NE
Minneapolis, Minnesota

Just minutes north of Downtown



PROPERTY OVERVIEW

SPACE FEATURES

Size Availabilities	1,000 SF
Type	Light Industrial, Warehouse, Gallery or Creative Space
Rates	\$5.00 per SF annual Net Rate (\$416.67 / month) \$2.79 per SF annual 2012 Budgeted CAM & Tax (\$232.50 / month) \$1.31 per SF annual 2012 Budgeted Utilities (\$109.17 / month) \$9.10 per SF annual 2012 Budgeted Total (\$758.34 / month)

+ Trash

Additional Features

Located on 1st floor of the Central Business Center
Concrete floors
Convenient access
Previously woodworking shop
Double doors
Great Lighting

Total Building Size

250,000 Square Feet

Address

1618-1620 Central Ave NE
Minneapolis, MN 55413

Location

Three blocks north of Broadway and Central Avenue
Six blocks from I-35 and the Johnson Street Exit
Ten Blocks from Hennepin Avenue Mississippi bridge

Parking

Approximately one per thousand Square Feet

Zoning

I-1

Visibility

20,000 Vehicles a Day

Access

Central Avenue and 18th Avenue

Other Features

Fully sprinkled
Coffee/sandwich shop
Professional security patrol service
Professional On-site management and maintenance
Space development services
Other Spaces Available

