

1515 CENTRAL AVE NE

# Post-Industrial Creative Office

NE ARTS DISTRICT, MPLS





# 1515

CENTRAL AVE NE

## BUILDING FEATURES:

AVAILABILITY: 2,400-40,000 RSF

CEILING HEIGHTS: +/- 30'

PARKING: 5 PER 1,000

CLEAR HEIGHT: 18'-35'

1515 Central is part of a collection of Historic Creative Office buildings located in the Northeast Arts District in Minneapolis.

NE Arts District is creative community amongst the city's best restaurants, breweries, distilleries and within five minutes of downtown Minneapolis.

1515 Central provides prominent visibility and signage opportunities on Central Avenue.

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## Walkable Restaurants

KELLER BUILDING – NE ARTS DISTRICT

*Your neighborhood is an amenity in itself.*

- INDEED BREWERY: Microbrewery  
711 NE 15th Ave
- TATTERSALL: Distillery  
"Best Old Fashion in MPLS"  
1620 Central Ave NE #150
- CENTRO TACOS: Taqueria & Margaritas  
1414 Quincy St NE
- VIV!R: Bakery  
1412 Quincy St NE
- ABLE SEED BREWING: Microbrewery  
1121 Quincy St NE
- BAU HAUS BREW LABS: Microbrewery  
1315 Tyler St NE
- SOCIABLE CIDER WERKS: Cider Distillery  
500 Fillmore St NE
- HAI HAI DELI: Vietnamese Restaurant  
2411 Central Ave NE
- YOUNG JONI: James Beard Award-Winning  
Wood-Fire Restaurant  
165 13th Ave NE
- KHAO HOM: Thai Restaurant  
2411 Central Ave NE
- MAYA'S CUISINE: Grab & Go Mexican  
1840 Central Ave NE
- DOGWOOD COFFEE: Café & Roastery  
1209 Tyler St NE
- SPY HOUSE COFFEE: Coffeehouse  
945 Broadway St NE
- 612 BREWERY: Microbrewery  
945 Broadway St. NE

# Space Out.

## THE CASE FOR HORIZONTAL CREATIVE OFFICE

Creative Office, or non-traditional office, comes in many shapes and sizes. At R2, we believe the best offices prioritize authenticity, privacy and flexibility. In response to this, R2 has built a Horizontal Creative Office portfolio that incorporates the creature comforts of home into the workplace—i.e. a quiet location, low-density buildings, private entrances, easy parking options, operable windows, greenspace, and more. Spaces that are designed to accommodate a workforce throughout and beyond the covid-era.



### AWAY FROM THE DENSITY

No Crowds. No Traffic.  
No Noise. No Wasted Time.



### PRIVATE ENTRANCE

Signage. Security.  
Complete Control.



### LOW RISE

No Elevators Necessary  
(we have them, of course).



### OUTDOOR SPACE

Greenspace.  
Indoor-outdoor amenities.  
Walkable neighborhoods.



### PARKING

Easy, dedicated  
surface parking.

