

THE GRAIN EXCHANGE BUILDINGS

A COMMERCIAL REAL ESTATE GUIDE



400 SOUTH 4TH ST. MINNEAPOLIS, MN 55415

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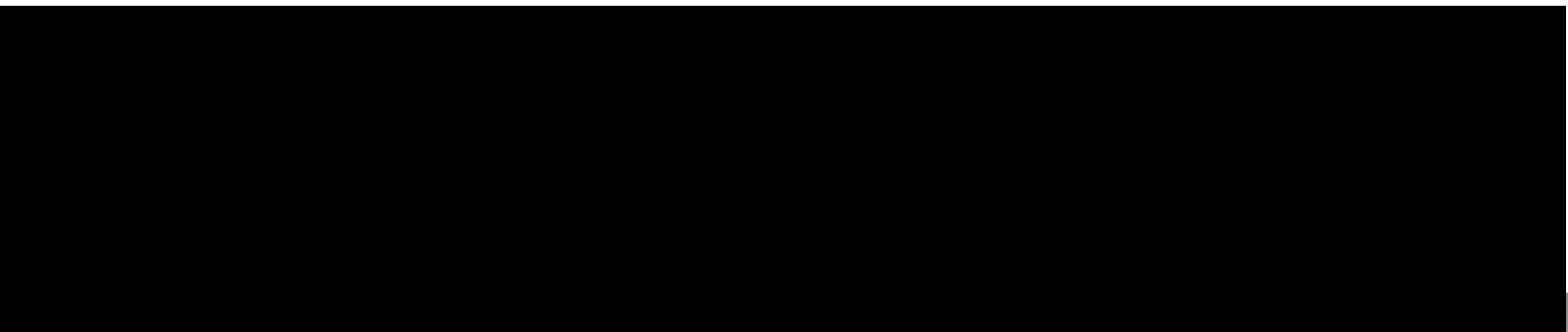


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WELCOME

The Grain Exchange has been a staple of downtown Minneapolis for more than 100 years and has recently become immersed in one of the most modern and progressive parts of the city. As Minneapolis has grown throughout the years, so too has the Grain Exchange.

This Guide addresses commercial leasing, tenant amenities, and neighborhood information. For more on the Grain Exchange, please contact Blake Tiedeman, Director of Real Estate Operations at btiedeman@mgex.com or (612) 321-7152.

