



1517 Central Ave NE Minneapolis MN

Creative Retail + Mixed-Use
Leasing Opportunity



kw KELLERWILLIAMS
PREMIER REALTY

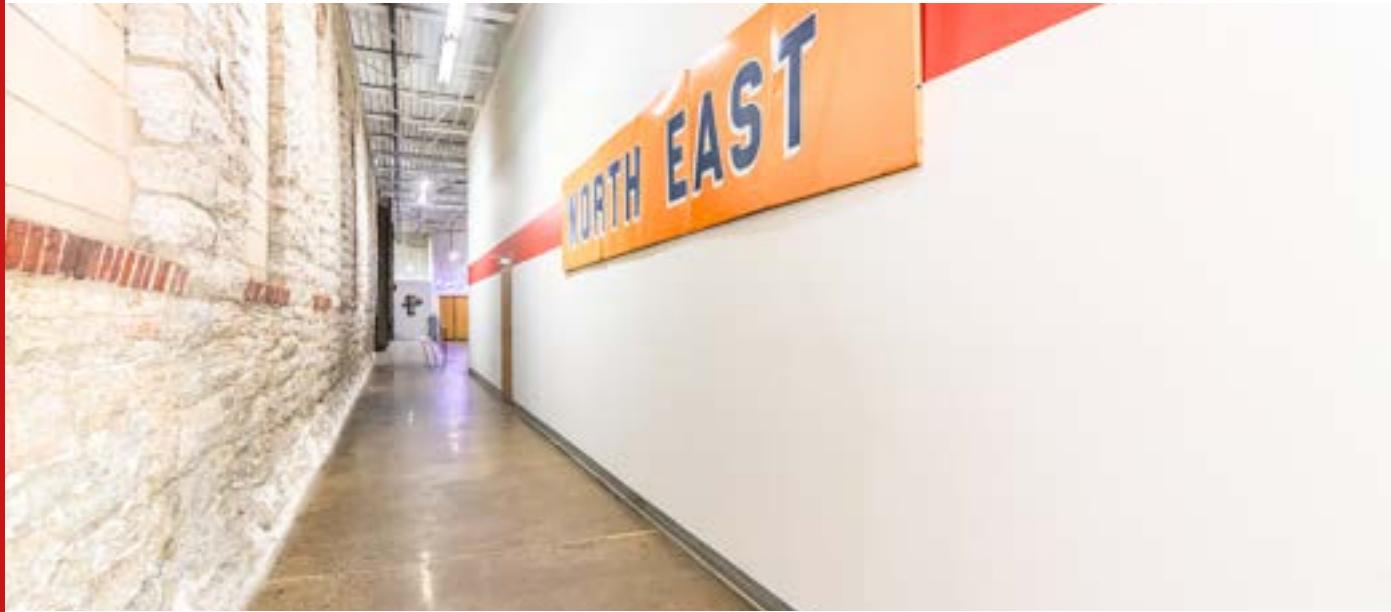




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INTRODUCTION



1517 Central Avenue NE sits in the heart of Minneapolis' Northeast Arts District, a vibrant, revitalized area known for its creative energy. This expansive property combines industrial character with flexible, loft-style workspaces.

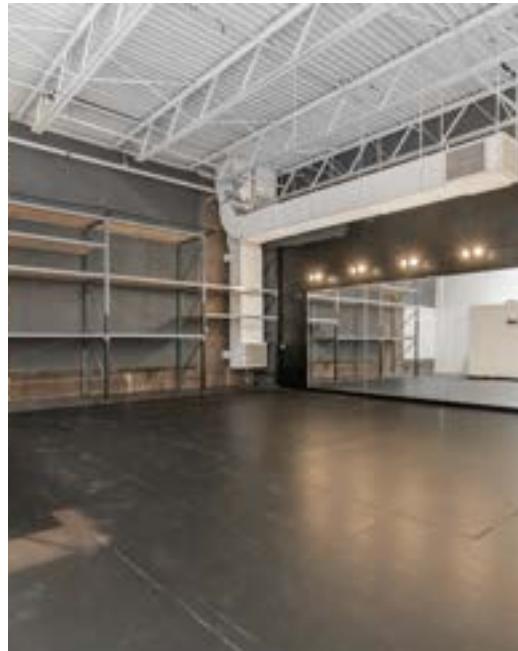
Part of a historic group of creative space buildings, 1517 Central is surrounded by some of the city's best spots - restaurants, breweries, and distilleries - and is minutes from downtown. It also offers great visibility and signage opportunities along Central Avenue, making it an ideal location for companies looking to stand out in a growing, creative community.





PROPERTY OVERVIEW

1517 Central Avenue NE is a commercial building in Northeast Minneapolis. With 18' ceilings, exposed brick, modern upgrades, and ample surface parking, it offers flexible, open spaces ideal for innovative businesses seeking character, functionality, and visibility.



