






OBSIDIAN
GROUP

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 380 Jackson Street, Suite 750
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OFFICE SPACE FOR LEASE



GRAIN EXCHANGE
400 South 4th Street, Minneapolis, MN 55415

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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

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Kevin Anderson, Principal

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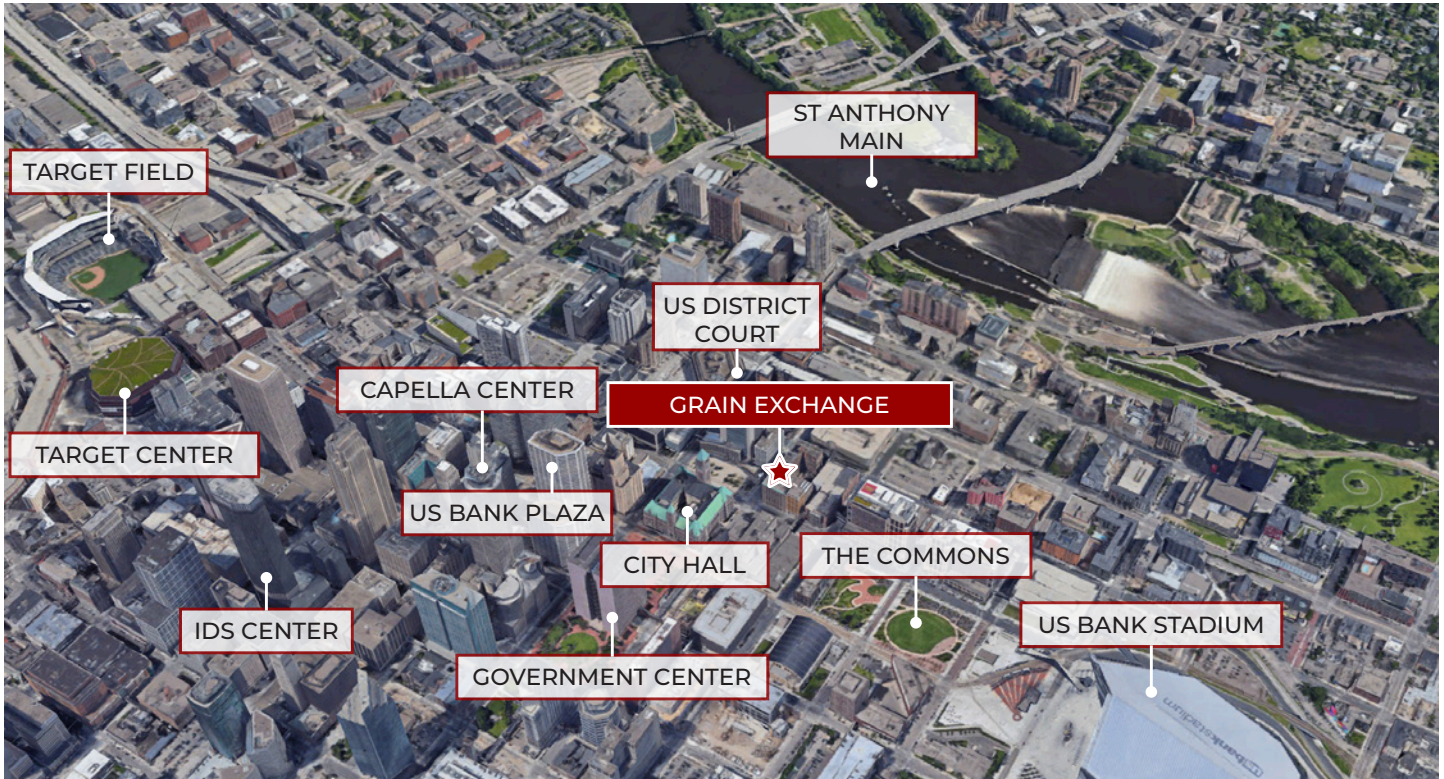