THE BUILDINGS

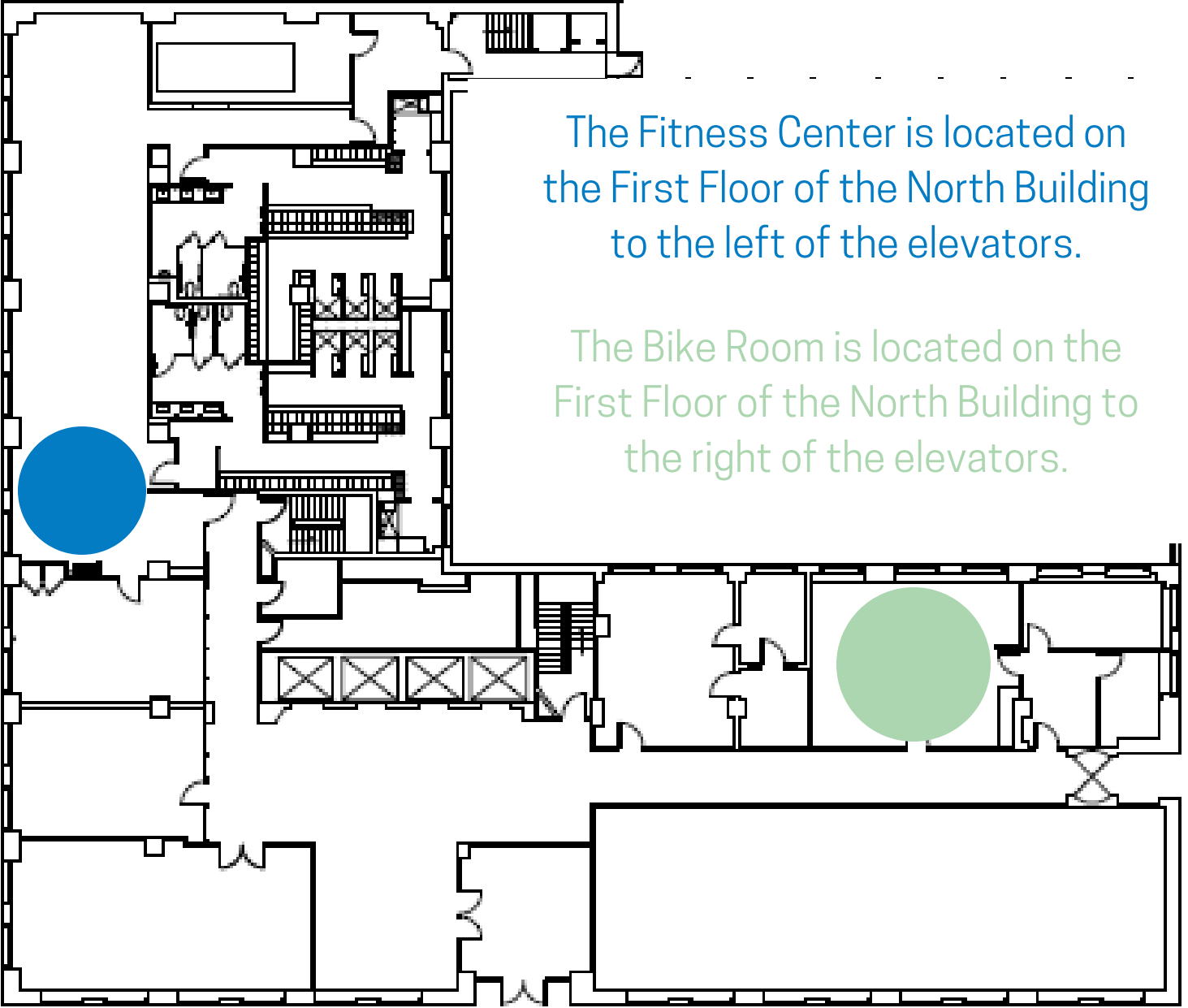




OUR CAMPUS

The Grain Exchange is a campus of three buildings on the corner of 4th & 4th in Downtown Minneapolis. Connected through their historical significance and close proximity, the Main, East and North buildings stand distinguishable by their addresses and architectural features. With a dynamic tenant base, modern amenities and a lively backyard, the Grain Exchange is the perfect home for businesses large and small.

FIRST FLOOR NORTH BUILDING



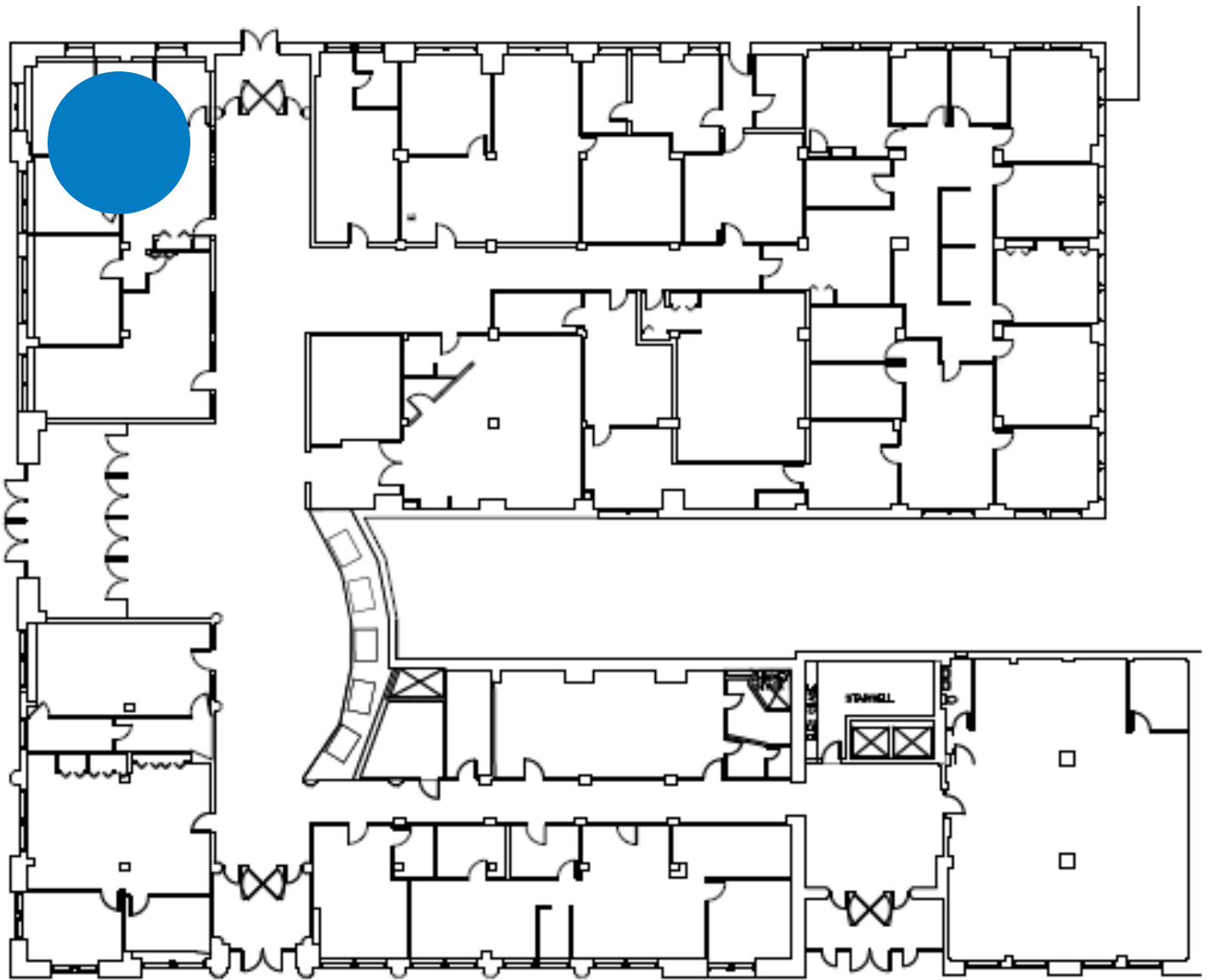
The Fitness Center is located on the First Floor of the North Building to the left of the elevators.

