

Retail Interest

If you are interested in leasing space in the Butler Building, please complete the below information and return it to the attention of:

Lynne Jacobs @ 218-820-8790 (lynne@thebutlerbuilding.org) or

Sylvia Allen @ 218-678-2441 (sylvia@thebutlerbuilding.org)

Name of business: _____

Owner's name: _____

Email address: _____

Phone: _____ Mobile: _____

Website: _____

Current location of business: _____

Number of years in business: _____

Previous locations / Number of years: _____

Type of merchandise sold: _____

Applicant signature: _____

TBP Management, Inc.,
301 Minnesota Avenue North, Aitkin, MN 56431
218-678-2441
www.thebutlerbuilding.org

Welcome...



to the Butler Building in
Aitkin, Minnesota!

This totally restored historic building is fast becoming a destination for travelers to the north country. Aitkin is situated right at the intersection of Highways 169 and 210 with over four million cars a year passing through.

TBP Management, Inc., which owns and operates the building, purchased the historic Butler building for the purpose of restoring it to its original grandeur and contributing to the economic vitality of downtown Aitkin. The plan allows for main level retail, upper level theatre and event/entertainment space, and the lower level featuring two restaurants.

First floor renovation is complete with room for five quality retailers who want to be part of Aitkin's re-birth. With spaces ranging from 460 to 650 square feet, the types of shops that will be successful in this location are antiques, yarn, sporting goods, big and tall men's shops, gourmet foods, bed and bath products, Irish products and/or Minnesota made products.

The upper level Opera House will feature flexible event space for community and business events, a stage for performances, and social events such as weddings, graduations, anniversaries, recitals, concerts ... you name it!

The final phase of the project is the lower level Grotto, which will host two restaurants along with special events and performances and will capitalize on the 30" thick rock foundation as a dramatic backdrop for the interior design.

The Historic Hodgeden-McDonald Building Circa 1903 - 1904

In 1902, Samuel Hodgeden sought to enhance the cultural offerings of the community by constructing a new building that would contain a beautiful opera house. He traveled to Chicago and New York to visit the best opera houses in those cities to formulate plans for his own design.

The original building was a two-story structure with a footprint of 50' x 75'. One year later, Hodgeden expanded the original structure to double its size, making the total length 150'. Unlike the first section built a year earlier, this added section was constructed with bricks made in Aitkin from Mississippi River mud and fired locally.

A person could arrive in town by train or steamboat and could quite literally walk in the front door of the Hodgeden-MacDonald building and buy feed and hardware needed to start up their homestead, get needed food and clothing, a wagon and team to haul everything, a shave, a bath, take in a vaudeville performance at the opera house and get a bank loan to pay for everything---all without ever having to leave the building! Truly cosmopolitan.

Hodgeden enlisted Nels Holden, a Norwegian immigrant schooled in engineering and architecture in Oslo, to take on the task of building the new building. Holden recently had arrived in Aitkin from Duluth and was eager to establish himself as a contractor.

Hodgeden was so impressed with Holden's abilities, he also commissioned him to build a new home. The Victorian structure was one of the most elaborate and featured a classic tower with a conical roof. Intricate gingerbreading decorated the roof peaks and the porch.

The second floor contained the Aitkin Opera House bedecked in ornate oak paneling, elaborate brass chandeliers and scrolled plasterwork where roof met wall. The remainder of the second floor (west half) was used as a buggy and carriage warehouse.

There was a large elevator that would bring a wagon or buggy down to the street level for the customer. Hodgeden also operated a livery stable, so while the happy customer is settling their bill, the wagon or buggy was

lowered in the elevator, and a team would be waiting at street level to be hitched. The bill settled, the customer could jump aboard and head for home with no waiting.

In the early 1900s, the main floor contained the Hodgeden-MacDonald General Merchandise store, and the Security Bank in the front half of the building. A hardware/implement warehouse occupied the rear (west half) of the building's main floor.

The "Back Room," as it was called, was where lumberjacks would spend their idle time playing cards, telling stories and sampling the coffee and cookies Sam placed out for them. Hodgeden would gain a lot of business from the 'jacks as a result of his hospitality.

The original basement featured a barbershop and bath house which was accessible by a recessed stairway in the sidewalk. The heating plant boiler, coal bin and storage areas for items such as vegetables and seed comprised the remainder of the basement area.





THE BUTLER PROJECT, LLC

301 Minnesota Avenue North, Aitkin, MN 56431

Rental specifications for the Butler Building in Aitkin, MN
Rentals are based on an annual rate of
\$9/sq. ft. + heat and light.

