



*Class A Office Building
for Lease*

FOR LEASE

SECURIAN CENTER

400 ROBERT STREET N
ST. PAUL, MN





PROPERTY HIGHLIGHTS

- Class A, 21-story, 320,997 rentable square foot office building
- Certified Fitwel 1 Star building
- 450 space parking ramp
- Skyway connected in two directions
- Located on bus line, bike path and near light rail
- On-site 24 hour security, 7 days per week; CCTV in all public areas
- Base Rent: \$16.00 psf
- 2024 Estimated Tax & Oper. Exp.: \$12.97 psf

PROPERTY INFORMATION

MECHANICAL SYSTEMS

- VAV System – One zone per 1,200 square feet, VAV boxes are electronically controlled
- One CFM of air per one square foot
- Energy supplied by District Energy
- HVAC system controlled by a building automation system
- Building is fully humidified in winter months

ELECTRICAL SYSTEM

- 3,000 AMP main service
- 2,250 kw of generating capacity Energy supplied by District Energy
- Data phone and electric available in floor every five feet

LIFE SAFETY

- Fire alarm system upgrade completed in 2019

BUILDING AMENITIES

- Professionally maintained building with on-site maintenance staff
 - Property manager available to assist with tenant build-outs and construction management
- Recent elevator modernization for fast, efficient elevator service
- On-site daycare center in adjacent building
- Workout room with showers and lockers
- Free use of covered bicycle racks
- Free on-site motorcycle parking
- Close to YMCA via skyway connection
- Convenience store located in building
- Main entrance to 400 office tower updated June 2019
- Restroom updates completed 2019



10th Floor

18,043 RSF Available

BUILDING AMENITIES - COMMON SPACE

WORK CAFÉ

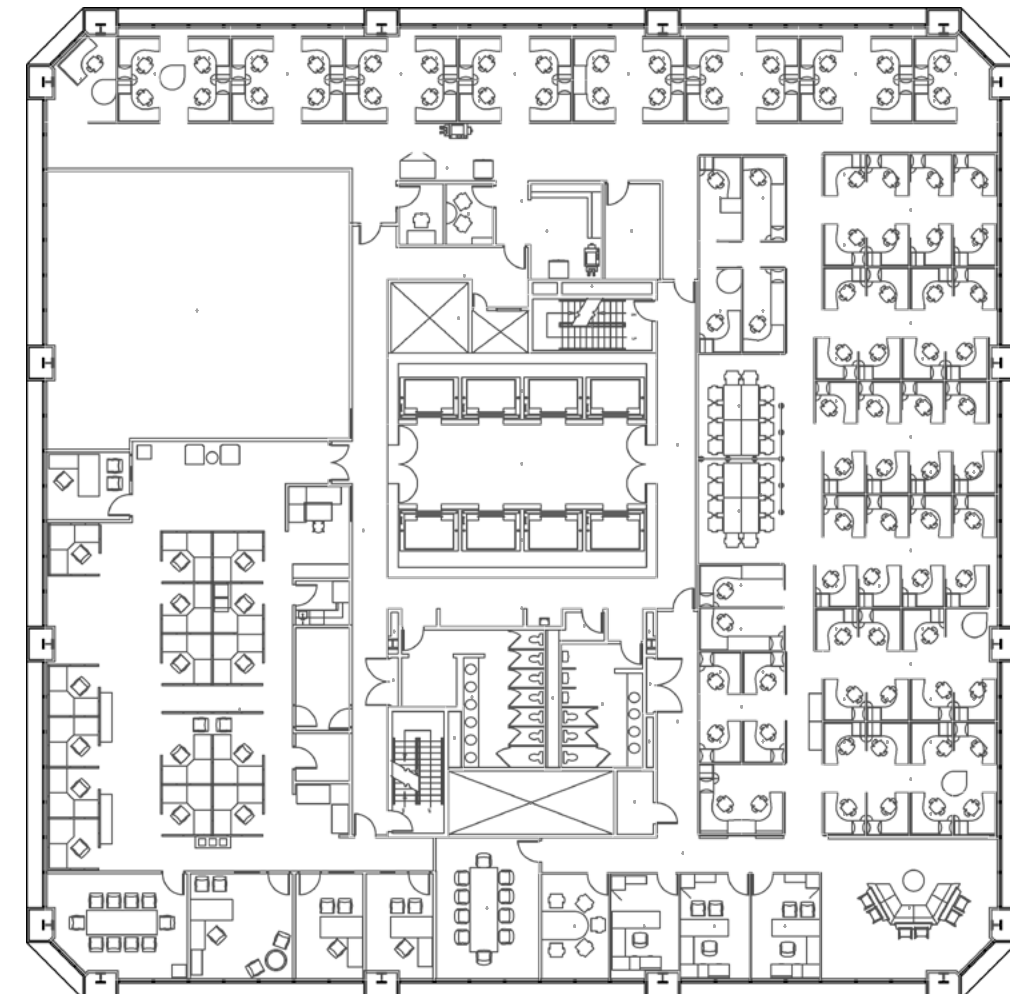
- Variety of seating options including a semi-private room, booths, large community tables, and lounge furniture adjacent to a gas fireplace
- Monitors with wireless technology for casual or impromptu meetings
- Fully renovated and revamped café, including a self-service 24/7 market

