



4 WEST BUILDING

403 4TH ST NW, BEMIDJI, MN 56601



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403 4TH ST NW

BEMIDJI, MN 56601



PROPERTY OVERVIEW

4WestBuilding is a centrally located commercial property in downtown Bemidji, Minnesota, positioned along 4th Street NW within the city's primary business and professional services corridor.

The three-story building offers flexible office configurations suitable for professional services, administrative use, medical users, or mixed commercial occupancy. Situated in the heart of downtown, the property benefits from walkable access to government offices, financial institutions, retail amenities, and regional employers. Its location supports steady daily activity and visibility within Bemidji's established commercial core. The building's accessible layout, elevator service, on-site parking, and proximity to major local roadways enhance tenant functionality and long-term usability.

This central positioning within Northern Minnesota's regional hub market supports stable office demand and continued commercial relevance.





Property Features

THREE-STORY PROFESSIONAL OFFICE BUILDING IN DOWNTOWN BEMIDJI

FLEXIBLE SUITE CONFIGURATIONS FOR SINGLE OR MULTI-TENANT USE

ELEVATOR ACCESS PROVIDING FULL BUILDING ACCESSIBILITY

ON-SITE PAVED PARKING LOT FOR TENANTS AND VISITORS

STRONG VISIBILITY WITHIN BEMIDJI'S PRIMARY BUSINESS CORRIDOR

WALKABLE LOCATION NEAR GOVERNMENT, RETAIL, AND PROFESSIONAL SERVICES



Lease Overview

Lease Structure: Gross Lease

Term: Negotiable based on suite size and lease duration

Availability: Multiple suites currently available; spaces may be leased individually or combined to accommodate tenant requirements

Rental Rates: Available upon request

Available Suites

Suite 120 – Main Level

±2,030 SF

Available for Immediate Lease

Suite 140 – Main Level

±1,379 SF

Available for Immediate Lease

Suite 210 – Second Level

±2,024 SF

Available for Immediate Lease

Suite 240 – Second Level

±1,618 SF

Available for Immediate Lease

Suite 300 – Third Level

±4,168 SF

Available for Immediate Lease

Location Highlights

Located in Downtown Bemidji, Minnesota, the Region's Primary Commercial and Government Hub

Positioned Within the City's Established Business and Professional Services Corridor

Walkable Access to Retail, Dining, Financial Institutions, and Civic Buildings

Proximity to Regional Employers, Medical Services, and Government Offices

Convenient Access to Major Local Roadways Connecting Bemidji to Surrounding Communities



Potential Uses

PROFESSIONAL OFFICE OR ADMINISTRATIVE SPACE FOR LEASE

MEDICAL, WELLNESS, OR SERVICE-ORIENTED COMMERCIAL SUITES

FLEXIBLE OFFICE SUITES SUITABLE FOR SINGLE OR MULTIPLE TENANTS

DOWNTOWN OFFICE SPACE WITH ADAPTABLE FLOOR PLANS

IDEAL FOR GOVERNMENT, NONPROFIT, OR PROFESSIONAL SERVICES USERS



Property Photos





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