

MINNEAPOLIS GRAIN EXCHANGE



A GUIDE TO THE GRAIN EXCHANGE BUILDINGS

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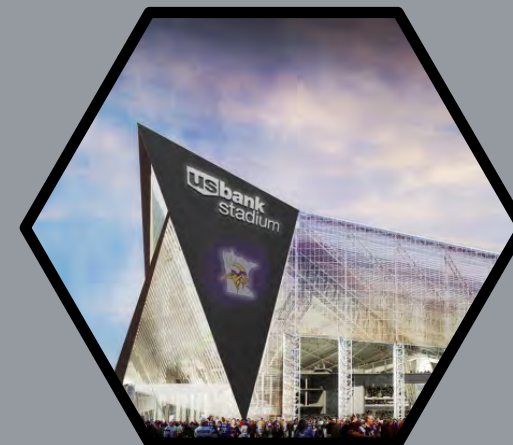
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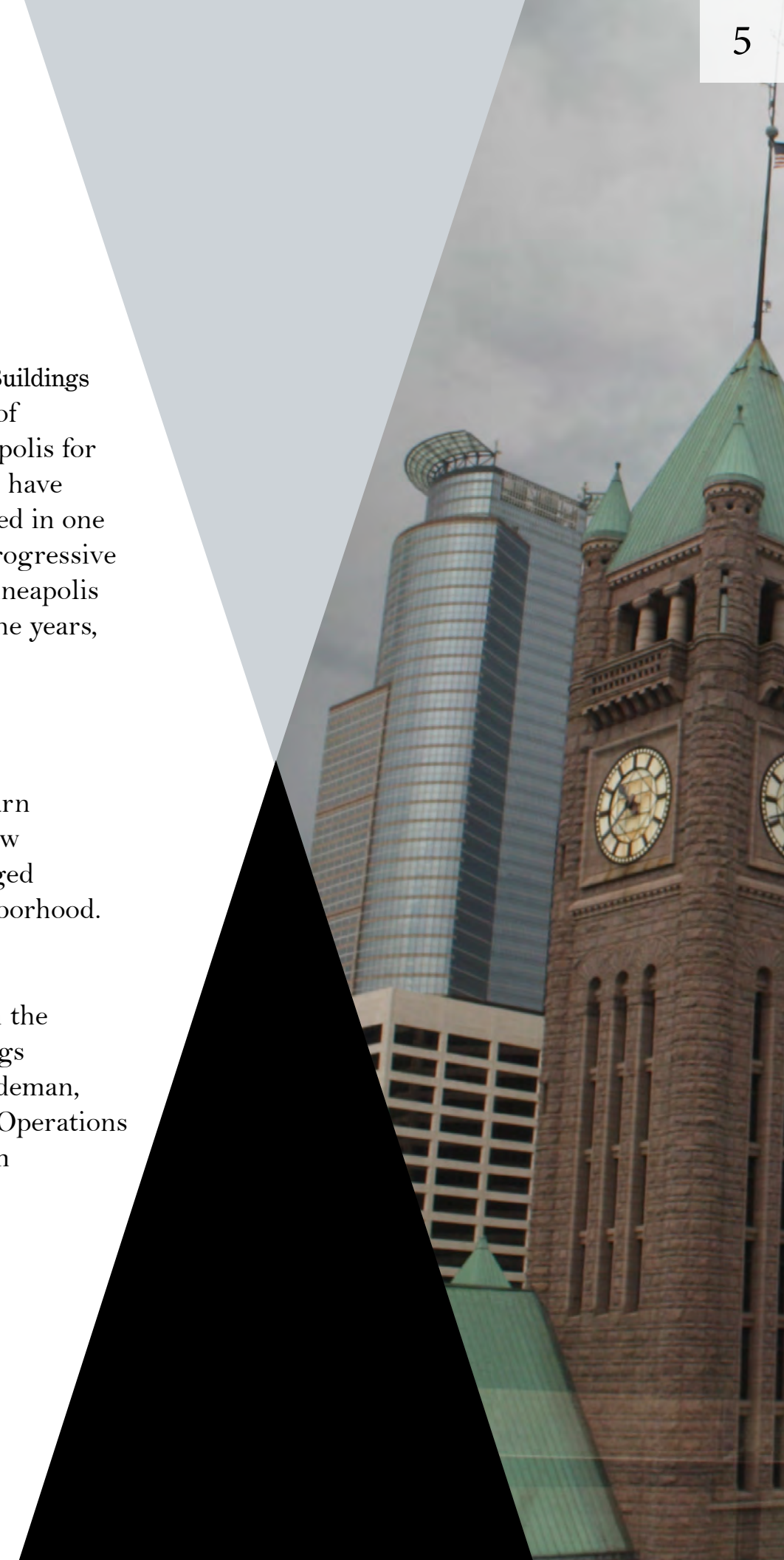


