



OBSIDIAN
GROUP

ObsidianGroup.com

info@obsidiangroup.com

380 Jackson Street, Suite 750
Saint Paul, MN 55101



OFFICE SPACE FOR LEASE



GRAIN EXCHANGE

400 South 4th Street, Minneapolis, MN 55415

GRAIN EXCHANGE

400 South 4th Street, Minneapolis, MN 55415

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

The Grain Exchange is the perfect opportunity to occupy a historic building with an energetic tenant base and all of the modern amenities needed for a hip downtown office:

- » Fitness Center
- » Yoga Room
- » Locker Room
- » Bike Room
- » Mother's Room
- » Post Office In Building
- » Access To Two Parking Ramp Nearby – Gateway Parking Ramp and Jerry Haaf Memorial Ramp
- » 2 Blocks From The Light Rail
- » Skyway Connected
- » Tunnel Connected
- » Many Nearby Coffee Shops, Banks, Parks, Dining Etc.

Daniel Kurkowski, CEO/Principal

P: 651.249.3712

E: daniel@obsidiangroup.com



Kevin Anderson, Principal

P: 612.720.3266

E: kevin@obsidiangroup.com

GRAIN EXCHANGE

400 South 4th Street, Minneapolis, MN 55415

ADDITIONAL INFORMATION

AERIAL MAP



DINING

- » City Hall Cafe
- » Subway
- » Crooked Pint Ale House
- » Jimmy John's
- » Bar Zia
- » Zen Box
- » Chipotle
- » Good to Go
- » Sarpino's Pizzeria
- » Naf Naf Grill
- » Einstein Bros Bagels

BANKS

- » U.S. Bank
- » TCF Bank
- » Wells Fargo Bank
- » Crown Bank
- » Bridgewater Bank

AMENITIES

- » U.S. Post Office
- » Nice Ride Stations
- » Light Rail Station
- » Whole Foods
- » Gold Medal Park
- » Target
- » Minneapolis Central Library

COFFEE

- » Caribou
- » Dunn Brother's
- » Starbucks
- » Peace Coffee
- » Segue Cafe
- » Max's Cafe