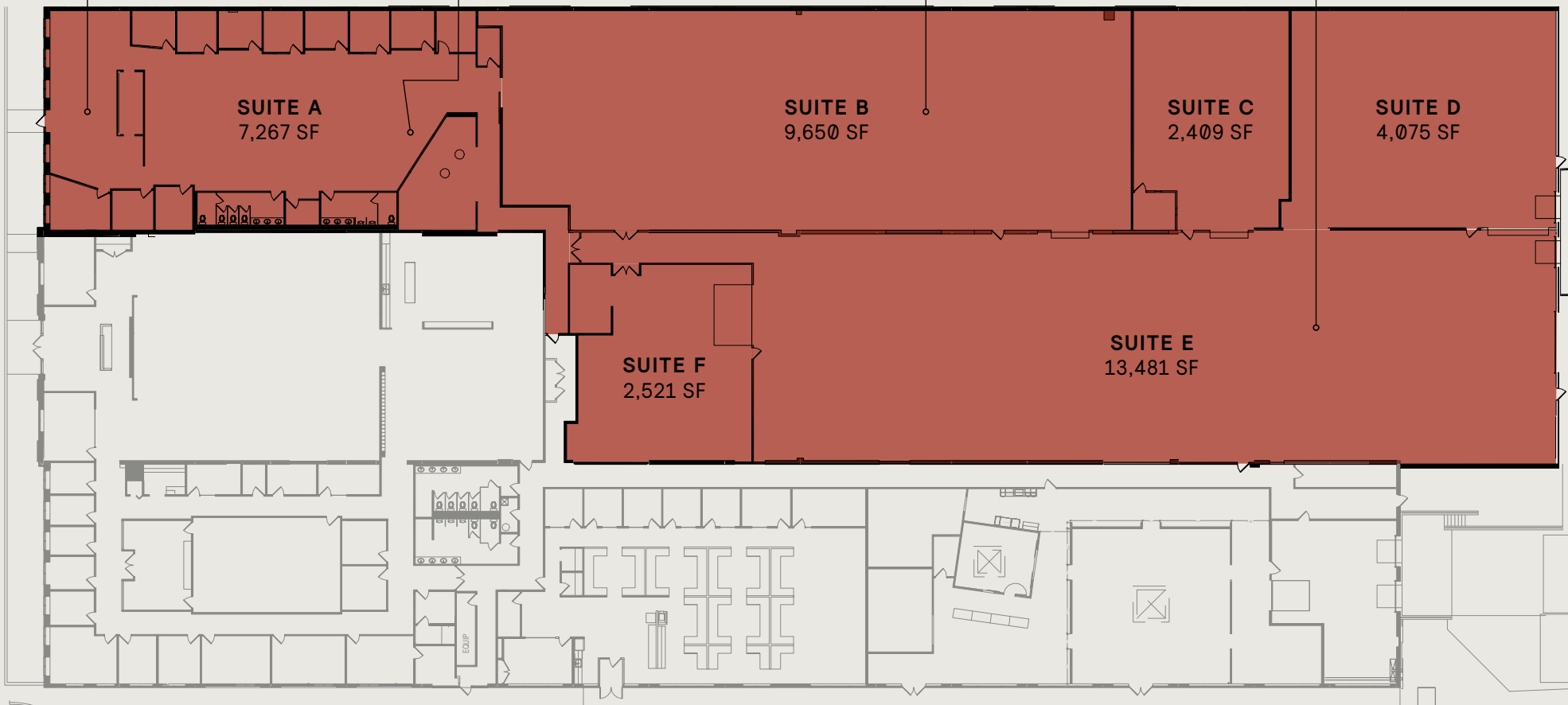
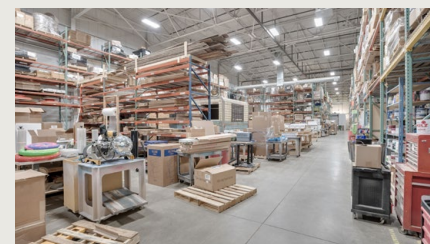


### FRESH AIR

Dedicated HVAC.  
Control & Customize  
your own HVAC System  
(+ UV Air Filtration).



