

GRAIN BELT STUDIOS

77 & 79 Thirteenth Avenue N.E., Minneapolis, MN, 55413

artspace.org/grain-belt



OVERVIEW

The Grain Belt Bottling House (1906) and adjacent Warehouse (1910) served as vital components of the historic Grain Belt Brewery complex in Northeast Minneapolis for seven decades. Designed by the Minneapolis firm of Boehme and Cordella, who also designed the mansion that houses the American Swedish Institute, these matching two-story buildings have identical yellow brick facades and large arched windows.

While the majestic brewhouse across the street stood vacant for nearly three decades after the brewery closed in 1975, the Bottling House and Warehouse soon filled up with artists and creative businesses looking for inexpensive studio and office space. By the late 1990s, however, the neighborhood around the brewery had begun to gentrify. When the City of Minneapolis announced plans to sell the buildings, the artists approached Artspace with a request to buy and maintain them as affordable studio space for the arts sector.

Acquisition of the Bottling House and Warehouse has preserved nearly 130,000 square feet of space for artists and creative businesses that might otherwise have been converted into market-rate offices or condominiums. Both buildings are continually maintained, and the Bottling House boasts a large atrium used for arts-related events.

“The Grain Belt Bottling House has been Minnesota Fringe’s home since 2010. As an arts organization, we’re proud to be in a building that supports local artists and to be a part of this seriously awesome community.”

— Jeff D. Larson,
Executive Director of the Minnesota Fringe Festival

YEARS IN NORTHEAST

- The Grain Belt Studios continue to thrive in the evergrowing Northeast Minneapolis Arts District, meeting artists' and creative businesses' needs by providing affordable studio and office space geared towards artists and creative groups.
- Since Artspace's acquisition, the project has experienced low turnover and is currently 100% leased. The complex contains 46 studios ranging from 312 sq.ft. to 3642 sq.ft.; 90% of which are working studios.
- The large atrium space in the Bottling House has increasingly hosted non-profit organizations annual fundraisers, including Rock the Cause, ARTCRANK and other unique large format art installations.
- The project hosts an ever increasing number of attendees for the annual Art-a-Whirl art crawl that today draws over 20,000 visitors to the neighborhood.

FOR MORE INFORMATION

Jean Kramer-Johnson Director, Asset Management
jean.kramerjohnson@artspace.org

Freddie Houston Vice President,
Performance Property Management Company
freddie.houston@artspace.org



artspace

AMERICA'S LEADER IN ARTIST-LED COMMUNITY TRANSFORMATION

Artspace is a nonprofit organization that uses the tools of real estate development to create affordable places where artists can live and work. Artspace consistently develops these projects in ways that support stable, healthy communities, anchored in existing assets. Because Artspace owns each of the projects it develops, they are able to ensure that the spaces remain affordable and accessible to artists in perpetuity. With 50+ projects developed over the last three decades, Artspace has supported artist-led community transformation, representing a \$653 million investment in America's arts infrastructure. While embracing the value the arts bring to individual lives, Artspace has championed the once-radical idea that both artists living with financial hardship, and chronically underfunded arts organizations, can leverage fundamental social change. With headquarters in Minneapolis and offices in Denver, New York, Seattle, and Washington D.C., Artspace is America's leading developer of arts facilities; and has served as a consultant to hundreds of communities and arts organizations nationwide.

WWW.ARTSPACE.ORG