Daniel Kurkowski, CEO/Principal

P: 651.249.3712

E: daniel@obsidiangroup.com

Kevin Anderson, Principal

P: 612.720.3266

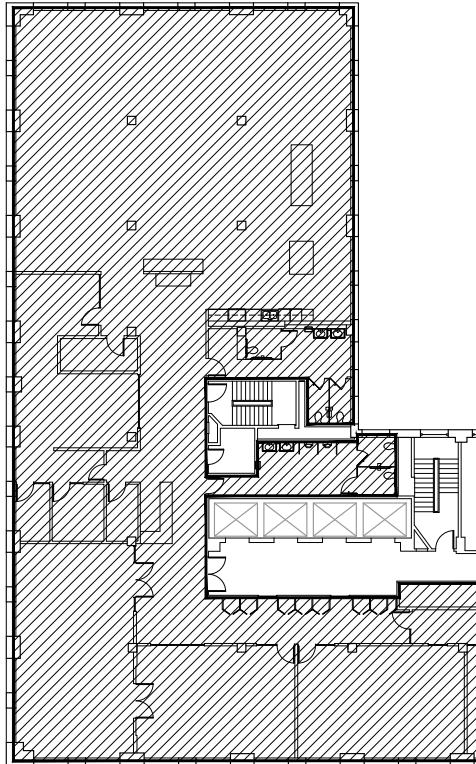
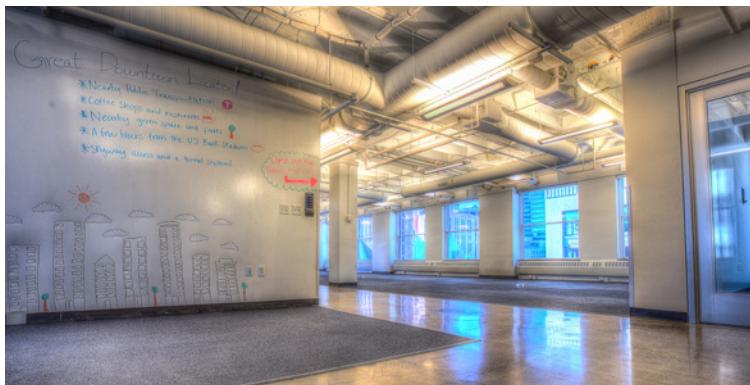
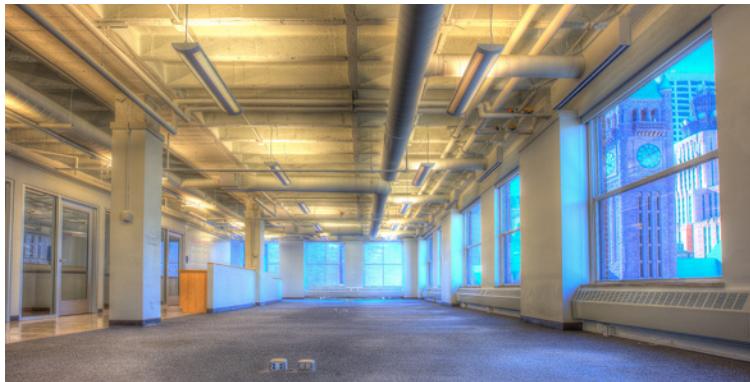
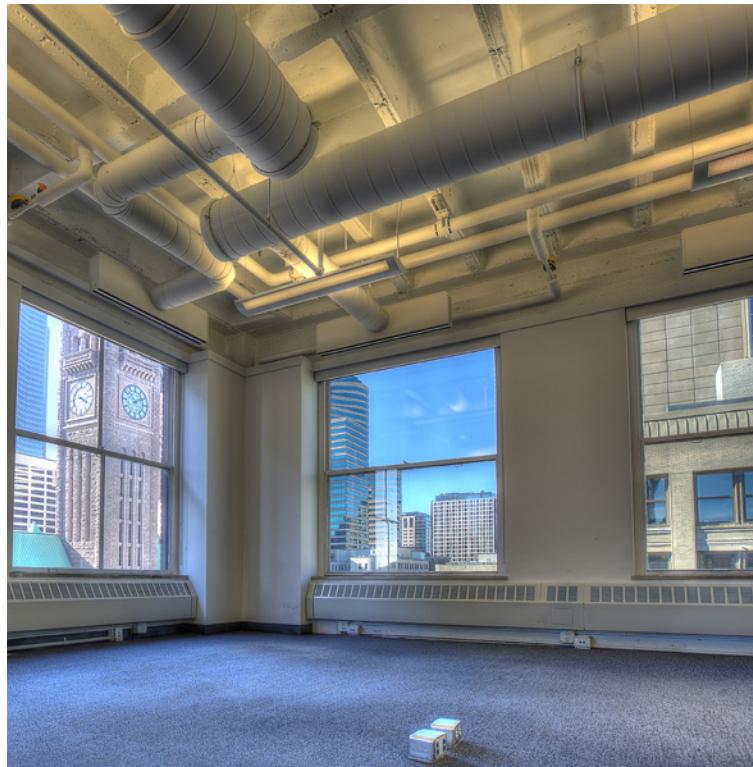
E: kevin@obsidiangroup.com