PATIO

- Variety of seating options
- Pergola and outdoor heaters for increased comfort
- Adjacent to the Work Café
- Open seasonally (May - October)
- The Reception Area refresh transformed the once understated main entrance to the 400 office tower

PLAZA CENTER

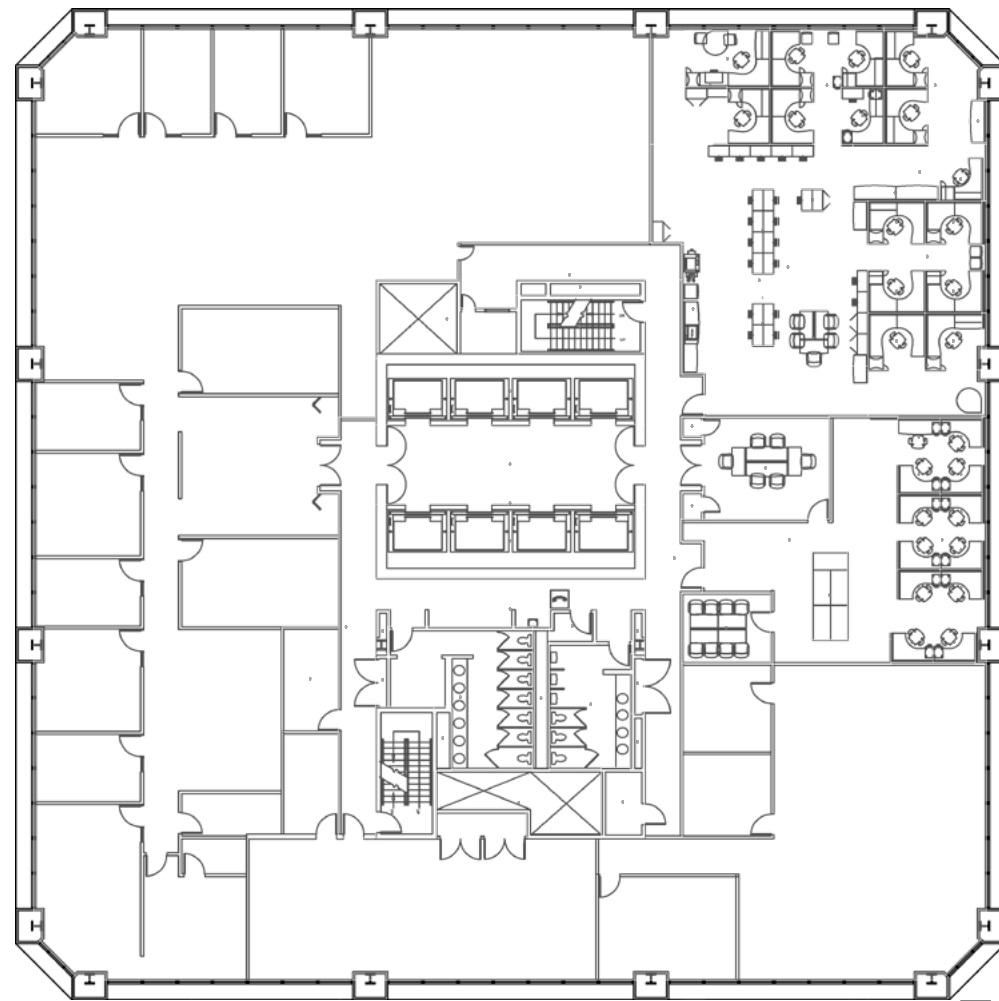
- Board room for up to 14 attendees
- Large multi-use room to support meetings of up to 150 attendees
- Plug and play AV technology and sound system