GRAIN EXCHANGE

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

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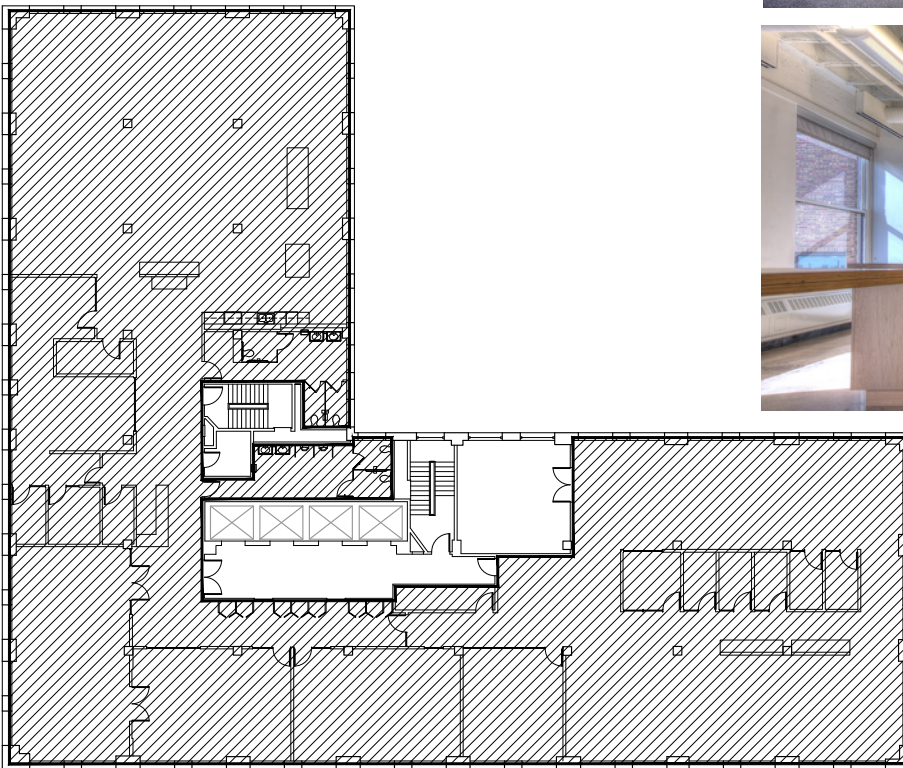
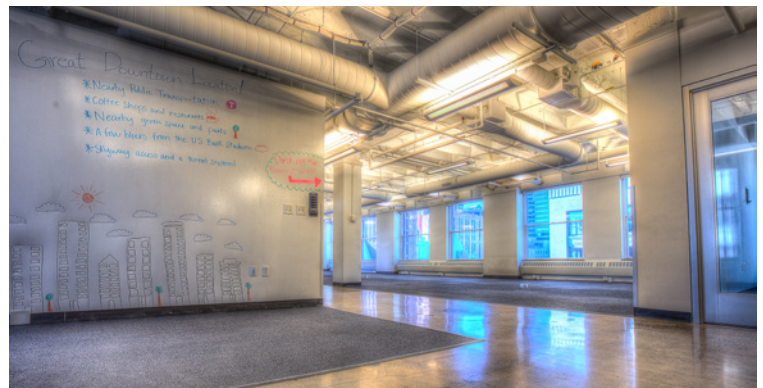


GRAIN EXCHANGE

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PROPERTY OVERVIEW

SUITE 1075 | NORTH BUILDING



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

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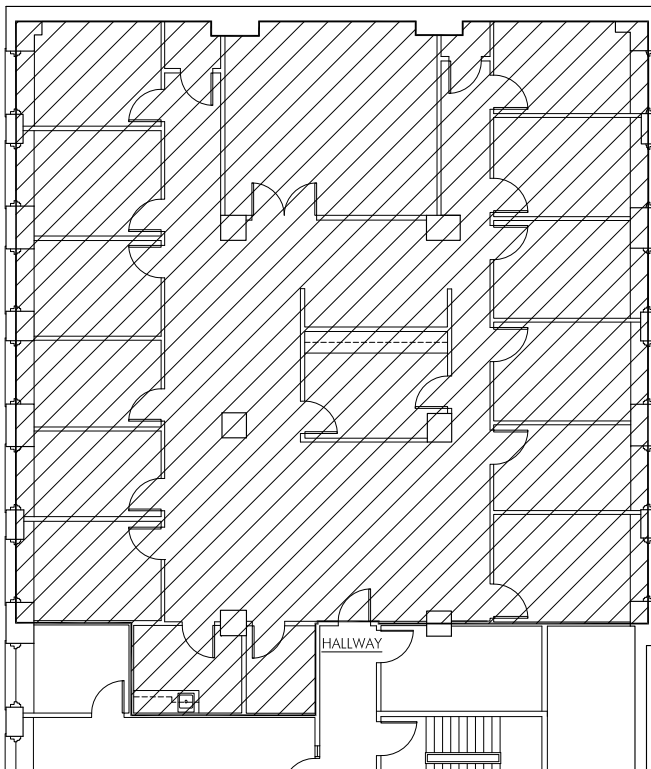


