

Creative Office Space

EAST TOWN - MINNEAPOLIS





Flour Exchange

310 4TH AVENUE SOUTH

TURN-OF-THE CENTURY STYLE, MODERN OFFICE FEEL.

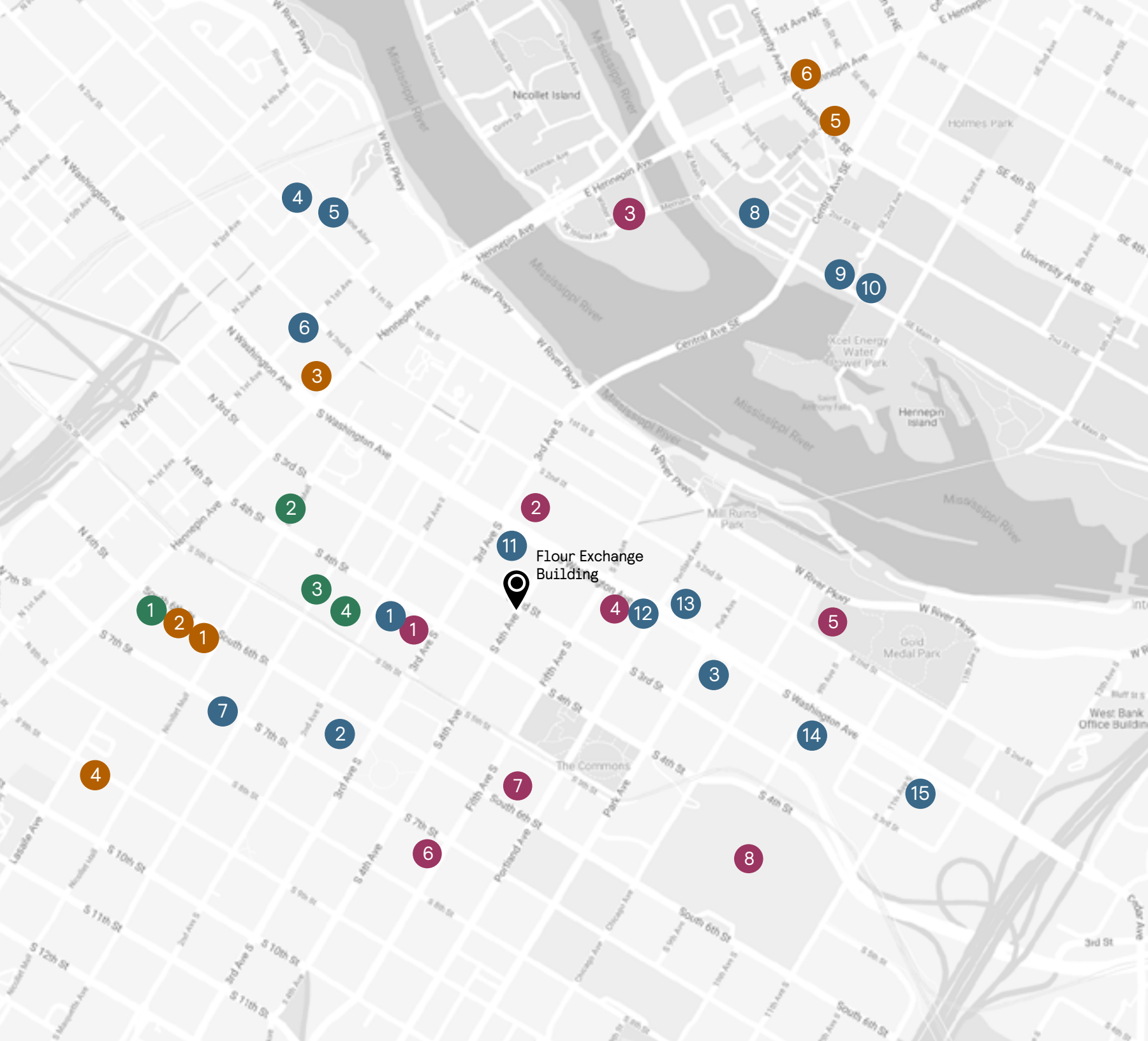
The Flour Exchange Building is an ideal setting for businesses seeking that perfect balance between character, creativity, and image. Its original hardwood floors, brick façade, and rich history as a commodity exchange juxtapose the building's enormous windows and the recent, modern improvements to the lobby, common areas, and restrooms. Tenants here enjoy the historic experience while still benefiting from a modern, bright, efficient office environment.