WELCOME

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

In this guide you will learn about leasing aspects, how the Buildings have changed over time, and the neighborhood.

For more information on the Grain Exchange Buildings please contact Blake Tiedeman, Director of Real Estate Operations at btiedeman@mgex.com or (612)321-7152.





HISTORY OF THE GRAIN EXCHANGE BUILDINGS

From an architect's point of view, the Minneapolis Grain Exchange is a complex of three Buildings spread across half a city block. The Main Building, on the corner of Fourth Avenue and Fourth Street, is the oldest structure, dating back to 1902. The East Building was built as an extension six years later, in 1909. The North Building, built in 1928, is the newest of the trio, at the corner of Fourth Avenue and Third Street. Despite their proximity, each building is vastly unique with its own personality and style.

The Main Building is the original Chamber of Commerce Building, designed by architects Frederick Kees and Serenus Colburn. The Main Building was one of the first buildings in Minneapolis to be built with a steel interior structure. The first two floors of the building served as the "base" of its column like façade. The top eight floors, connected visually by vertical brick piers, constituted the shaft. The Building's exterior may have struck many as plain, but its interior office spaces were often lavish, including the Trading Floor. It measured 75-by-132 feet, with thirty-four-foot ceilings. The large windows let in sunlight that traders needed to judge the quality of the grain they were buying and selling.

Six years later, the East Building was built on a forty-foot parcel abutting the Main

Building on Fourth Street. The design, by the architectural firm Long, Lamoreaux, and Long, incorporated elements from the Main Building such as the column-inspired base-shaft and horizontal lines. One thing to look for is how the East Building windows align with those of its next-door neighbor. From the interior you can't tell where the Main Building levels off and the East Building begins. Over the years hallways and suites were merged, which involved cutting through two brick walls.

The North Building, the newest of the three, was remarkable mainly for the speed with which it was constructed. Built on the site of the original 1884 Chamber of Commerce building at Fourth Avenue and Third Street, the demolition began during the first week of 1928. One month later, construction began and tenants began moving into their offices in late July. The six-month construction period was said to be a record time of building in the northwest. In 1955, three floors were added to the North Building to accommodate a tenants growing operations.

Throughout the years improvements have been made to the Buildings and areas have been restored. By 1995, all three buildings were listed on the National Register of Historic Places.

THE MAIN BUILDING

*400 South 4th Street
Minneapolis, MN 55415*



KEY FACTS

- **Opened:** 1902
- **Floors:** 10
- **Square Feet:** Approximately 155,000
- **Architect:** Kees and Colburn
- **Unique to the Main Building:** Original building, one of the first in downtown Minneapolis to be made with steel interior structure.



KEY FACTS

- **Opened:** 1909
- **Floors:** 12
- **Square Feet:** Approximately 39,500
- **Architect:** Long, Lamoreaux and Long
- **Unique to the East Building:** the only renaissance revival-designed building in downtown Minneapolis

THE EAST BUILDING

*412 South 4th Street
Minneapolis, MN 55415*



Photo credit: Patrick Clancy

THE NORTH BUILDING

*301 4th Ave South
Minneapolis, MN 55415*



Photo credit: Adrian Radulescu



Photo credit: Patrick Clancy

KEY FACTS

- **Opened: 1928**
- **Floors: 10**
- **Square Feet: Approximately 131,000**
- **Architect: Bertrand, Chamberlin and Edmund J. Prondzinski**
- **Unique to the North Building: the newest of the Grain Exchange Buildings**

BUILDING AMENITIES



Photo courtesy of DJ Kranz



The Grain Exchange Fitness Center opened in December 2016 in the Grain Exchange's North Building.

