

# Artspace Hastings River Lofts

Hastings, MN



*Integrity Built*

Artspace Hastings River Lofts is a 49,000 SF, mixed-use project located along the Mississippi River in Downtown Hastings. The building contains 37 low-income apartments, along with an art gallery and retail spaces on the first floor. The units are geared towards aspiring artists in the area, providing a place where they can both live and work.

The building has three levels, with the top two containing apartments. The first floor holds one wing of apartments, with the remaining portion of the footprint being made up of an art gallery, lobby space, and three for-lease retail spaces. The structural basis of the building consists of wood framing, with some precast creating the gallery and retail spaces. Finishes are tailored towards the targeted renter, maintaining durability while still looking great. The building hosts a brick and lap siding exterior finish, along with some storefront along the retail spaces. There is also a courtyard area hosting terraced seating and green spaces, creating an outstanding area to socialize and work outside.

**Client** - Artspace

**Architect** - Urbanworks Architecture

**Construction Cost** - \$8.5 Million

**Project Size** - 49,000 SF

**Loeffler Role** - Preconstruction and Construction Services