GRAIN EXCHANGE

400 South 4th Street, Minneapolis, MN 55415

PROPERTY OVERVIEW

SUITE 1075 | NORTH BUILDING



rentable square feet: 13,774
usable square feet: 11,634

Daniel Kurkowski, CEO/Principal

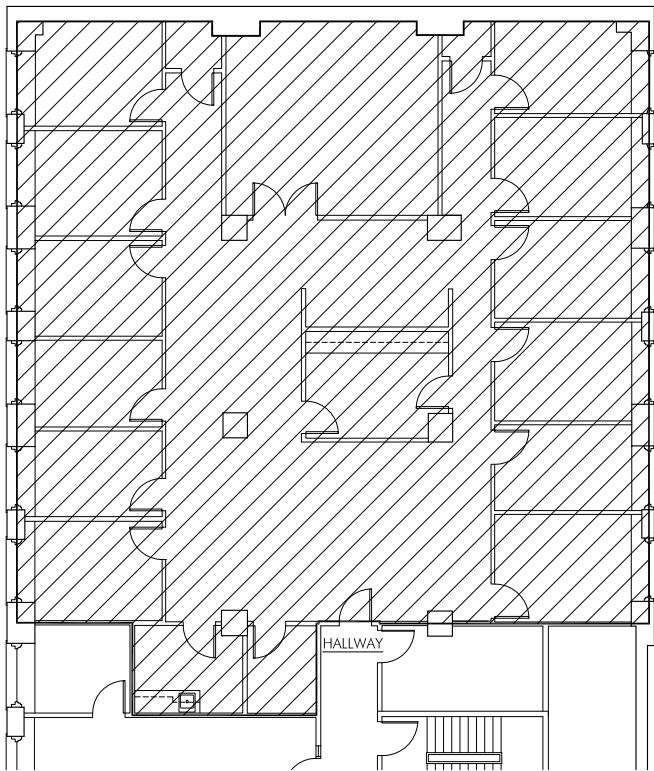
P: 651.249.3712

E: daniel@obsidiangroup.com

Kevin Anderson, Principal

P: 612.720.3266

E: kevin@obsidiangroup.com

SUITE 390 | NORTH BUILDING

rentable square feet: 4,030
usable square feet: 3,404

Daniel Kurkowski, CEO/Principal

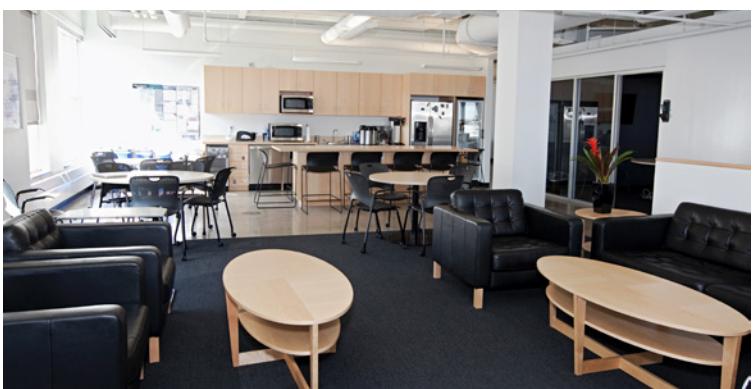
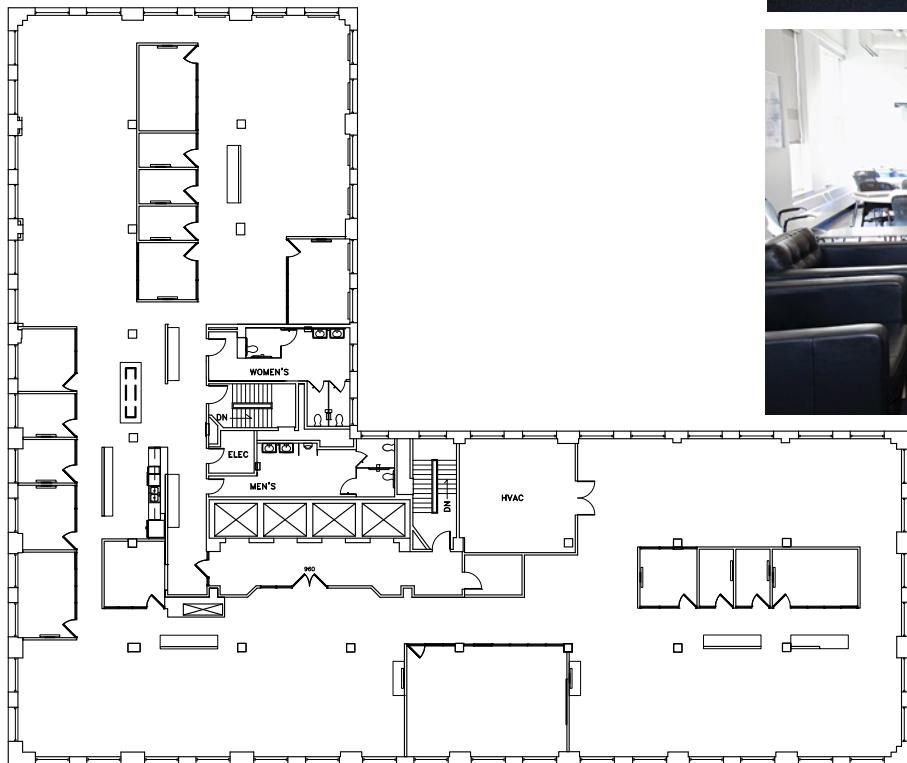
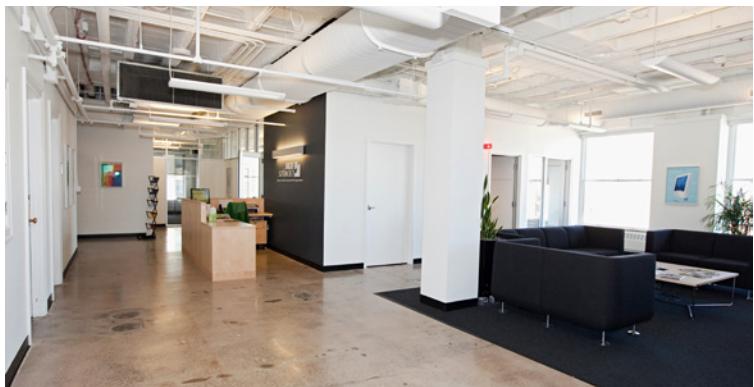
P: 651.249.3712

