



The 700 Central project transformed two buildings from the turn of the 20th century into apartments and retail space in northeast Minneapolis. (Submitted photos)

## Top Projects of 2016: 700 Central

By: Frank Jossi ○ July 27, 2017 3:54 am 0

Bought out of foreclosure after being empty for more than a decade, 700 Central consists of a four-story brick and timber building constructed in 1897 and a seven-level concrete structure from 1909. The building had served many functions, originally as a furniture factory, showroom and storage.

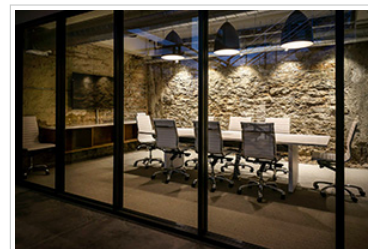
The warehouse features were kept intact as the building was converted to apartments and retail space, with exposed brick walls, hanging metal doors and timber floors seen throughout the structure.

A grand staircase – built with wood reclaimed from the building — was added to the lobby to connect basement space, where the Prohibition-era style club room, the LaBelle Lounge, is available to tenants for work, relaxation and parties, said Katelyn Murray, senior development associate, Nolan Properties Group. A fitness center was added to the lower level, which connects to a two-story, underground garage. On the roof is an additional amenity room with an outdoor patio that boasts great views of northeast and downtown Minneapolis.

700 Central offered developers a host of challenges. Lead and asbestos had to be removed. Most of the building's windows were removed years ago, Murray said. However, the windows that remained were refurbished and reinstalled. New windows were designed and constructed to resemble the same profiles as the original windows.

One of the most challenging requirements of the historical renovation was that no penetrations could be made through the existing brick façade. The entire site has been reconfigured to accommodate all necessary accessibility upgrades. The parking lot sits on a formerly contaminated site that had to be cleaned.

Dealing with the issues required not only architectural and engineering talent but also different funding sources. Six federal, state and local agencies supported the extensive rehabilitation project to help it reach fruition, Murray said. The developers gained a better understanding of the building's history by working with Charlene Roise of Hess, Roise and Co., she added.



700 Central's retail area offers The Bad Waitress restaurant and room for more tenants. "700 Central was not a typical development project," said Murray. "But the entire team is thrilled with the outcome."

**Address:** 700 Central Ave. NE, Minneapolis

**Project cost:** \$30 million+

**Project size:** 80 units

**Owner/Developer:** Nolan Properties Group and Bader Development

**Contractor:** Greiner Construction

**Architect:** Kaas Wilson Architects/ESG interior design

**Engineer:** BKBM Engineers (structural), Leaf Mountain Design (electrical)