The modern space features a variety of cardio equipment and weight machines, a yoga studio and men's and women's locker rooms. The Grain Exchange Fitness Center is available for Building tenants only.

Minneapolis Grain Exchange, Inc. was awarded the Building Owner/Management Company of the year Commuter Choice Award in 2017. Tenant businesses and their employees have found the Fitness Center to be critical to the adoption of active commuting to the Building.

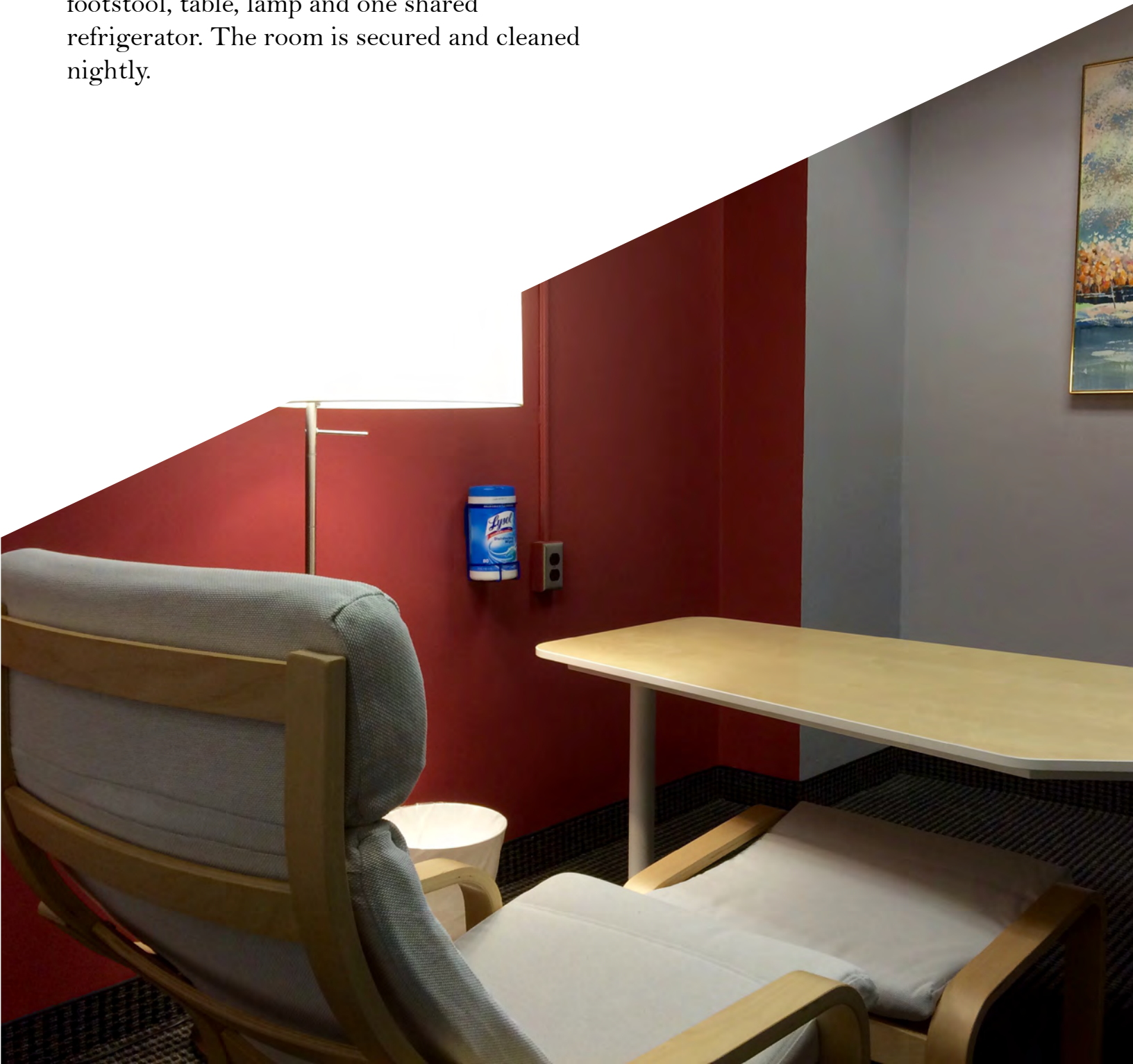


The MGEX Mother's Room opened in May 2016 to accommodate new mothers at the Grain Exchange. The space provides comfort and privacy to new mothers.

The Mother's Room is located in the Main Building. The space includes two private areas separated by curtains, each with its own chair, footstool, table, lamp and one shared refrigerator. The room is secured and cleaned nightly.

MGEX

Mother's Room



BUILDING AMENITIES



BUILDING AMENITIES



Photo credit: Adrian Radulescu



The MGEX Bike Room opened in May of 2015, providing tenants with a fully equipped and newly renovated space to store their bikes. The modern space features 56 bike racks and a Fixit bike repair station.

The Bike Room is open 24/7 to tenants and is located in the first floor hallway of the North Building. With the Twin Cities being a national leader in bike culture, the Bike Room has had tremendous success and usage.

Minneapolis Grain Exchange, Inc. was awarded the Building Owner/Management Company of the year Commuter Choice Award in 2017. Tenant businesses and their employees have found the Bike Room to be critical to the adoption of active commuting to the building.