# Available Space



SUITE A  
7,267 RSF

SUITE B  
9,650 RSF

SUITE C  
2,409 RSF

SUITE D  
4,075 RSF

SUITE E  
13,481 RSF

SUITE F  
2,521 RSF

TOTAL  
39,403 RSF

FLOOR

# 1



—  
1515 CENTRAL  
Available Space



1515 CENTRAL  
Available Space

—  
1515 CENTRAL  
Available Space







—  
1515 CENTRAL  
Available Space

NO PARKING

**The MARKET**  
Quality T-SHIRTS + HATS + PERUVIANS



1515 CENTRAL  
Available Space



—  
1515 CENTRAL  
Exterior



01 900 NORTH FRANKLIN



02 19 NORTH SANGAMON



03 1114 WEST RANDOLPH



04 1221 NORTH LASALLE



05 770 NORTH HALSTED



06 224 NORTH DESPLAINES



07 WGN CAMPUS



08 CHAUNCEY SQUARE



09 1110 WEST MONROE



10 811 WEST EVERGREEN



11 1185 NORTH CLARK



12 1001 NORTH BRANCH



13 934 NORTH BRANCH



14 1200 NORTH BRANCH



15 GERMANIA PLACE



16 SKOKIE TOWHY DEVELOPMENT



17 THE 15 BUILDING



18 1210 WEST LAKE



19 2059 WEST HASTINGS



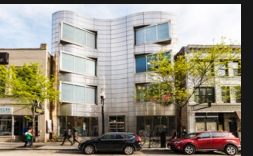
20 1315 NORTH BRANCH



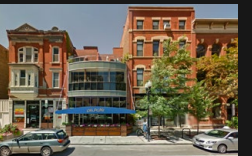
21 MILWAUKEE POST OFFICE



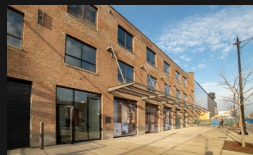
22 FLOUR EXCHANGE BUILDING



23 855 BELMONT



24 1262 NORTH WELLS



25 1400 KINGSBURY



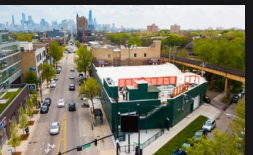
26 7855 GROSS POINT ROAD



27 375 WEST ERIE



28 800 WEST WASHINGTON



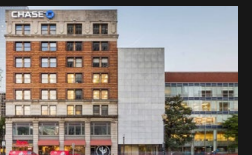
29 1760 NORTH MILWAUKEE



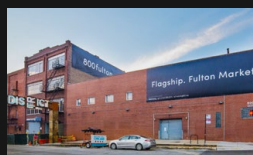
30 164 EAST GRAND



31 2001 NORTH CLYBOURN



32 JP MORGAN CHASE - LOUISVILLE



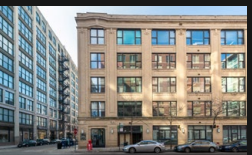
33 800/810 WEST FULTON



34 445 WEST ERIE



35 640 WEST LAKE



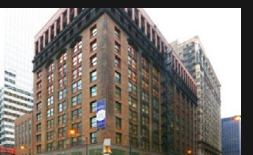
36 901 WEST JACKSON



37 542 SOUTH DEARBORN



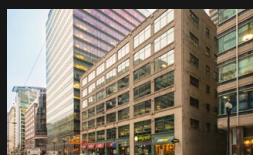
38 130 SOUTH JEFFERSON



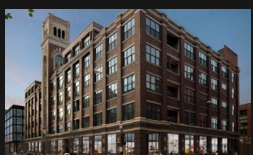
39 79 WEST MONROE



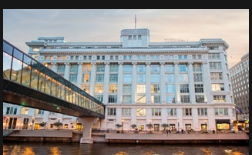
40 40-50 EAST HURON



41 118 SOUTH CLINTON



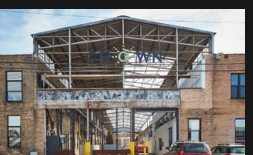
42 1000 WEST WASHINGTON



43 ASO CENTER



44 CROWN ARTS, MINNEAPOLIS



45 CROWN ARTS, MINNEAPOLIS



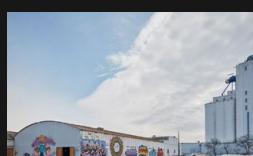
46 CROWN ARTS, MINNEAPOLIS



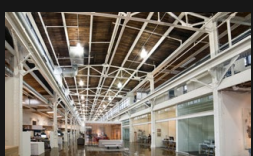
47 SALT DISTRICT



48 ALDEN HOTEL - MIAMI BEACH



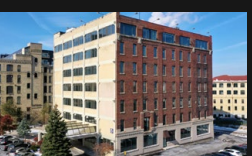
49 1325 QUINCY, MINNEAPOLIS (QUINCY HALL BUILDING)



50 1325 QUINCY, MINNEAPOLIS (CRANE BAY BUILDING)



51 THE TANNERY, MILWAUKEE (TRADE CENTER BUILDING)



52 THE TANNERY, MILWAUKEE (ATLAS BUILDING)



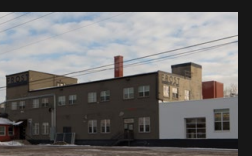
53 THE TANNERY, MILWAUKEE (TIMBERS BUILDINGS)



54 1422 KINGSBURY (FLAGSHIP REI)



55 LUMBER EXCHANGE BUILDING, MINNEAPOLIS



56 CROWN ARTS, MINNEAPOLIS

# R2 Companies

BY THE NUMBERS

## 5.2M

Square Foot Portfolio

## \$600M

Assets Under Management

## +40 Assets

Currently Owned

## 3 Offices

Chicago, Milwaukee, Minneapolis

## 50+

R2 Operating Team

## 2007

Year Founded

## In Relentless Pursuit of Opportunity.

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R2 was created to source, acquire and uncover irreplaceable real estate in emerging and in-fill urban locations. R2 owns and operates over 6 million square feet across over 40 buildings and maintains offices in Chicago, Minneapolis & Milwaukee.

R2's vertically integrated platform is led by experienced Principals in Investment, Leasing, Asset Management, Property Management, Design & Construction. R2 has a multi-year track record of successfully repositioning Creative Office buildings across the Midwest.

For additional information, visit [R2.ME](https://R2.ME)

LEASING

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