E: daniel@obsidiangroup.com

Kevin Anderson, Principal

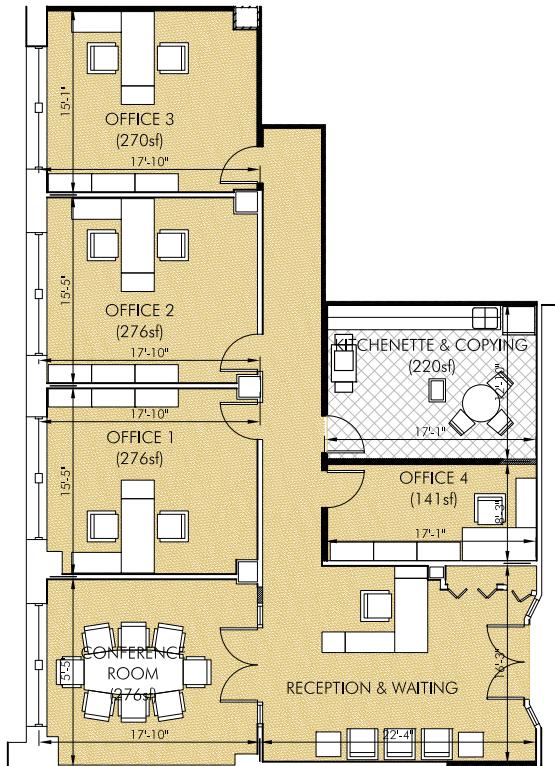
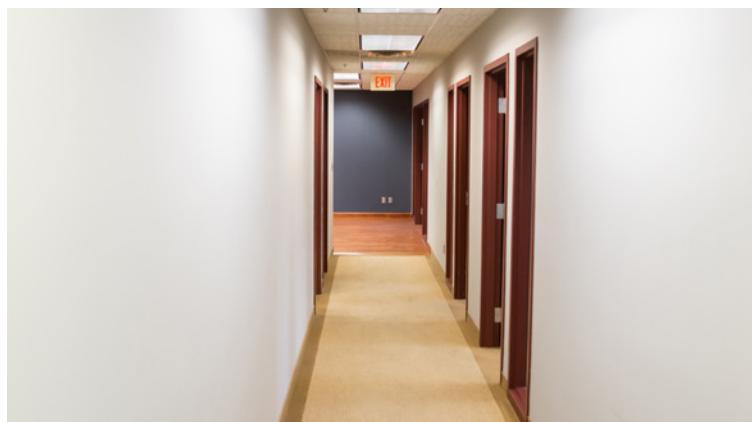
P: 612.720.3266