Photo credit: East Town Minneapolis



Photo credit: Craig Hilton

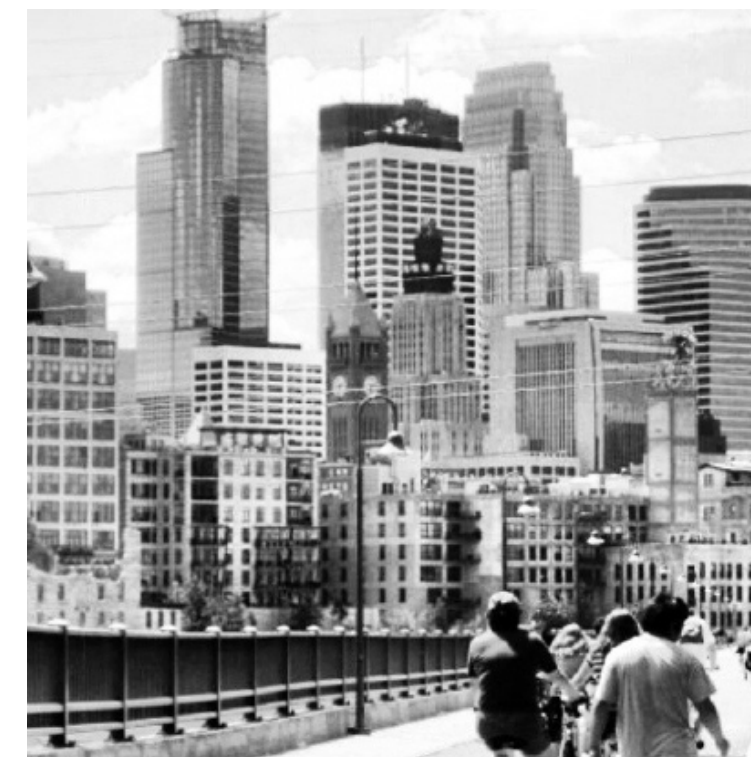
NEIGHBORHOOD INFORMATION

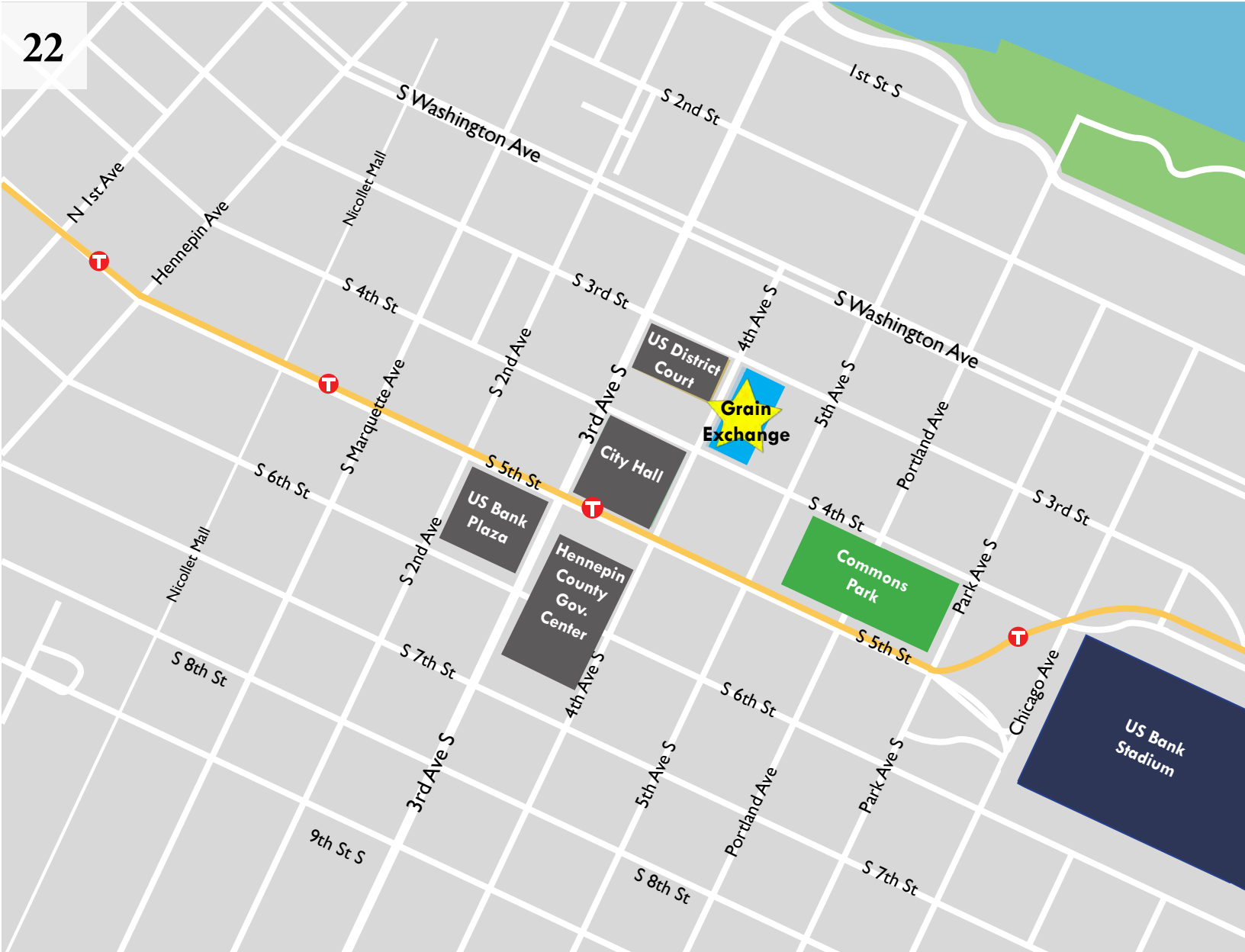
The Grain Exchange Buildings are located in a thriving part of downtown Minneapolis. The Buildings are adjacent to East Town, which features The Commons park, U.S. Bank Stadium, retail space, apartments, a six story parking ramp and a Radisson RED hotel.

The Grain Exchange Buildings are also located near great amenities, including public transportation options, restaurants, coffee shops and banks.

In conjunction with having a great location, the Grain Exchange Buildings also feature skyway access and a tunnel system.

The location of the Grain Exchange Buildings offers something for all tenants. The neighborhood in conjunction with high quality building amenities makes the Grain Exchange Buildings a perfect place to lease.






