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# SPACE FOR LEASE

## 441 SF

Creative • Light Industrial • Office • Warehouse



For more information, contact:

*Jon Sander, MBA, CCIM, CPM*

612-788-9770

*Krista Armbrust*

612-788-1600

*Bohm CRE, LLC*

1620 Central Avenue NE, Suite 102

Minneapolis, Minnesota 55413

Tel | 612 788 1600

Fax | 612 788 1611

[info@bohmcree.com](mailto:info@bohmcree.com)



### THORP BUILDING & CENTRAL BUSINESS CENTER

Located minutes north of Downtown

1618-1620 Central Avenue NE  
Minneapolis, Minnesota



# PROPERTY OVERVIEW

## SPACE FEATURES

<b>Size</b>	441 SF
<b>Rates</b>	\$8.00 Annual per Square Foot Net Rate (\$294.00/month) \$2.79 Annual per Square Foot 2012 Budgeted CAM & Tax (\$102.53/month) \$1.31 Annual per Square Foot 2012 Budgeted Utilities (\$48.14/month) \$12.10 Annual per Square Foot 2012 Budgeted TOTAL (\$444.67/month)  + Trash (\$15.00/month)

<b>Other Features</b>	Nice and efficient rectangular layout Located on the second level of the Central Business Center Convenient access to Freight Elevator Tall ceilings Large North-facing windows
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## BUILDING FEATURES

<b>Type</b>	Light Industrial & Creative Space: Art Studio, Creative Office Space, Commercial Photo Studio
<b>Total Building Size</b>	250,000 Square Feet
<b>Address</b>	1620 Central Ave NE Minneapolis, MN 55413
<b>Location</b>	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
<b>Parking</b>	Approximately one per thousand Square Feet
<b>Zoning</b>	I-1
<b>Access</b>	Central Avenue and 18th Avenue
<b>Other Features</b>	Fully sprinkled building Coffee/sandwich shop Professional security patrol service Professional on-site management & maintenance Space development services Other Spaces Available

All Data herein quoted was obtained from sources believed to be reliable. However, Bohm CRE, LLC cannot assume responsibility for the accuracy of such data and expressly disclaims any liability for errors or inaccuracies. Any interested person should satisfy himself or herself as to the accuracy of such data. Property is subject to price change, prior sale or lease and withdrawal from the market, all without notice.