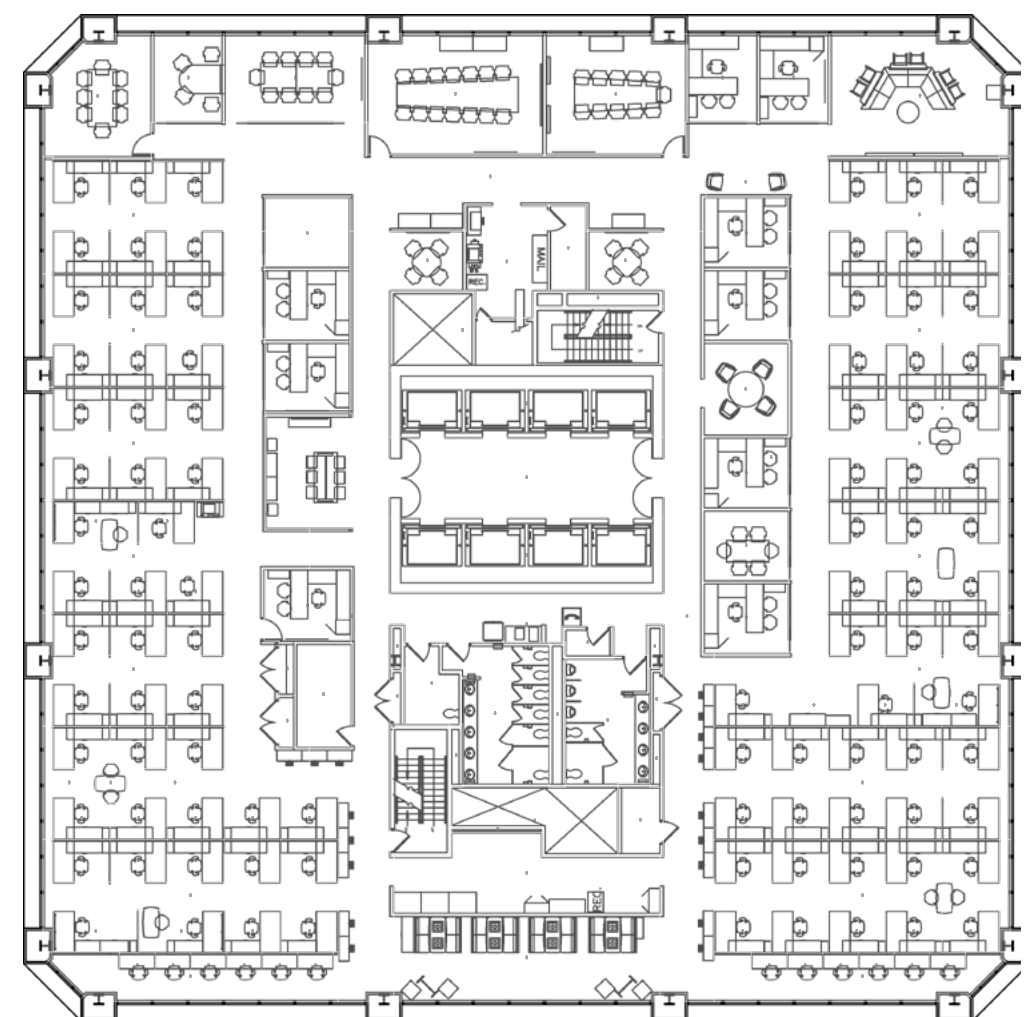
11th Floor

18,094 RSF Available



12th Floor

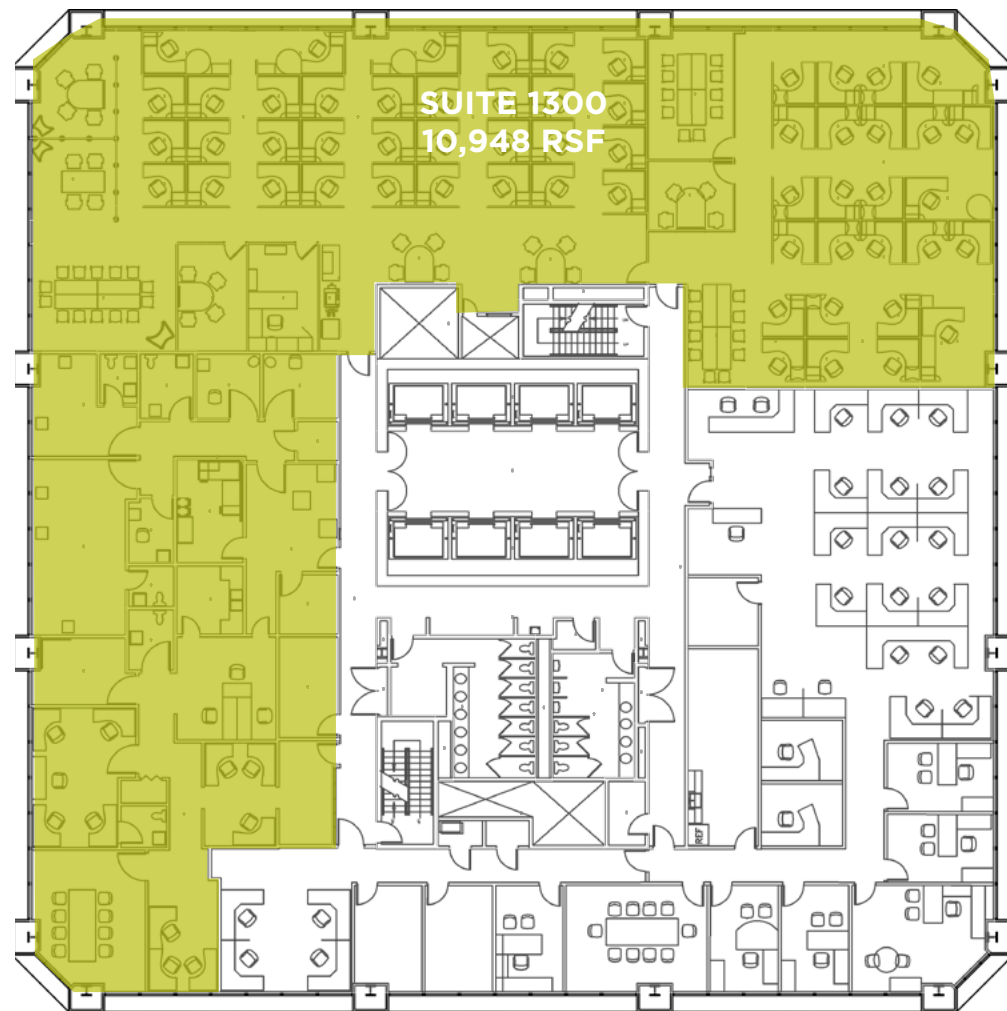
17,967 RSF Available





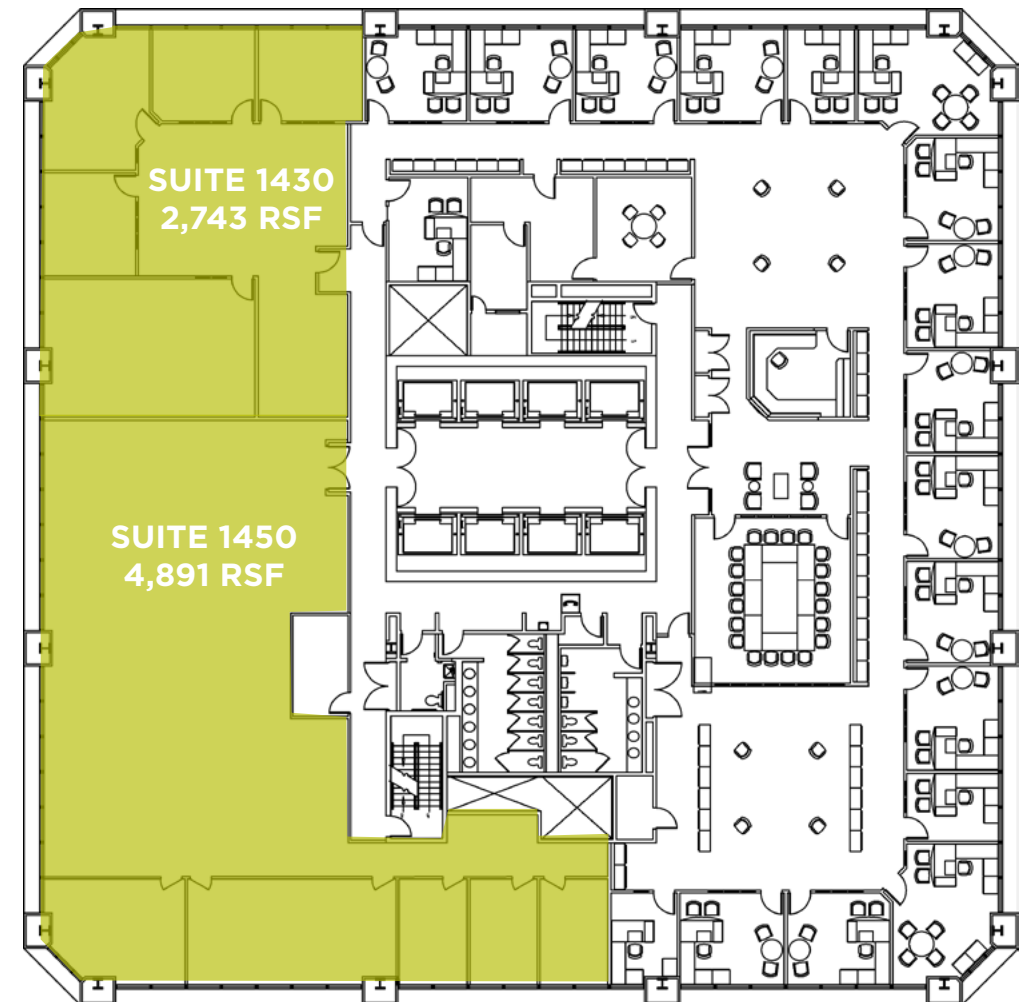
13th Floor

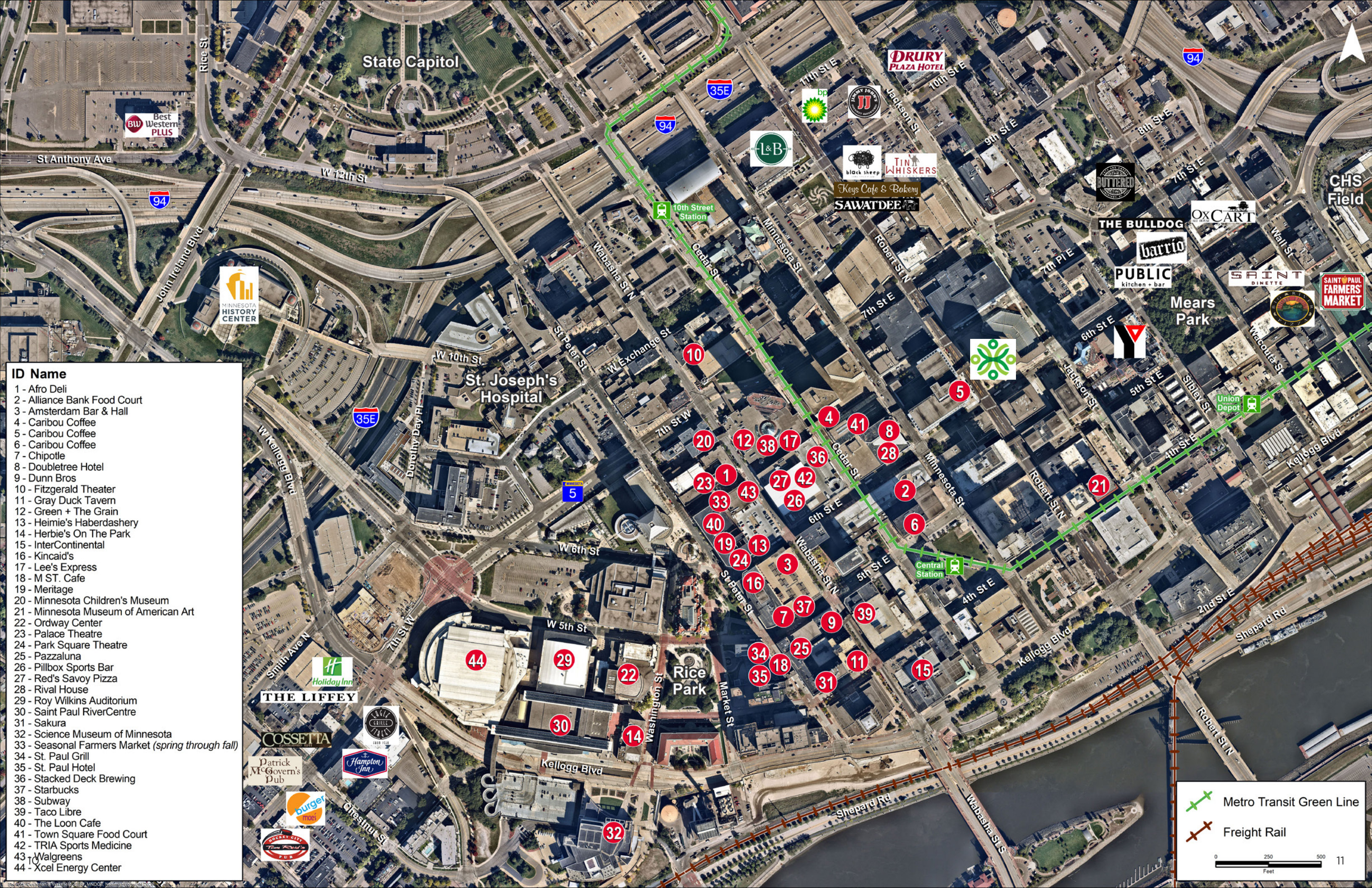
10,948 RSF Available



14th Floor

2,743-7,634 RSF Available





CHS Field

94

35E

State Capitol

MINNESOTA HISTORY CENTER

St. Joseph's Hospital

