

BOHM  
OH  
DHM  
BOHM  
B  
BOHM  
BOH

# SPACE FOR LEASE

## 775 SF

Creative • Office • Studio • Gallery



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)**

**[www.bohmcree.com](http://www.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>	775 SF
<b>Rates</b>	\$8.00 Annual per Square Foot Net Rate (\$516.67/month) \$2.79 Annual per Square Foot 2012 Budgeted CAM & Tax (\$180.19/month) \$1.31 Annual per Square Foot 2012 Budgeted Utilities (\$84.60/month) \$12.10 Annual per Square Foot 2012 Budgeted TOTAL (\$781.46/month)  + Trash (\$15.00/month)
<b>Other Features</b>	Two private office areas, storage area, private bathroom with window, large windows that let in plenty of natural light, air conditioning, wood paneling and wood burning fireplace. Located on second floor with access to freight elevator.

## BUILDING FEATURES

<b>Type</b>	Light Industrial & Creative Space: Art Studio, Theater Rehearsal, Theater, 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.

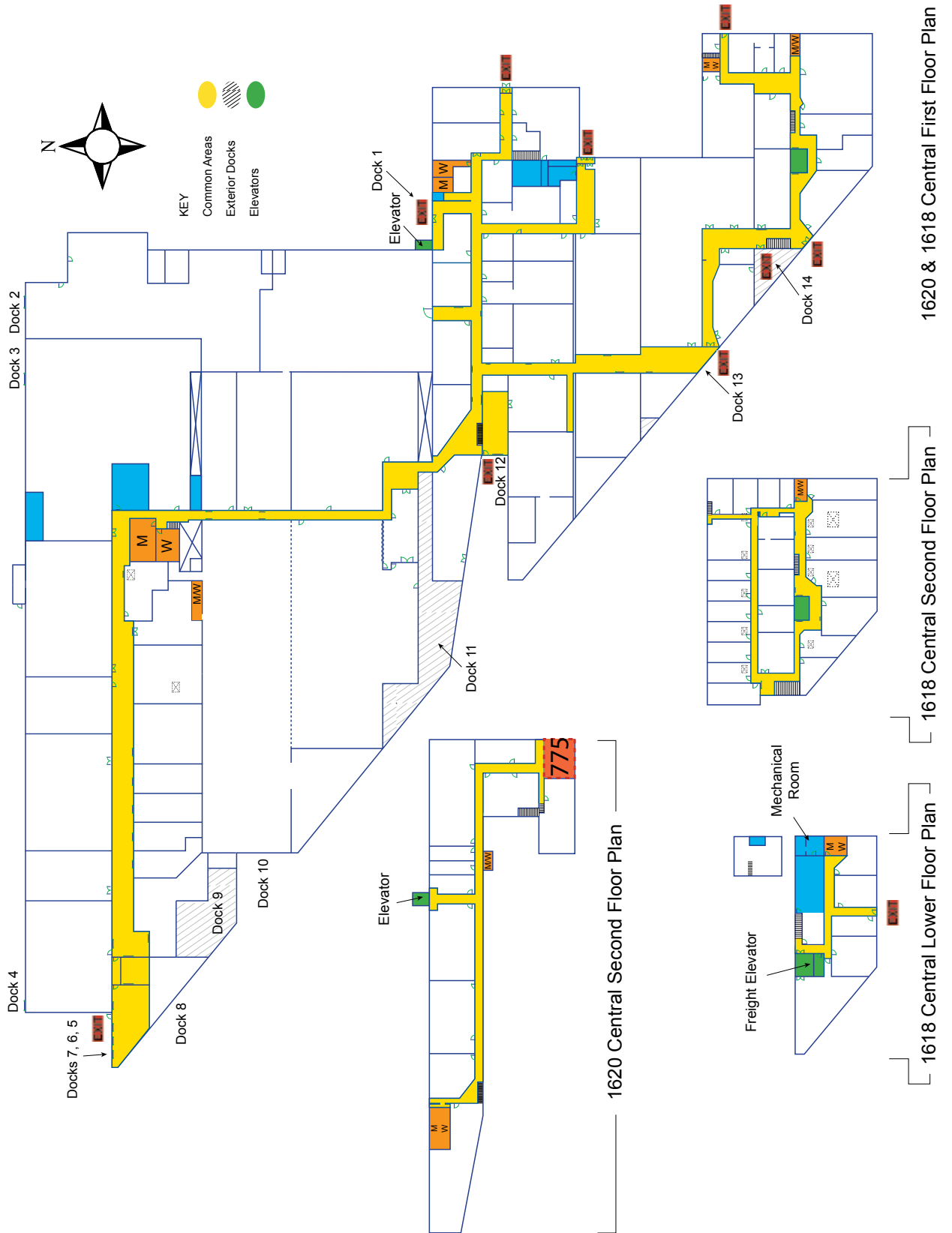
# INTERIOR PHOTOGRAPHS



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.