E: kevin@obsidiangroup.com

NINTH FLOOR | NORTH BUILDING

**rentable square feet: 13,774
usable square feet: 11,634**

Daniel Kurkowski, CEO/Principal**P:** 651.249.3712**E:** daniel@obsidiangroup.com**Kevin Anderson, Principal****P:** 612.720.3266**E:** kevin@obsidiangroup.com

SUITE 310 | MAIN BUILDING

rentable square feet: 2,349
usable square feet: 2,004

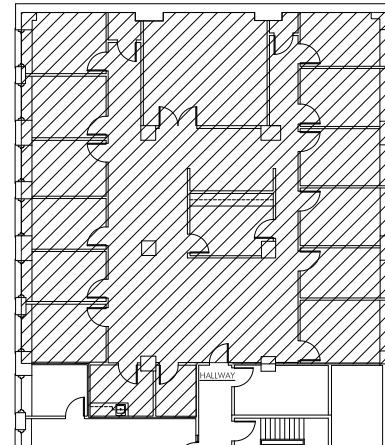
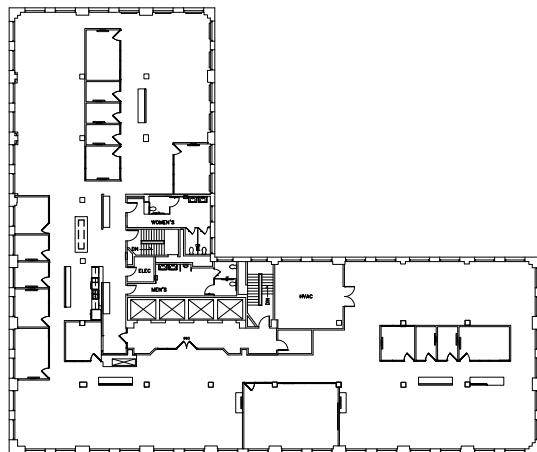
Daniel Kurkowski, CEO/Principal**P:** 651.249.3712**E:** daniel@obsidiangroup.com**Kevin Anderson, Principal****P:** 612.720.3266**E:** kevin@obsidiangroup.com

GRAIN EXCHANGE

400 South 4th Street, Minneapolis, MN 55415

FLOOR PLAN

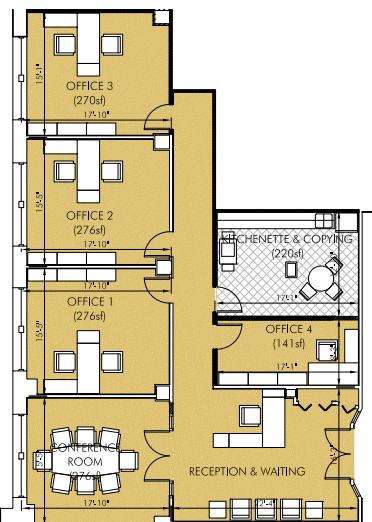
SITE PLAN



NINTH FLOOR | NORTH BUILDING

usable square feet: 11,671

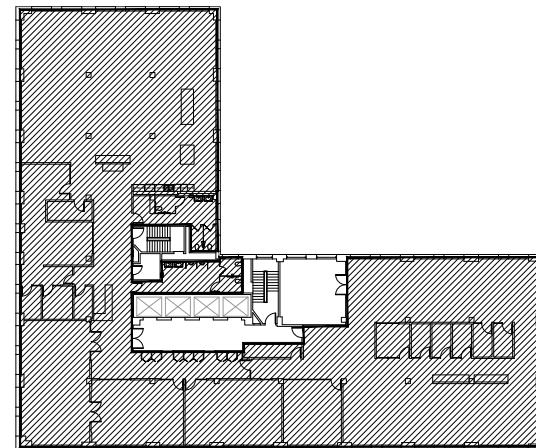
rentable square feet: 13,818



SUITE 390 | NORTH BUILDING

usable square feet: 3,404

rentable square feet: 4,030



SUITE 310 | MAIN BUILDING

usable square feet: 2,004

rentable square feet: 2,349

Daniel Kurkowski, CEO/Principal

P: 651.249.3712

E: daniel@obsidiangroup.com

Kevin Anderson, Principal

P: 612.720.3266

E: kevin@obsidiangroup.com



OBSIDIAN
GROUP