Rice Park

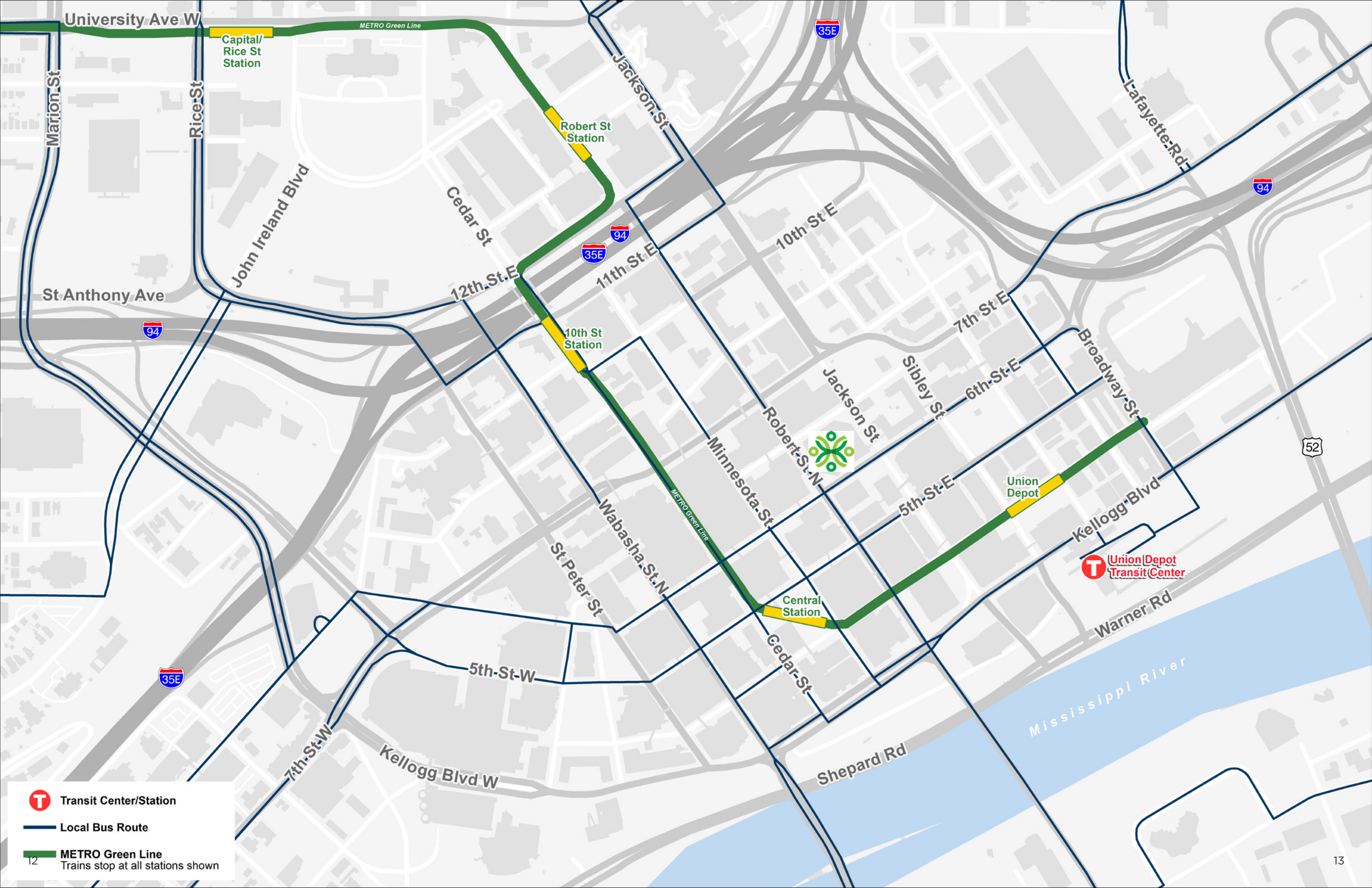
Mears Park

- ID Name**
- 1 - Afro Deli
 - 2 - Alliance Bank Food Court
 - 3 - Amsterdam Bar & Hall
 - 4 - Caribou Coffee
 - 5 - Caribou Coffee
 - 6 - Caribou Coffee
 - 7 - Chipotle
 - 8 - Doubletree Hotel
 - 9 - Dunn Bros
 - 10 - Fitzgerald Theater
 - 11 - Gray Duck Tavern
 - 12 - Green + The Grain
 - 13 - Heimie's Haberdashery