The Bike Room is located on the First Floor of the North Building to the right of the elevators.

NORTH BUILDING: 301 4TH AVE S. MINNEAPOLIS, MN 55415

FIRST FLOOR MAIN & EAST BUILDINGS

The Grain Exchange Team is located in Suite 111 of the Main Building if you have questions or concerns.



MAIN BUILDING: 400 S 4TH ST. MINNEAPOLIS, MN 55415

EAST BUILDING: 412 S 4TH ST. MINNEAPOLIS, MN 55415



BUILDING AMENITIES & SERVICES

Fitness Center

U.S. Post Office

Bike Room

Storage Vaults

Mother's Room

Conference Rooms

Barbershop

Customizable Spaces

Convenience Store

After-Hours Guard





HISTORY OF THE GRAIN EXCHANGE



Through the eyes of an architect, the Grain Exchange is a complex of three buildings spread across half of a city block and resting on the corner of Fourth Street and Fourth Avenue in downtown Minneapolis. Through the eyes of many Midwesterners, however, they mean much more than that. Back in November of 1881, the Chamber of Commerce, now known as the Minneapolis Grain Exchange, began to take notice in the homes of farmers and businessmen alike as a new managerial method devoted to regulating the trade of grain. For reference, President James A. Garfield was in office at this time as the 20th person in American history to take that seat. First stationed in the basement of the Security State Building, then on the third floor of the Johnson, Smith and Harrison Building, the Chamber of Commerce was taking the city by storm, By way of giving a permanent home to this growing business, the Chamber of Commerce Building was constructed at the corner of Fourth Avenue and Third Street in 1884.

Designated on the National Register of Historic Places, the Grain Exchange has always valued its place in downtown Minneapolis. Today, the oldest standing Building is the Main Building sitting on the corner of Fourth Avenue and Fourth Street. With its terracotta ornamentation and an extravagant Italian marble-lined lobby, the building was one of the first in Minneapolis to have been built with a steel interior structure. The lavish Trading Floor, located on the 4th floor of the building, measured out to 75 x 132 ft. with 34 ft. ceilings, as it was meant to let in the sunlight so that traders could judge the quality of the grain they were buying and selling.

Seven years later, in 1909, the East Building was built on a forty-foot parcel abutting the Main Building on Fourth Street. The design, by the Long, Lamoreaux, and Long architectural firm, incorporated stylistic elements loosely based on those featured in the Main Building. When inside the building, patrons should be unaware of where the Main Building levels off and the East begins; however, this is because over the years the hallways and suites have been merged.

The North Building was built in 1928 on the site of the old Chamber of Commerce Building, which was demolished earlier that year. Tenants began moving into the new building in late July, after a construction period of just six months. In 1955, three floors were added to the North Building to accommodate growing operations.

Then and now, the Grain Exchange remains a name to remember in the Minneapolis area. Resting on their original grounds, the Buildings represent a piece of history that will not be forgotten and an innovative future that will not be overlooked.

NEIGHBORHOOD INFORMATION



The Grain Exchange is located adjacent to the vibrant East Town neighborhood of downtown Minneapolis. Just two blocks from U.S. Bank Stadium, the Building's surrounding neighborhood features parking and public transportation options, restaurants, coffee shops, banks and retail outlets. Not only do tenants always have options for lunch and breaks, but they are able to work in a community that is as active as it is business-friendly. In the summer, parks nearby host outdoor yoga sessions and plenty of bikers, runners or walkers tour the great paths designated for pedestrians. During winter, these pedestrians move inside to the connecting skyway system that lets them take in the beautiful, snowy views while avoiding the cold. Thousands of business professionals walk the streets of the Grain Exchange Building's neighborhood everyday supporting the friendly networking environment that makes up this part of the Twin Cities.