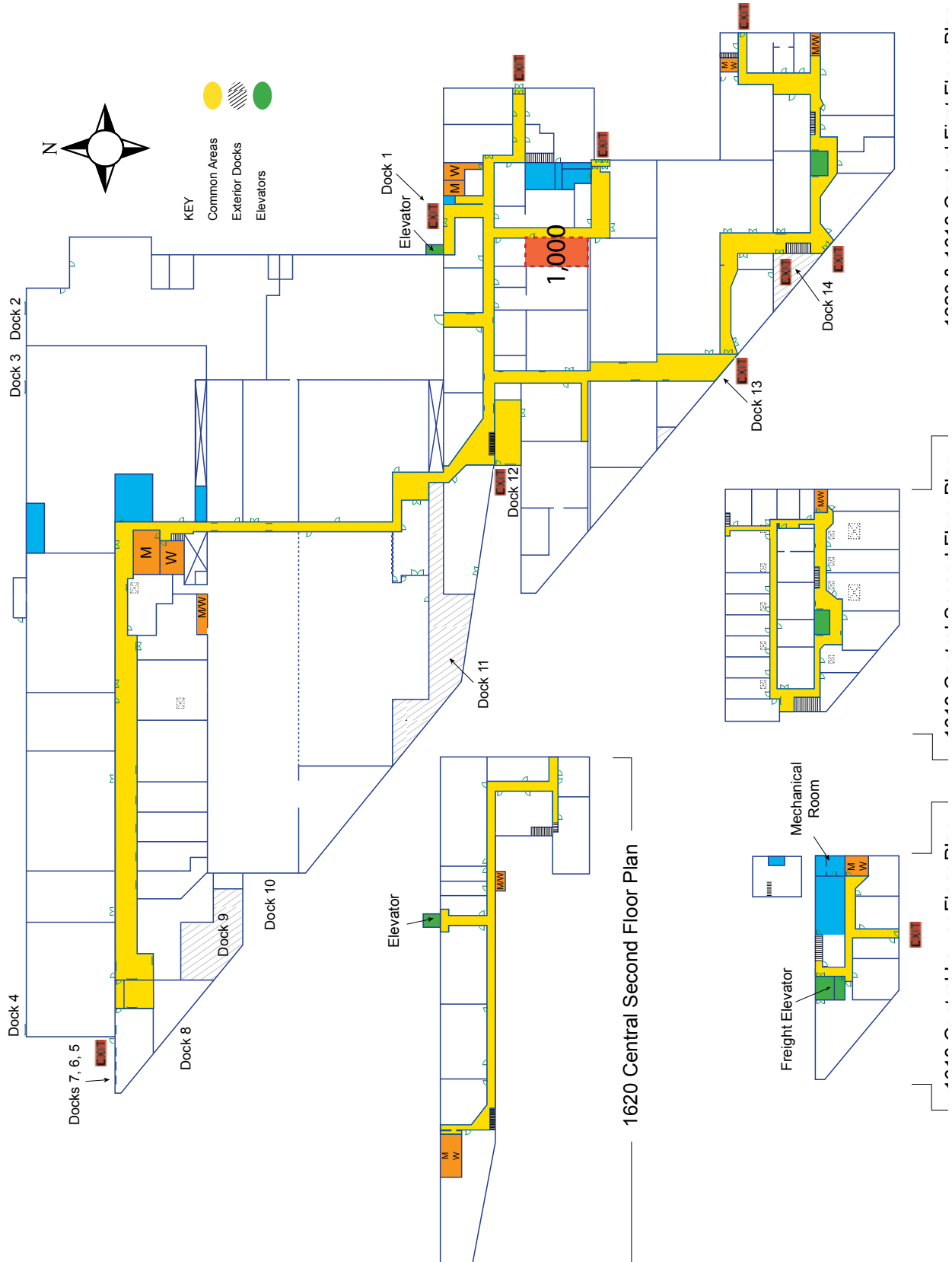
INTERIOR PHOTOGRAPHS



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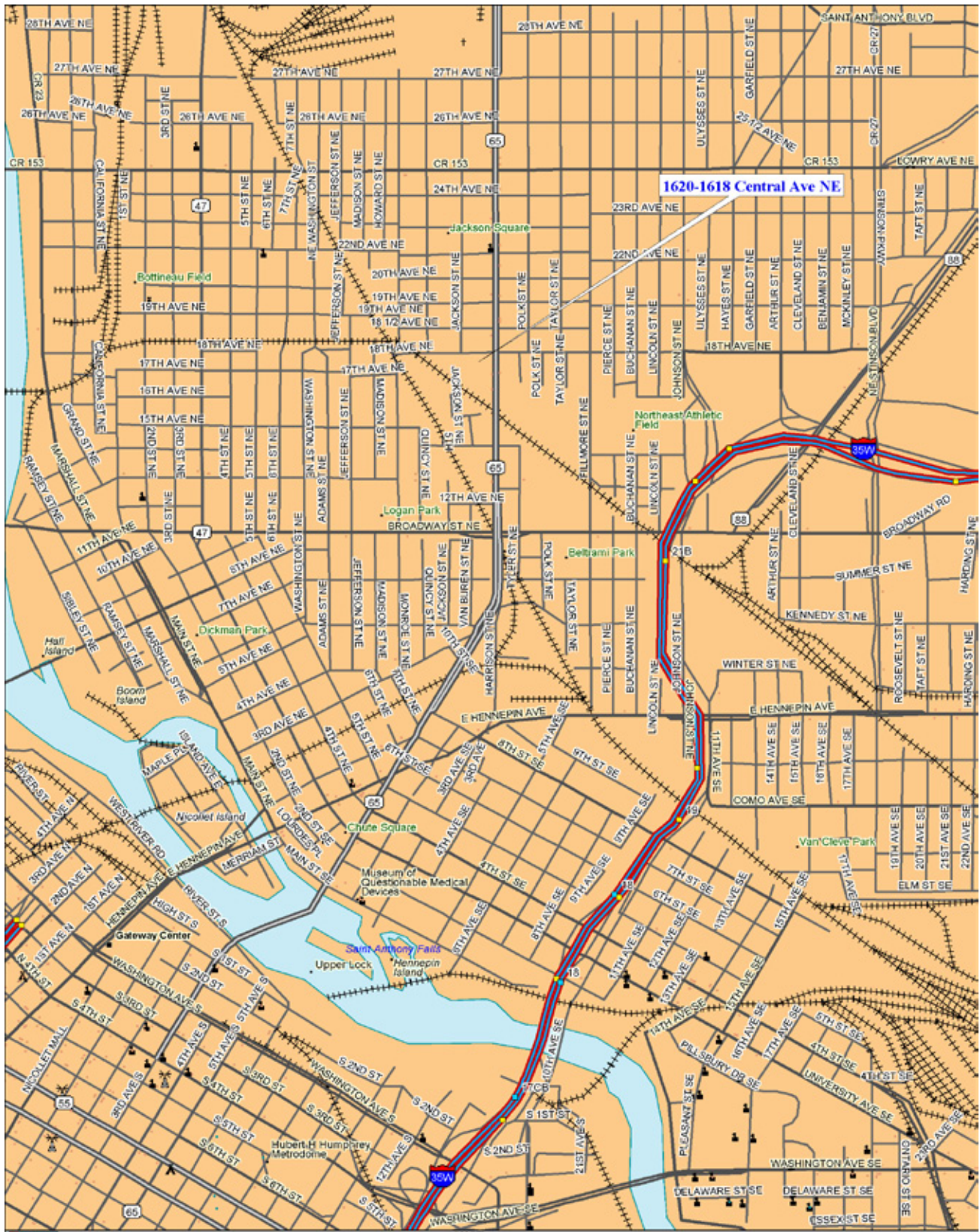
FLOOR PLAN

AVAILABLE SPACE



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AREA MAP



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