AVAILABLE SUITES SF

1246 SF to 4700 SF

CEILING HEIGHT

18'

NUMBER OF UNITS AVAILABLE

3 UNITS

ZONING

PRI

YEAR BUILT

1902

BUILDING CLASS

B

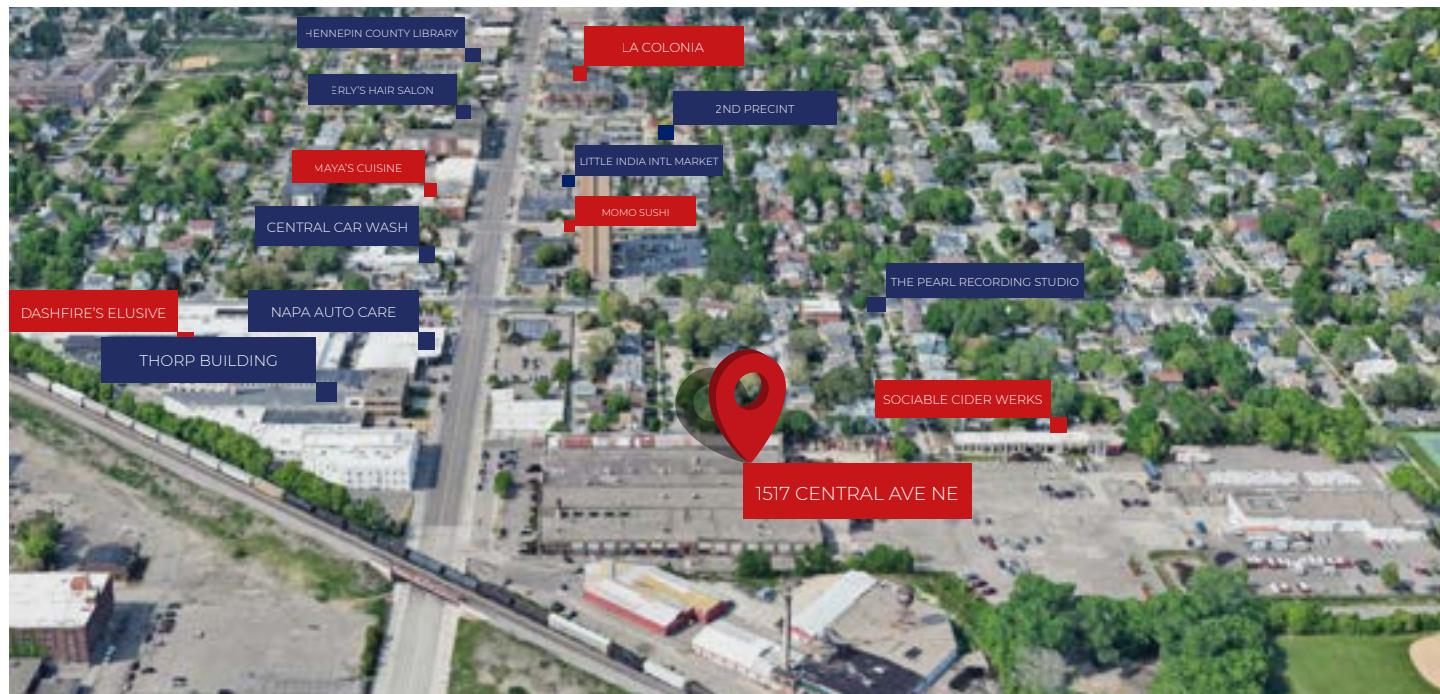
PARKING

Ample Parking



LOCATION

Nestled in the vibrant heart of the Northeast Arts District, 1517 Central Avenue NE offers unmatched access to Minneapolis' most dynamic cultural and culinary scene. Trendy breweries, artisan coffee shops, and lively distilleries, this location is perfect for businesses seeking both convenience and inspiration.



SPACE FOR CREATIVITY

Rethink What a Space Can Be

At 1517 Central, we believe the workplace should spark inspiration, foster collaboration, and support well-being. This isn't your typical space, it's a flexible, horizontal creative campus set within a historically rich shell and purpose-built for the way modern teams thrive. Enjoy the freedom of open layouts, private entrances, fresh air, and access to green space, all while being minutes from downtown and surrounded by the culture-rich Northeast Arts District.

WHY 1517 CENTRAL?

01



Structure

Single-story commercial building with a flexible open layout.

02



Parking

Ample on-site parking available, a valuable asset in the urban setting.

03



Accessibility

Multiple entrances and loading bays facilitate easy access for customers and deliveries.

04



Recent Upgrades

The property has undergone cosmetic improvements to enhance its historic charm while maintaining structural integrity. A new roof has been added, further updating and protecting the building.

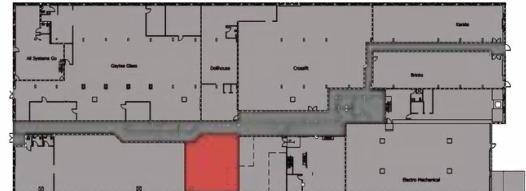
05



Utilities

Recently updated utilities.
Forced air, HVAC system

KEY PLAN



CURRENT AVAILABILITY

UNIT 2

1521 SF

Base Rent Per SF: \$13.00

CAM Per SF: \$6.00

Monthly Rent: \$2408.25



CURRENT AVAILABILITY

[VIDEO OF THIS SPACE](#)



4700 SF

Base Rent Per SF: \$14.00

CAM Per SF: \$6.00

Monthly Rent: \$7833.33

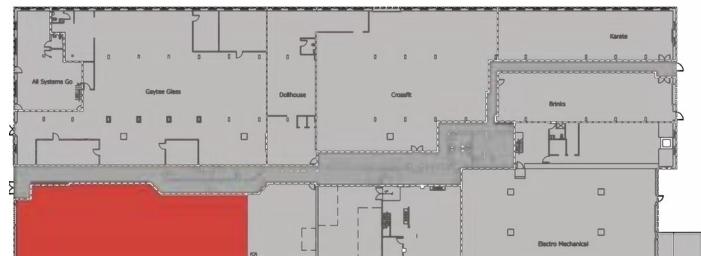
***2 Private Bathrooms**

***Bar tabletop and chairs - no plumbing**



KEY PLAN

CURRENT AVAILABILITY **09**



CURRENT AVAILABILITY

UNIT 10

1246 SF

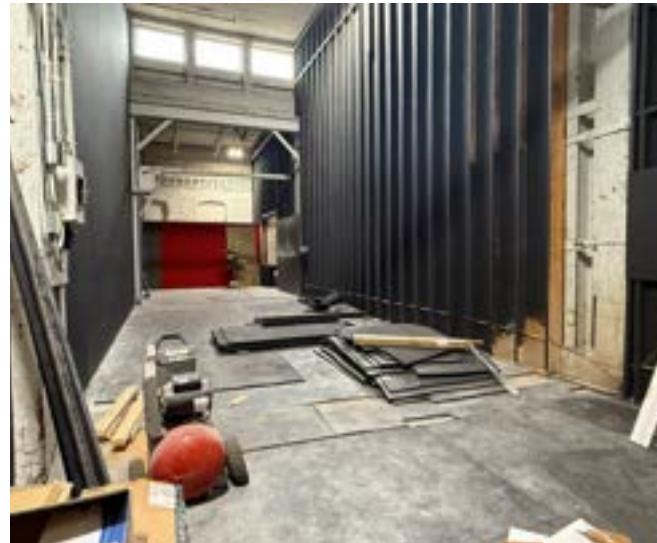
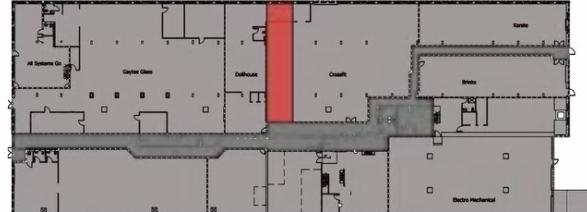
Base Rent Per SF: \$13.00

CAM Per SF: \$6.00

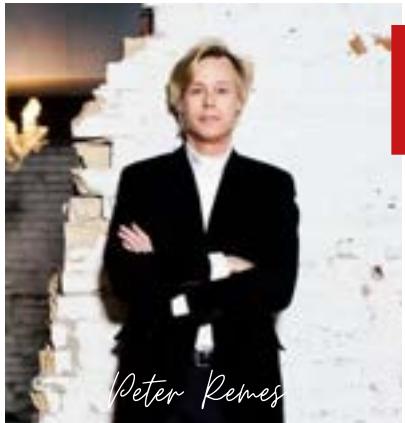
Monthly Rent: \$1972.83

KEY PLAN

CURRENT AVAILABILITY **10**



ABOUT FIRST & FIRST



First & First is committed to reimagining historically significant sites within the Minneapolis and St. Paul urban landscape. We transform these neglected spaces into inspired places that facilitate creative and cultural experiences. Each First & First site ultimately becomes a place where creativity and productivity embrace each other whilst enabling dreams to become reality.

These revitalized places build bridges to the future that allow us to see both where we are going and where we have been. Please join us as we endeavor to build inspired environments which remind all of us that our time on this planet is brief—and that it is our human imperative to create.



CONTACT US



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