



FOR LEASE - 22,000 SF

*Retail & Restaurant
Space Available*

**315 1st Ave NE
Minneapolis, MN 55413**



LMC
A Lennar Company



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Northeast has something for everyone. Where old meets new, large with small, and traditional with trendy. This unique European-Style walking neighborhood is rich in culture, history and recreation. It's the best of both worlds — a small town feel in a big city. Known for its diverse array of eateries, vibrant nightlife, and robust local art scene. Northeast is a dynamic Minneapolis submarket. First Ave and University Avenues sits at a confluence of neighborhoods and demographics including a large emerging young professional group as well as a mature residential pockets. Proximity to Minneapolis CBD, grocery, and entertainment, this is truly live, work, play in action.

ABOUT NORDHAUS

NordHaus is a 20 story, 280 unit, 532,000 SF mixed use project on 3.2 acres in Minneapolis' Northeast neighborhood.

OUR RESIDENT'S DEMOGRAPHIC

- Affluent and established
- Educated
- Urban lifestyle
- 30 to 65 years of age
- \$126,000+ average HH income



AREA INFO

The Northeast Minneapolis neighborhood is one of the most vibrant and sought after locations for restaurants, retail, and apartment living. Near public transit options such as Metro Star. And North Star train station and Nice Ride MN, the Twin Cities public bike sharing system. University Ave NE and 1st Ave NE bus stops are also on the same block. There are also walking/running trails Old Main Street and Cedar Lake trail that span across Mississippi River and bike paths. Located just across the river from Downtown Minneapolis, Northeast has many nearby entertainment options such as St. Anthony Main Theater (home to several film festival events), Nicollet Island Pavilion, Target Center, and much more. The demographics include: Young Professional; Young Urban Families; and Empty Nesters / Sophisticates

PROJECT DETAILS

- The highly programmed amenity space includes two lobby lounges, an art gallery, four work from home suites, two club rooms, game room, do-it-yourself room, fitness center, yoga studio, dynamic fitness room, two bike lounges, dog run, dog wash, pool amenity terrace with private cabanas, rooftop grilling and dining stations, rooftop city view terraces and green roof walking paths
- Dwelling mix: Studios, convertibles, one bedrooms, one bedrooms + den, two bedrooms, two bedrooms + den, three bedrooms and penthouses
- The interiors will have market leading finishes, including stainless steel appliances, hardwood floors, quartz countertops and 9'+ ceilings

NORDHAUS
PROJECT DETAILS


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RESTAURANT SPACE

- 5,246 SF
- 1,912 SF outdoor patio
- Free-standing from adjacent retail

RETAIL SPACE

- 2,000 to 16,985 SF
- In/line premium retail shop space
- Excellent frontage and visibility to 1st Ave (17,908 vpd)



RETAIL/RESTAURANT INFORMATION

- Retail shops sit directly below high-end luxury rental community
- Retail/Restaurant commercial parking on-site with 95 stalls fully enclosed and heated immediately adjacent to retail spaces
- Vibrant, active commercial area with landscaped streetscape, outdoor seating and public space
- Attractive street front architecture and open space to drive people to the site
- Low-rise commercial and residential with high-rise residential tower
- Newest, most attractive commercial development in North-east
- Focus on incorporating public and pedestrian transit by allowing for a future streetcar/wide full block pedestrian arcade with sidewalks and public art
- A “walkable and vibrant” street is designed for the 4th street right-of-way, providing a slowed vehicular and pedestrian centric concept through the project
- Sustainability strategy creates an urban mixed-use, pedestrian friendly community that allows residents and retail customers to live, work, and play without dependence on daily automobile usage

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RETAIL / RESTAURANT DETAILS



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NORTH LOOP

The North Loop name once referred to the trolley line that served the area. Today it defines the shape of the neighborhood and its location adjacent to Downtown Minneapolis. The neighborhood is located in the Minneapolis Warehouse Historic District, which is listed on the National Register of Historic Places. For most of its history, the North Loop was an industrial area, and home to a large railroad yard and numerous warehouses and factories. The Warehouse District fell into disrepair in the 1960s and 70s, but reemerged in the 1980s as the epicenter of the Minneapolis art scene. In recent years, revitalization of the North Loop has accelerated, with the neighborhood becoming "the" Twin Cities neighborhood in which to live, work, eat, shop and play.