GRAIN EXCHANGE

400 South 4th Street, Minneapolis, MN 55415

PROPERTY OVERVIEW

SUITE 390 | NORTH BUILDING



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

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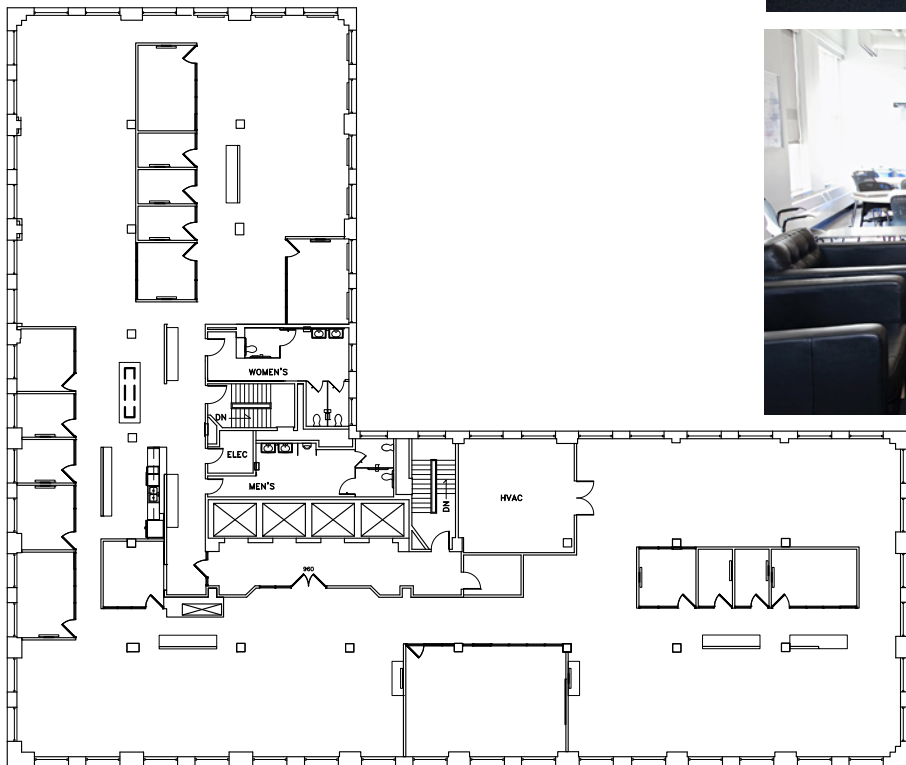
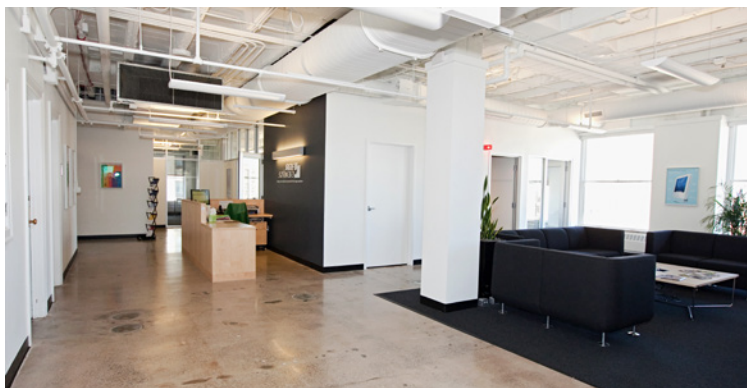