First Floor

- Unit #1 (584 square feet) 400/month
- Unit #2 (599 square feet) 450/month
- Unit #3 (486 square feet) 370/month
- Unit #4 (643 square feet) 452/month
- Unit #5 (460 square feet) 348/month

Basement

- Grotto/front (2,335 square feet)..... \$1,750/month
- Rathskeller/back (1,640 square feet) 1,230/month

Second Floor

- Opera House (3,500 square feet)
- Buggy Warehouse (2,500 square feet)

These are event spaces that will be rented based on the number of people and what is needed for the event (tables/chairs, stage, lighting, catering, decoration, etc)

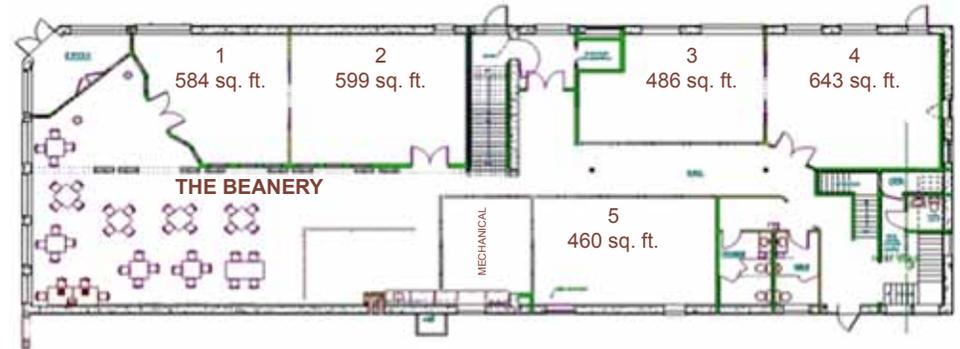
www.thebutlerbuilding.org

Sylvia 218-678-2441 sylvia@thebutlerbuilding.org
Lynne 218-820-8790 lynne@thebutlerbuilding.org

Current Plans for the Butler Building

The main level will be comprised of an assortment of retail shops including the Beanery, an Internet café and coffee shop and a diverse collection of shops. Those interested in leasing space are encouraged to complete the attached form or contact

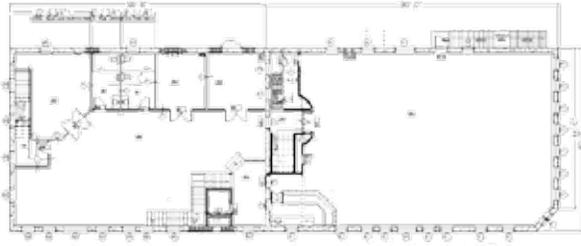
Lynne Jacobs @ 218 820 8790 (lynne@thebutlerbuilding.org) or
Sylvia Allen @ 218 678 2441 (Sylvia@thebutlerbuilding.org)



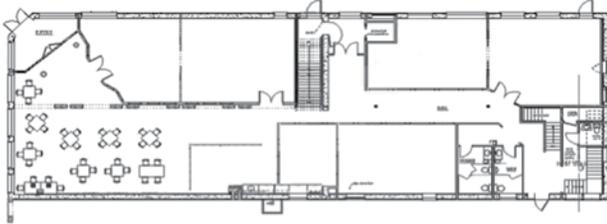
MAIN LEVEL
The Shopping Arcade

The upper level has been fully restored to its original splendor and is available for events such as weddings, 50th anniversaries, fashion shows, fund-raising celebration ... any number of events where you want to be in an exciting and beautiful event space.

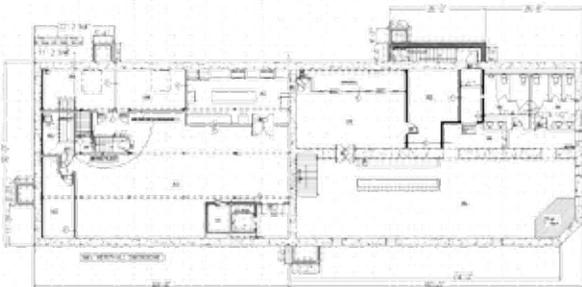
The lower level is a divine location for a quality restaurant ... with ambiance, low level lighting, a bar, quality food, entertainment ... what about The Grotto? The back portion would be perfect for a brew pub. We're interested in talking to restaurateurs about making your vision for this space a reality.



UPPER LEVEL
Opera House / Opera House Bar



MAIN LEVEL
The Shopping Arcade



LOWER LEVEL
Grotto / Brew Pub