 - 14 - Herbie's On The Park
 - 15 - InterContinental
 - 16 - Kincaid's
 - 17 - Lee's Express
 - 18 - M ST. Cafe
 - 19 - Meritage
 - 20 - Minnesota Children's Museum
 - 21 - Minnesota Museum of American Art
 - 22 - Ordway Center
 - 23 - Palace Theatre
 - 24 - Park Square Theatre
 - 25 - Pazzaluna
 - 26 - Pillbox Sports Bar
 - 27 - Red's Savoy Pizza
 - 28 - Rival House
 - 29 - Roy Wilkins Auditorium
 - 30 - Saint Paul RiverCentre
 - 31 - Sakura
 - 32 - Science Museum of Minnesota
 - 33 - Seasonal Farmers Market (spring through fall)
 - 34 - St. Paul Grill
 - 35 - St. Paul Hotel
 - 36 - Stacked Deck Brewing
 - 37 - Starbucks
 - 38 - Subway
 - 39 - Taco Libre
 - 40 - The Loon Cafe
 - 41 - Town Square Food Court
 - 42 - TRIA Sports Medicine
 - 43 - Walgreens
 - 44 - Xcel Energy Center

 Metro Transit Green Line

 Freight Rail

0 250 500 11
Feet



-  Transit Center/Station
-  Local Bus Route
-  METRO Green Line
Trains stop at all stations shown



For more information, please contact:

ERIC KING

Senior Director

+1 651 734 2385

eric.king@cushwake.com

TOM STELLA

Managing Director

+1 651 734 2383

tom.stella@cushwake.com



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