HIGHLIGHTS

- ORIGINAL HARDWOOD FLOORS
- HUGE, WRAP-AROUND WINDOW LINE
- VIEWS OF THE HISTORIC MILL DISTRICT
- SKYWAY CONNECTED
- SURROUNDED BY GROWING EAST TOWN AMENITIES
- ON-SITE PROPERTY MANAGEMENT

RECENT RENOVATIONS

- ELEGANT, RESTORED BUILDING LOBBY (2017)
- UPDATED COMMON AREAS THROUGHOUT (ONGOING)
- NEW, MODERN RESTROOMS (ONGOING)
- REFINISHED EXTERIOR (2017)
- BIKE STORAGE (COMING SOON!)
- LOCKERS & SHOWERS (COMING SOON!)
- CONFERENCE CENTER (COMING SOON!)
- RESTORED ELEVATORS (COMING SOON!)



Local Amenities

PRIME DOWNTOWN LOCATION

Located on the doorsteps of the revitalized Downtown East neighborhood of downtown Minneapolis, the Flour Exchange Building is conveniently located near many of downtown's best food, entertainment, parks & recreation, and housing.

RESTAURANTS & BARS

1. Giulia
2. The Six 15 Room
3. Old Spaghetti Factory
4. Spoon and Stable
5. Bachelor Farmer
6. Red Cow North Loop
7. Mission American Kitchen
8. Wilde Café & Spirits
9. Aster Café
10. Vic's Restaurant
11. Eastside Ear & Drink
12. Crooked Pint Ale House
13. Zen Box Izakaya
14. Wasabi Sushi Fusion
15. Day Block Brewing Company

COFFEE SHOPS

1. Starbucks
2. Dunn Bros. Coffee
3. Starbucks
4. Caribou Coffee

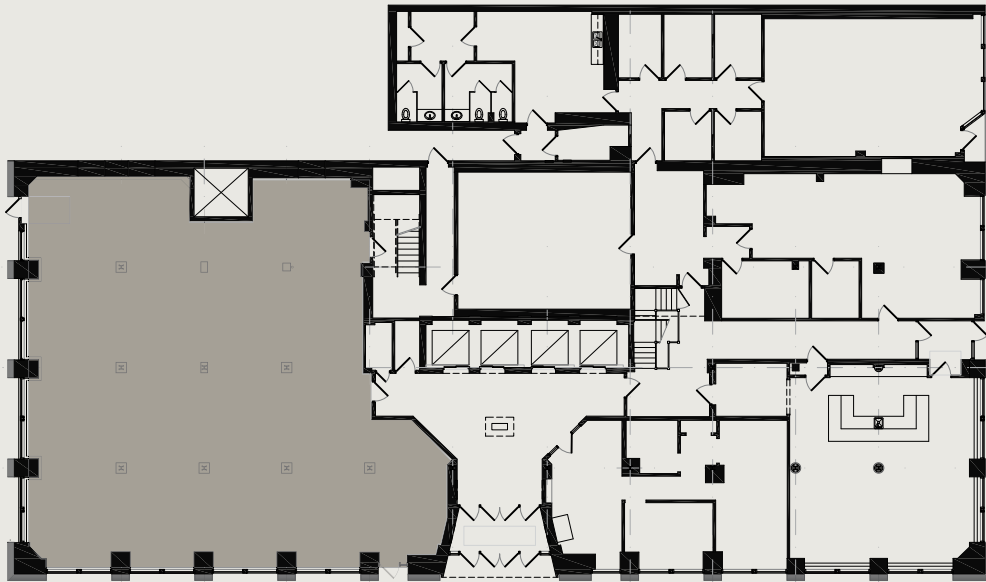
OTHER

1. Emery Hotel
2. Renaissance Minneapolis Hotel
3. Nicollet Island Inn
4. CorePower Yoga
5. Guthrie Theatre
6. Hyatt Place Mpls/Downtown
7. The Armory
8. US Bank Stadium