DOWNTOWN WEST

Downtown West neighborhood is the core of downtown Minneapolis. It extends from the Mississippi River to 12th Street and from Third Avenue North, Washington Avenue North and Hennepin Avenue to Portland Avenue, Fifth Street South and Fifth Avenue South.

With the bulk of office building space in the Twin Cities metropolitan area, downtown is home to many corporate headquarters and hotels. Nicollet Mall – very active with restaurants and shopping – runs south from Washington Avenue. Hennepin Avenue has a concentration of theaters and entertainment. The neighborhood is home to the Minnesota Orchestra, located on Nicollet Mall. The orchestra was founded in 1903 and is well-known at home and abroad.

NORDHAUS

THE NEIGHBORHOOD



NORTHEAST

Northeast offers a little something for everyone. A mix of old with new, large with small, and traditional with trendy. This unique European-Style walking neighborhood is rich in culture, history and recreation. It's the best of both worlds — a small town feel in a big city

DOWNTOWN EAST

Downtown East is located in the center of the city. The neighborhood is bound in the north by the Mississippi River, in the west by Portland Avenue South, in the east by Interstate 35W and in the south by Fifth Street South. It contains mainly recreational land including the Metrodome plus commercial, industrial and vacant land. Only a very small portion of this neighborhood is dedicated to residential housing, but housing is being built at record levels. Downtown East houses the Mill City Museum, with the new Guthrie Theater opening in the summer of 2006. Along the waterfront, the city has built a park themed on the history of Minneapolis incorporating mill ruins and featuring the Mill City Museum. The park extends beyond the neighborhood. Many of the old mills and factories have been converted into residential or commercial uses.