Nearby Dining

- City Hall Cafe
- Subway
- Crooked Pint Ale House
- Jimmy John's
- Gourmet Sandwiches
- Bar Zia
- Zen Box
- Chipotle Mexican Grill
- 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

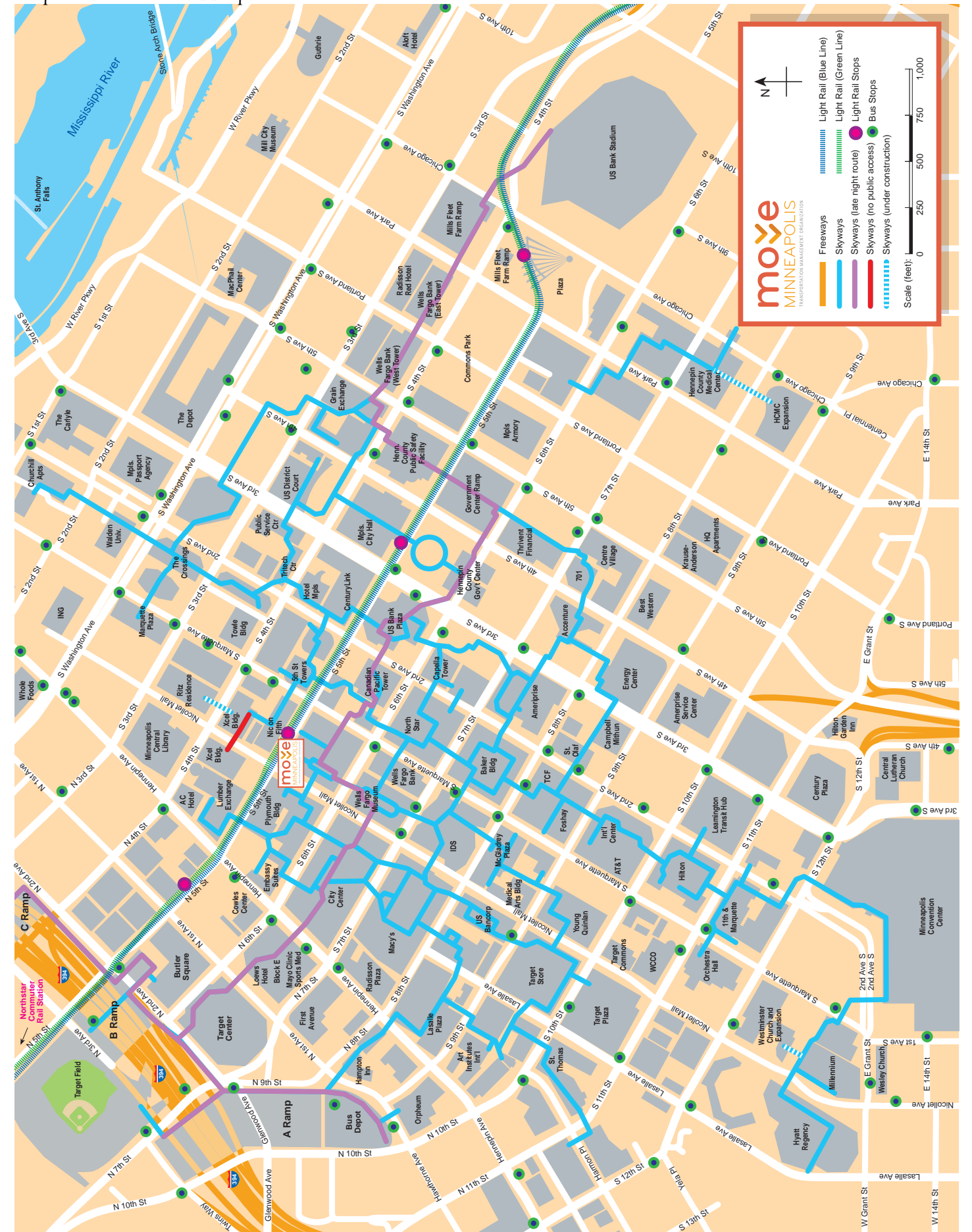
Amenities

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

Coffee

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

Map credit: Move Minneapolis



Thanks for visiting!

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Minneapolis, MN 55415

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