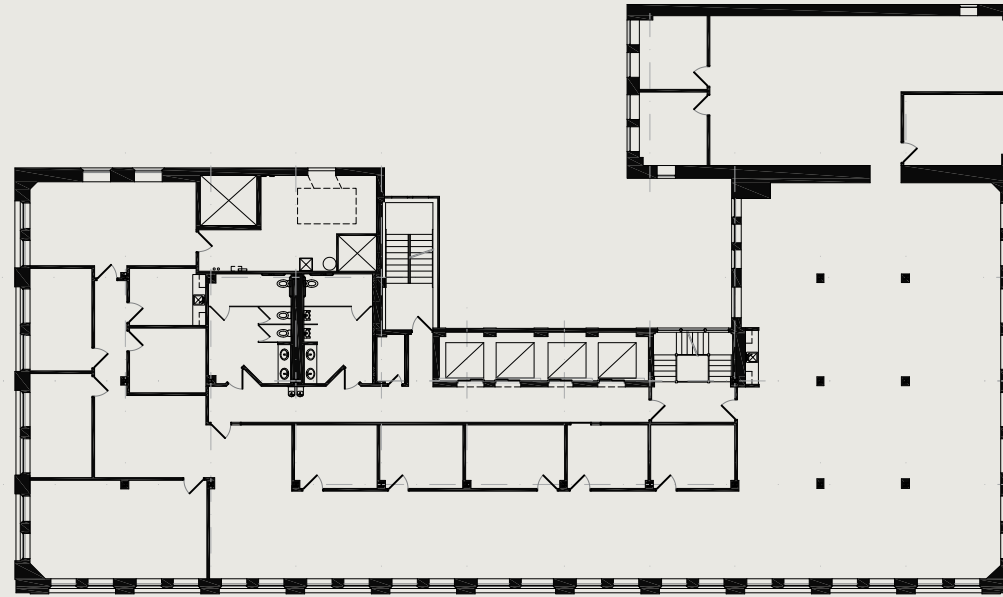
RETAIL

1. Marshalls
2. Saks off 5th
3. Whole Foods
4. Target
5. Lunds & Byerlys
6. Surdyk's Liquor & Cheese Shop

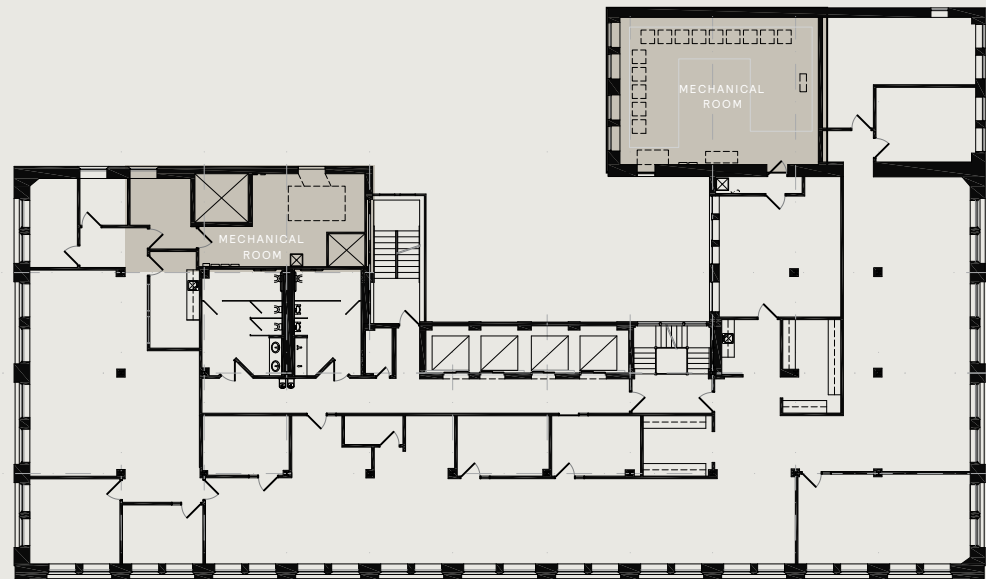
Available Space



SUITE 100



SUITE 400



SUITE 600



SUITE 1200

SUITE 100
4,226 RSF

SUITE 400
(FULL FLOOR)
9,406 RSF

SUITE 600
(FULL FLOOR)
7,545 RSF

SUITE 1200
4,190 RSF



FLOUR EXCHANGE
Lobby



—
FLOUR EXCHANGE
Entrance



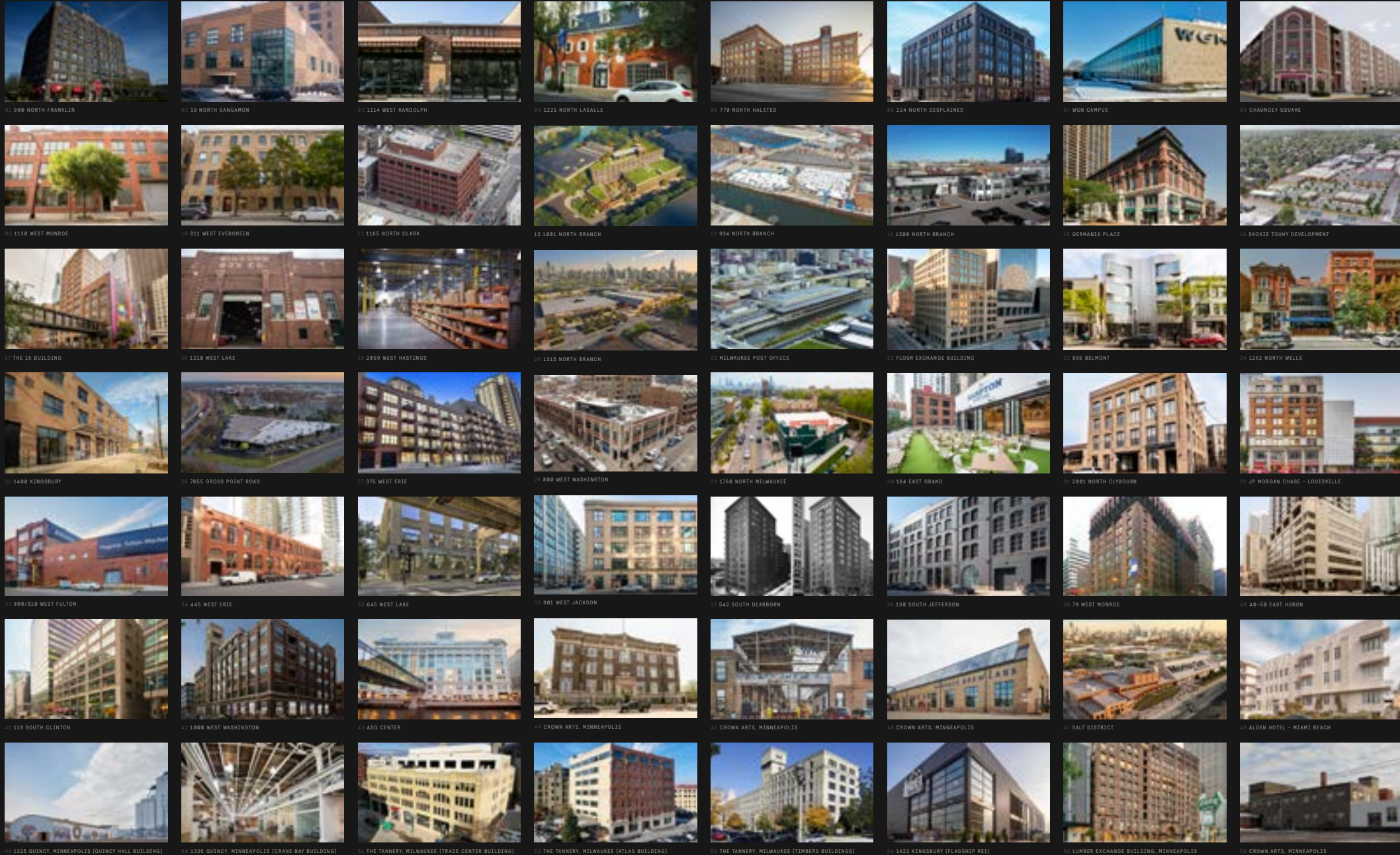
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FLOUR EXCHANGE
Office Space



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Office Space



—
FLOUR EXCHANGE
Office Space



R2 Companies

BY THE NUMBERS

5.2M
Square Foot Portfolio

\$600M
Assets Under Management

+40 Assets
Currently Owned

3 Offices
Chicago, Milwaukee, Minneapolis

50+
R2 Operating Team

2007
Year Founded

BRENT ERICKSON
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NEWMARK

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