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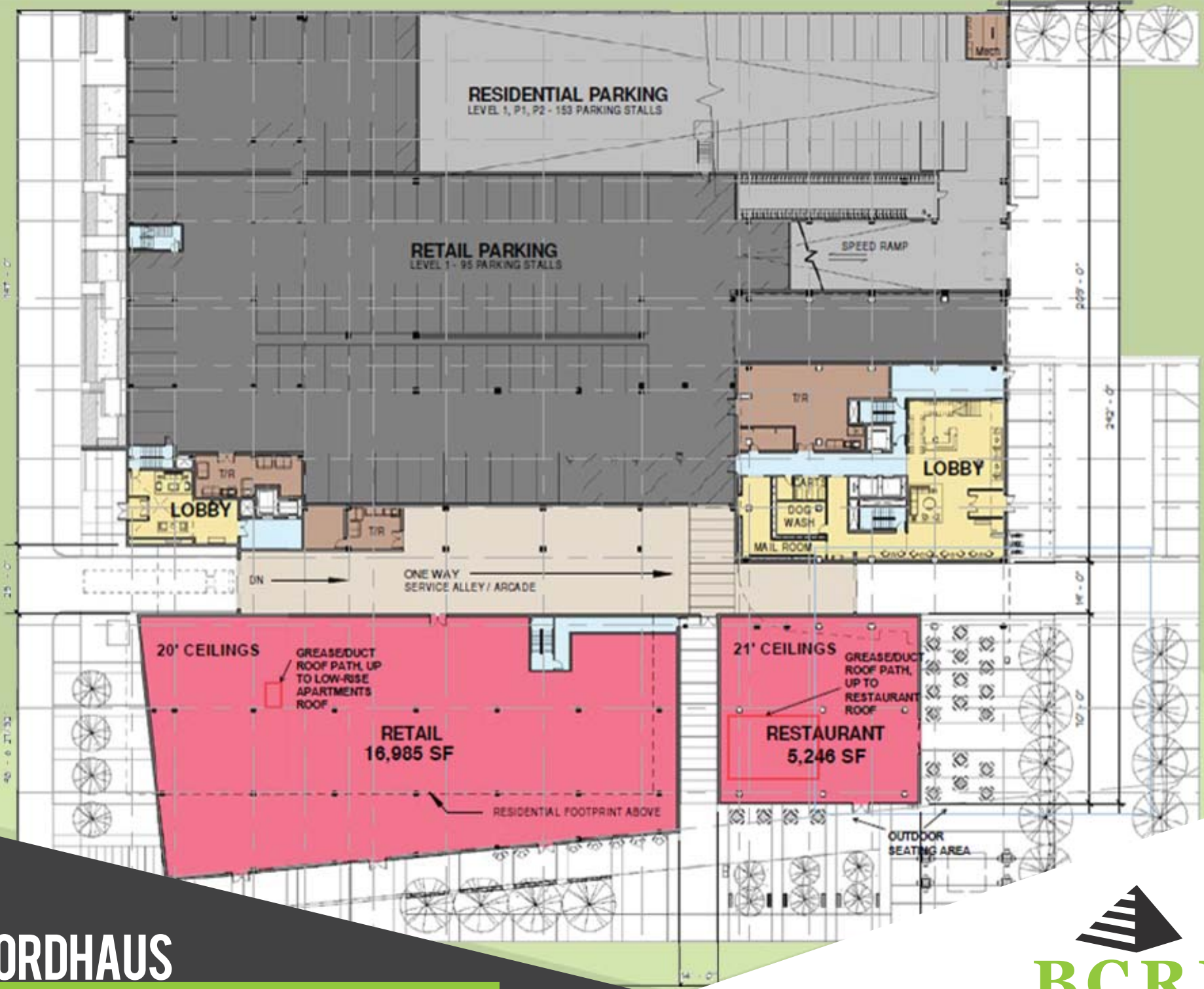
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NORDHAUS

FLOOR PLAN



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FUTURE PHASE II
MIXED USE

NORDHAUS
280 UNITS
22,231 RETAIL SF

Conga
Latin Bistros

HERBIVOROUS BUTCHER
RED STAG SUPPLIES

YogaFit

SPITZ
Waltershausen Street, Food
Craft Beer, Cocktails
TACO

SURDYK'S
LIQUOR & CHEESE SHOP

THE BULLDOG
Gorkha Palace
Nepali, Indian and Tibetan Cuisine
20below
Confidential
Financial Services Client


GINGER HOP
KEEGAN'S
JL LICORS
CHIPOTE
New Bohemia
Wurst+BierHaus

usbank

AVEDA

PUNCH
BRUEGGER'S
Rachel's
tarapino

bibelot
Sprint
LUNDS&BYERLYS
Chuck & Dave's
PET FOOD OUTLET
noodles
company
North Memorial
Pizza Tea
COST CUTTERS
BONE ADVENTURE
Pet Gear & Grooming
masu
pacifi

Aster

WILDE ROAST

ST. ANTHONY

VIC'S

TUGGS
TAXI

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THE NEIGHBORHOOD



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BLOOM COMMERCIAL REAL ESTATE

80 South Eighth Street

Suite 1850 – IDS Center

Minneapolis, MN 55402

www.bloomcommercial.com

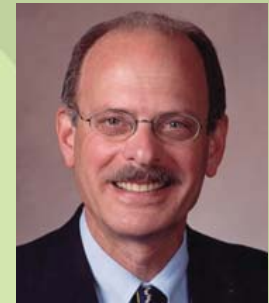


www.livenordhaus.com



Josh Bloom
Principal

651.207.3157 Call or Text
josh@bloomcommercial.com



Tim Bloom
Principal

612.701.5151 Call or Text
tim@bloomcommercial.com

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CONTACT INFORMATION



BCRE

bloom commercial real estate

www.bloomcommercial.com 651.207.3157