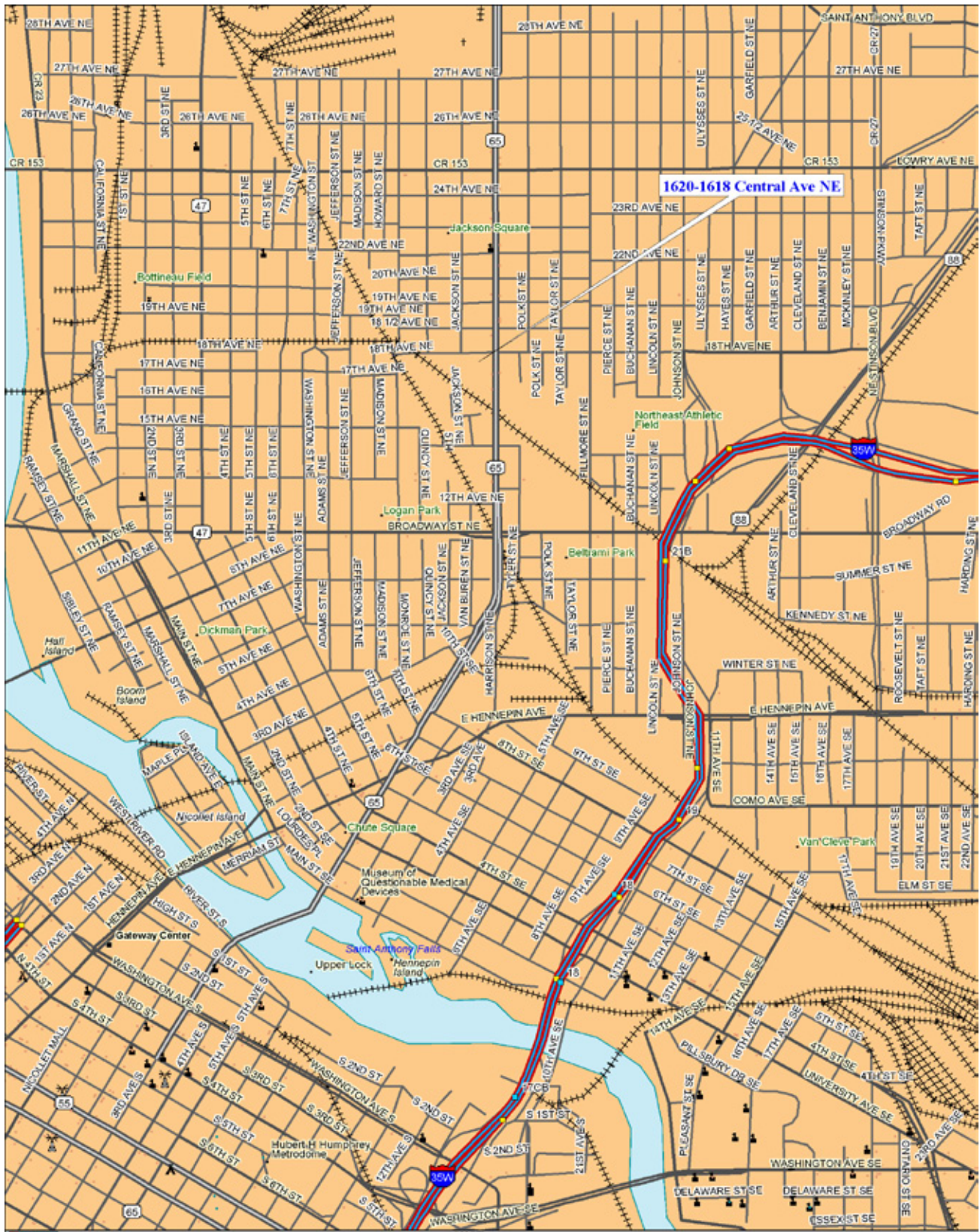
# FLOOR PLAN

## AVAILABLE SPACE



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.

# AREA MAP



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.