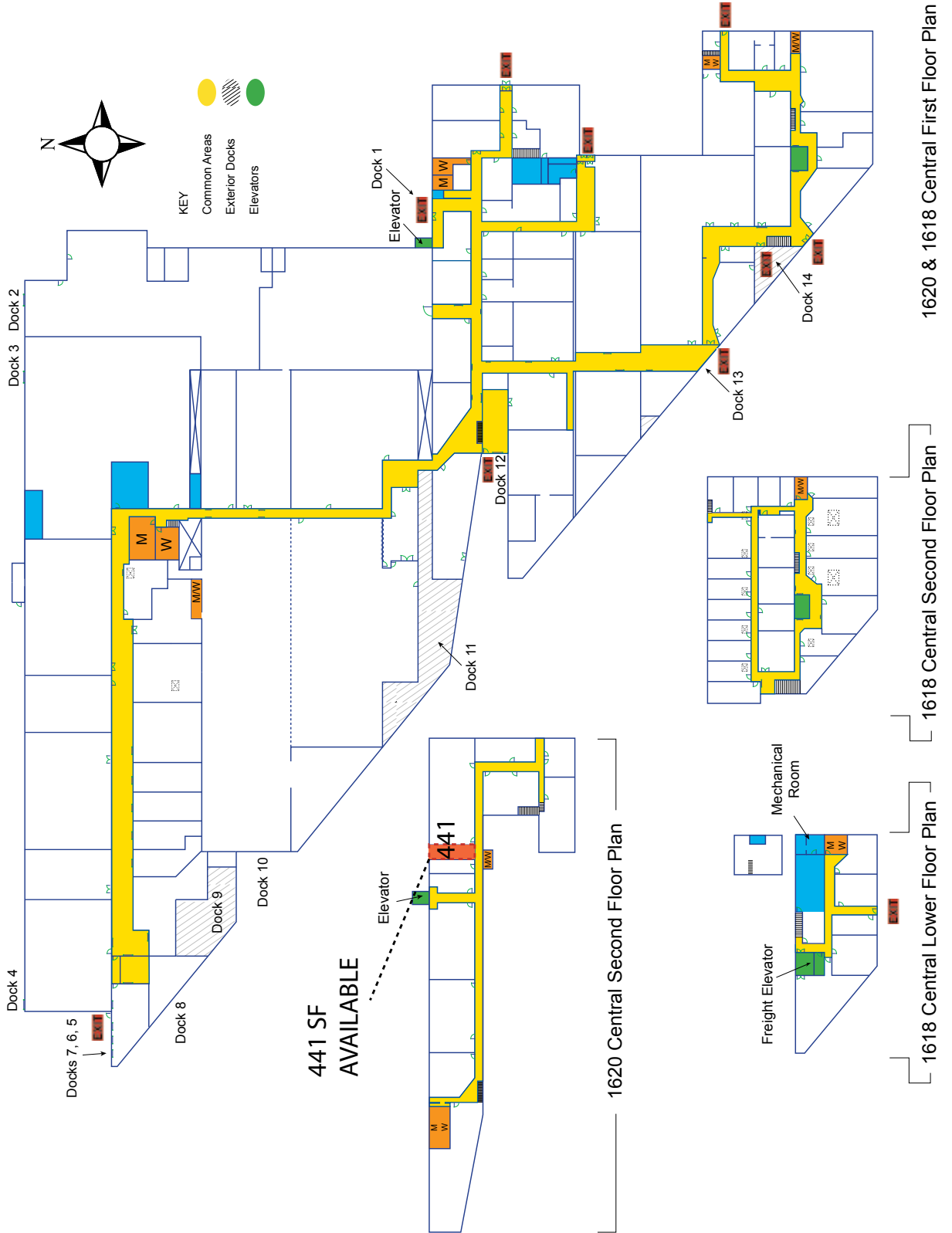
# INTERIOR PHOTOGRAPHS



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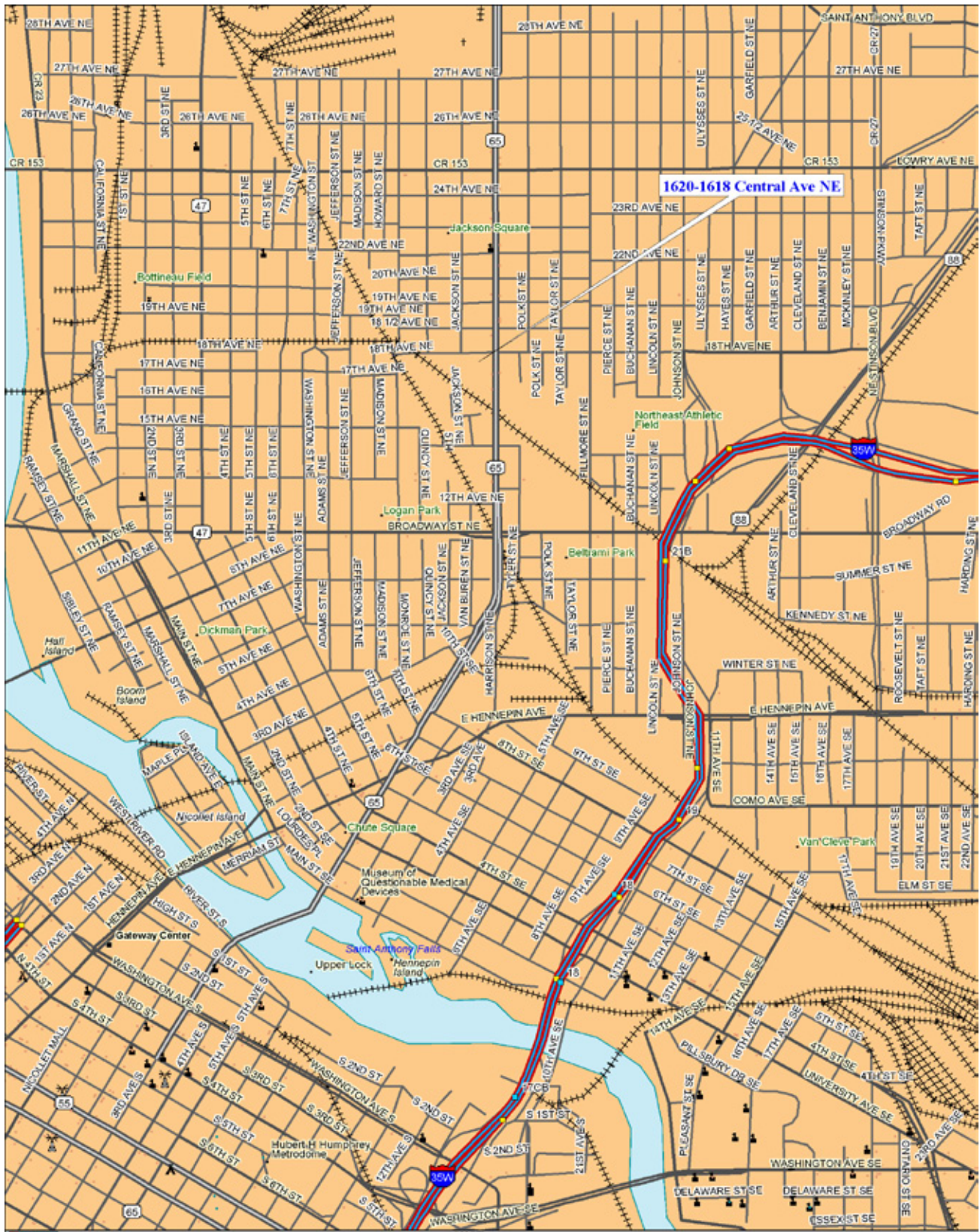
# FLOOR PLAN

## AVAILABLE SPACE



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# AREA MAP



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