GRAIN EXCHANGE

400 South 4th Street, Minneapolis, MN 55415

PROPERTY OVERVIEW

NINTH FLOOR | NORTH BUILDING



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

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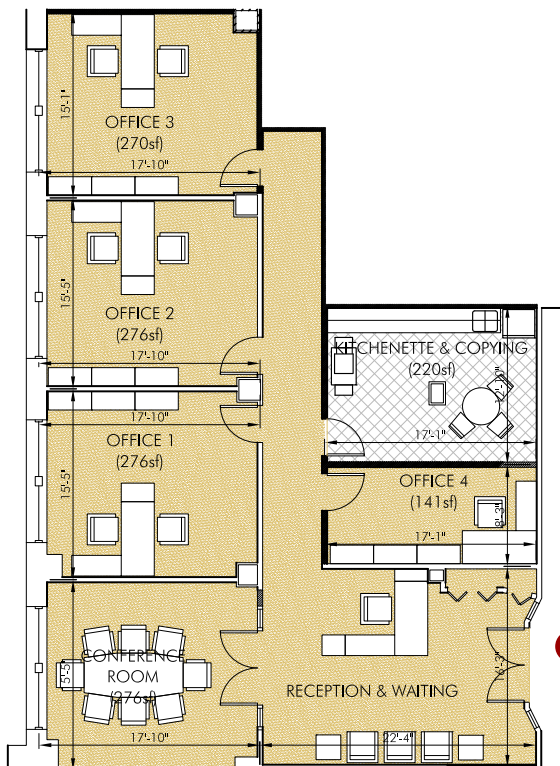
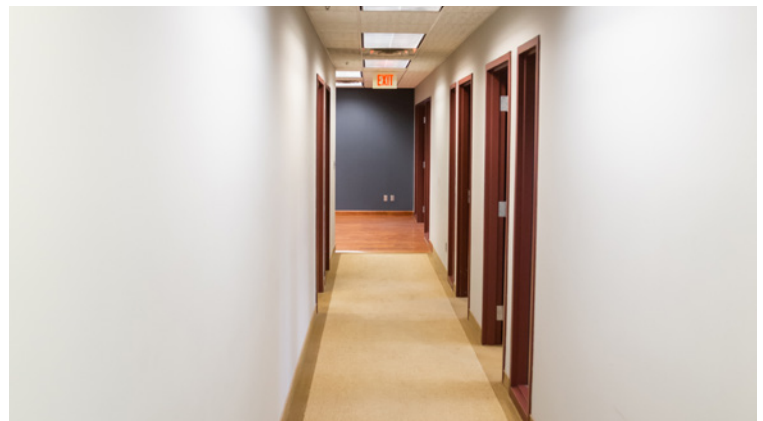


GRAIN EXCHANGE

400 South 4th Street, Minneapolis, MN 55415

PROPERTY OVERVIEW

SUITE 310 | MAIN BUILDING



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

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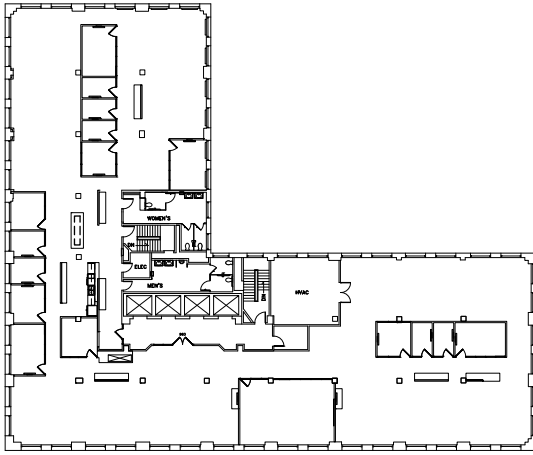
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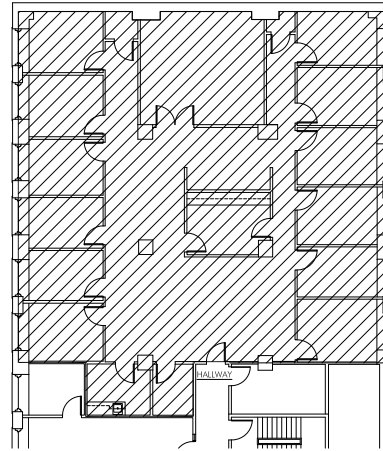
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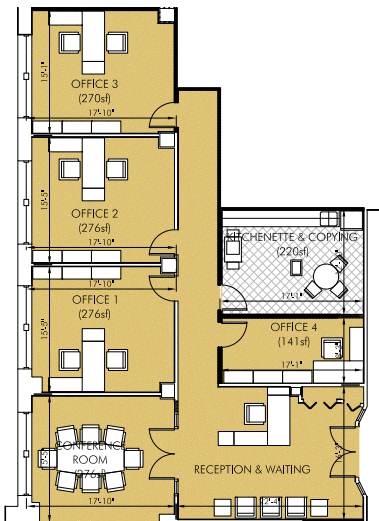


SITE PLAN**NINTH FLOOR | NORTH BUILDING**

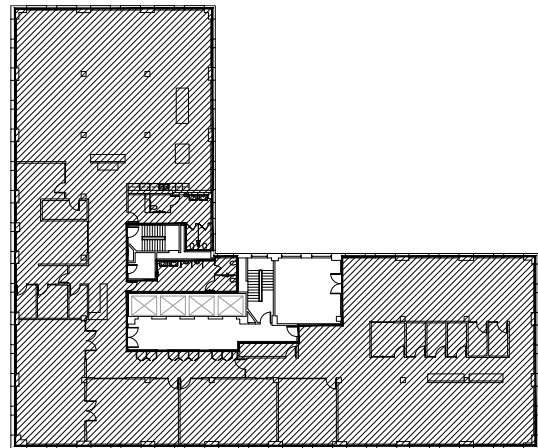
usable square feet: 11,671
rentable square feet: 13,818

**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

**SUITE 1075 | NORTH BUILDING**

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

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