CREATIVE SPACE
AVAILABLE
1,234 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
CREATIVE, LIGHT INDUSTRIAL, OFFICE, ART, FLEX SPACE

RATES

1,234 SF
ANNUAL NET/BASE RATE ($874.08/MONTH) $8.50 PSF
2021 BUDGETED TAX CAM AND GENERAL UTILITIES ($642.72/MONTH) $6.25 PSF
TOTAL ($1,516.80 MONTH) $14.75 PSF

TRASH/RECYCLING ($40/MONTH)

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

2ND LEVEL SPACE
LARGE OPERABLE WOOD SASH WINDOWS
SOUTHERN EXPOSURE
TWO LARGE OPERABLE SKYLIGHTS
RETIROFITTED HIGH EFFICIENCY LIGHT FIXTURES
HARDWOOD FLOORS
"AS IS, WHERE IS"

TENANT IMPROVEMENT ALLOWANCE AVAILABLE TO BE AMORTIZED OVER TERM

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
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.
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.

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)
RENOVATIONS AT THE THORP BUILDING

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

AFTER

DURING
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

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.
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

RE-PURPOSED
STEEL TANK
TO A
“WAR ROOM”

CARMICHAEL LYNCH
MINNEAPOLIS

ARCHITECTURE AND DESIGN
By MS&R

PHOTO
By LAURA SCHWIMMER

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.
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
CENTRAL AVENUE ENTRANCES:
1620 NORTH, 1620 SOUTH AND 1618

CENTRAL AVENUE 1618 AND REAR DRIVE AND PARKING ENTRANCE
REAR DRIVE AND PARKING AND 1618 LOWER LEVEL ENTRANCE

1618 - DOCK 14 ENTRANCE
1618 - Dock 13 Entrance

1620 - Docks 11 and 12 Entrances
1620 - Dock 5, 6, 7 Entrance

18th Avenue NE