Zen Box Izakaya

The Old Spaghetti
Factory

Mills Fleet Farm Parking Garage

The Commons
Park

US Bank Stadium

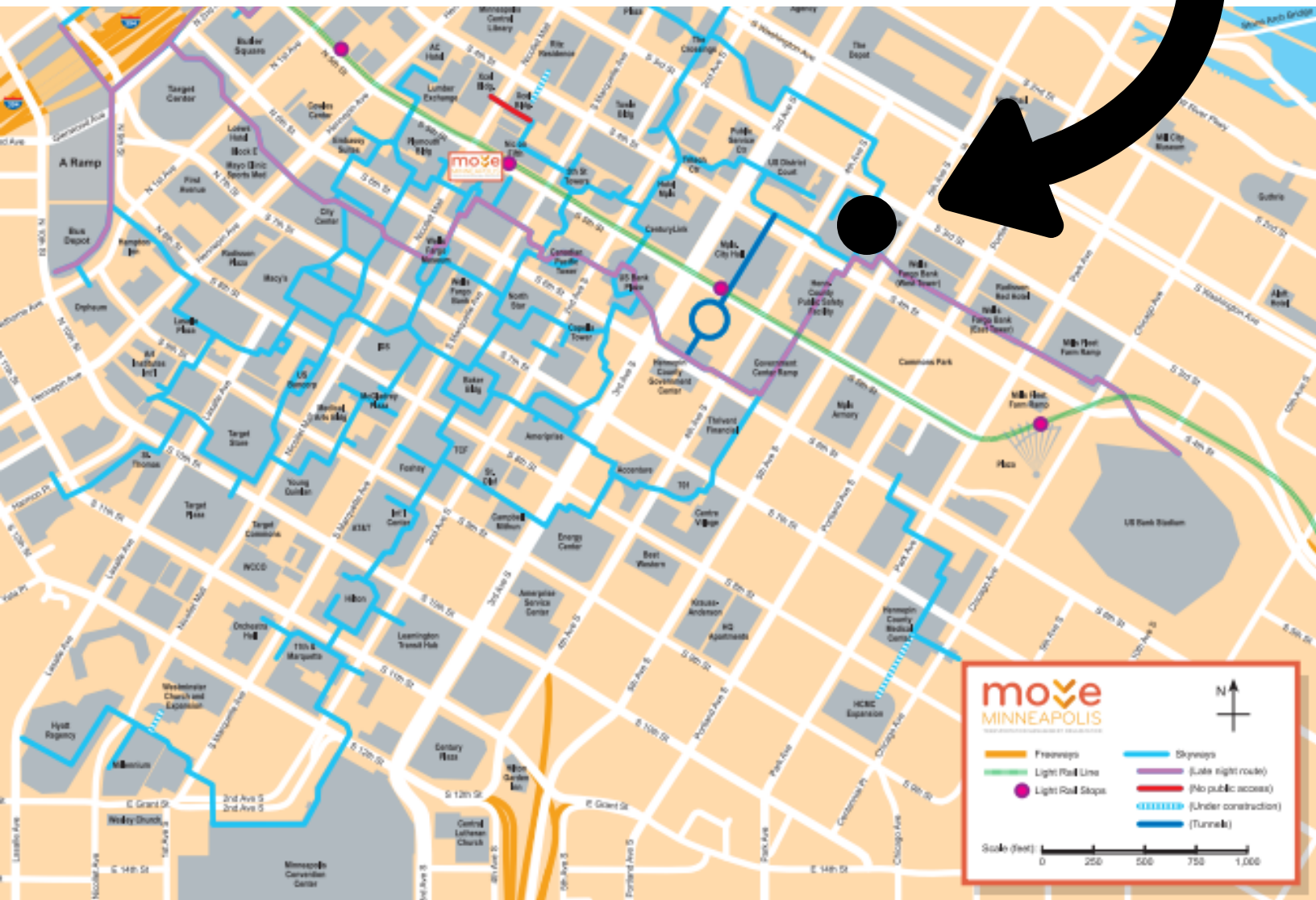
Hennepin County
Gov't Center

The Grain Exchange

AREA MAP

MAP CREDIT: GOOGLE IMAGES

SKYWAY MAP



MAP CREDIT: MOVE MINNEAPOLIS

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The Grain Exchange is owned and operated by:

