



# REIMAGINE THE WORKPLACE

LOFT OFFICE & RETAIL  
2,400-34,000 SF AVAILABLE

EAST BANK/  
NICOLLET ISLAND  
501 1ST AVE NE, MINNEAPOLIS



BURLAP  
*Lofts*



NOW OPEN + AVAILABLE FOR LEASE



# BURLAP LOFTS

is a brand new 50,000-square-foot boutique office and retail redevelopment **NOW OPEN** in the booming East Bank/Nicollet Island neighborhood of Northeast Minneapolis.

Originally constructed in 1910, this two-building/ three- and four-story complex has undergone a top-to-bottom redesign and renovation to offer creative lux-loft office spaces, retail shops, and a gorgeous mix of tenant amenities both inside and out.

High design meets historic charm in these century-old brick-and-timber structures, and few locations in the country offer an equally dynamic mix of surrounding dining, shopping, entertainment, and outdoor enjoyment.





# RENTAL RATES

## AVAILABLE:

**2,400 - 34,000 SQUARE FEET**

In a variety of configurations

Spec Suites Available

## OFFICE RENTAL RATES:

**\$24.00-26.00 PSF NNN**

## RETAIL RENTAL RATES:

**\$15.00-16.00 PSF NNN**

(Finished Lower Level)

**\$30.00 PSF NNN DEPENDING ON BUILD-OUT**

(Ground Level + Patio)

*\*Tenant improvement allowance offered /*

*Negotiable based on lease terms*

*\*Tenant brokers welcome*

## EXPENSES:

**\$8.50 PSF (2025)**





# CLASS A AMENITY PACKAGE



- Luxurious tenant lounge with big-screen televisions/gaming, table-tennis, and an abundance of comfy seating
- Fully equipped kitchen including vent hood, ice maker, dishwasher, range, microwave, and 10-foot waterfall quartz island
- ROOM private call booths
- Break-out communal meeting spaces
- Grand entrance with courtyard terrace & outdoor seating
- Rooftop garden terrace
- Curated art and furnishings sourced locally and from around the world
- On-demand coffee/pastries delivery from Harmony Coffee (located in the building)
- "On Bike Share" app-based community bicycle service
- Bevi professional carbonated beverage service
- Exterior signage and branding opportunities available



# SPACE FEATURES

- Stunning suites on every floor featuring exposed brick and timber throughout, tall ceilings, concrete floors, downtown views, incredible natural light from every side, en-suite restrooms
- Variety of tenant signage options available
- Top-to-bottom renovation includes sandblasted brick & timber, all new floors with sound insulation and polished concrete finish, all new windows, new 9'9" passenger and freight elevator servicing basement through 4th floors, separately metered gas/electrical/water, new plumbing/electrical/HVAC, new mass timber addition to connect the 501/503 building with the 505 building, fully sprinklered, new roofs, extensive repairs to masonry/tuckpointing/parapets/lintels







# LIVE, WORK & PLAY

IN NORTHEAST  
MINNEAPOLIS

**Burlap Lofts** is exceptionally situated in the East Bank/ Nicollet Island neighborhood, nestled among the city's best offerings for dining, nightlife, and boutique retail. Just a short trip over the Hennepin Avenue bridge from the North Loop/CBD, this vibrant submarket has witnessed some of the most dramatic development of new residential and commercial buildings anywhere in the region over the past 5 years, and for good reason.

1. Easy access to Interstates 35W/394/94 & public transportation
2. 5 minute walk to the Mississippi River trails and parks.
3. Over 40 restaurants/cafes/bars within a 5-minute walk.
4. Just south of the heart of NE Minneapolis Arts District



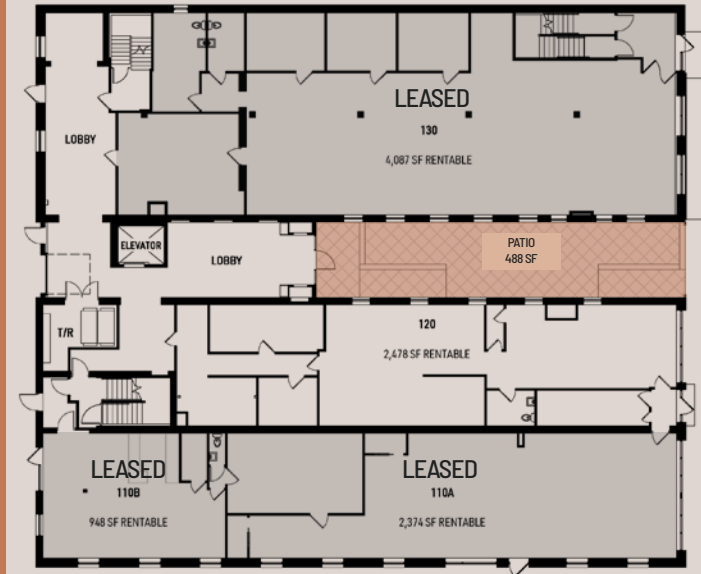
# FLOOR PLANS

BURLAP  
*Lofts*

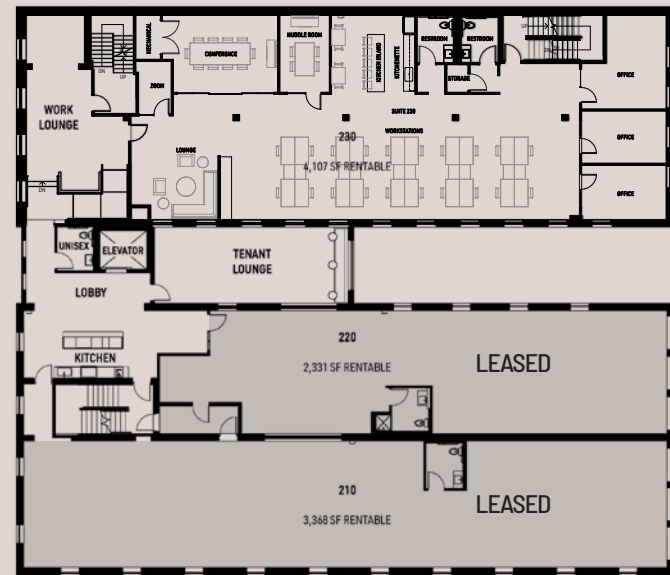
## BASEMENT



## LEVEL 1



## LEVEL 2



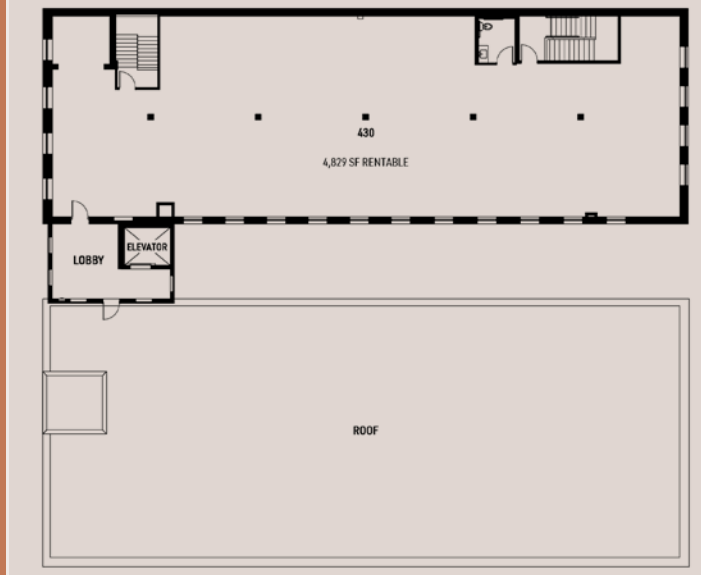
Spec suite underway

## LEVEL 3



Spec suites underway

## LEVEL 4



Penthouse Suite with a grand entrance directly off the elevator

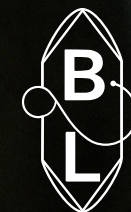
















[WWW.BURLAPLOFTS.COM](http://WWW.BURLAPLOFTS.COM)

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