

# Creative Office Space

EAST TOWN - MINNEAPOLIS





# Flour Exchange

310 4TH AVENUE SOUTH

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

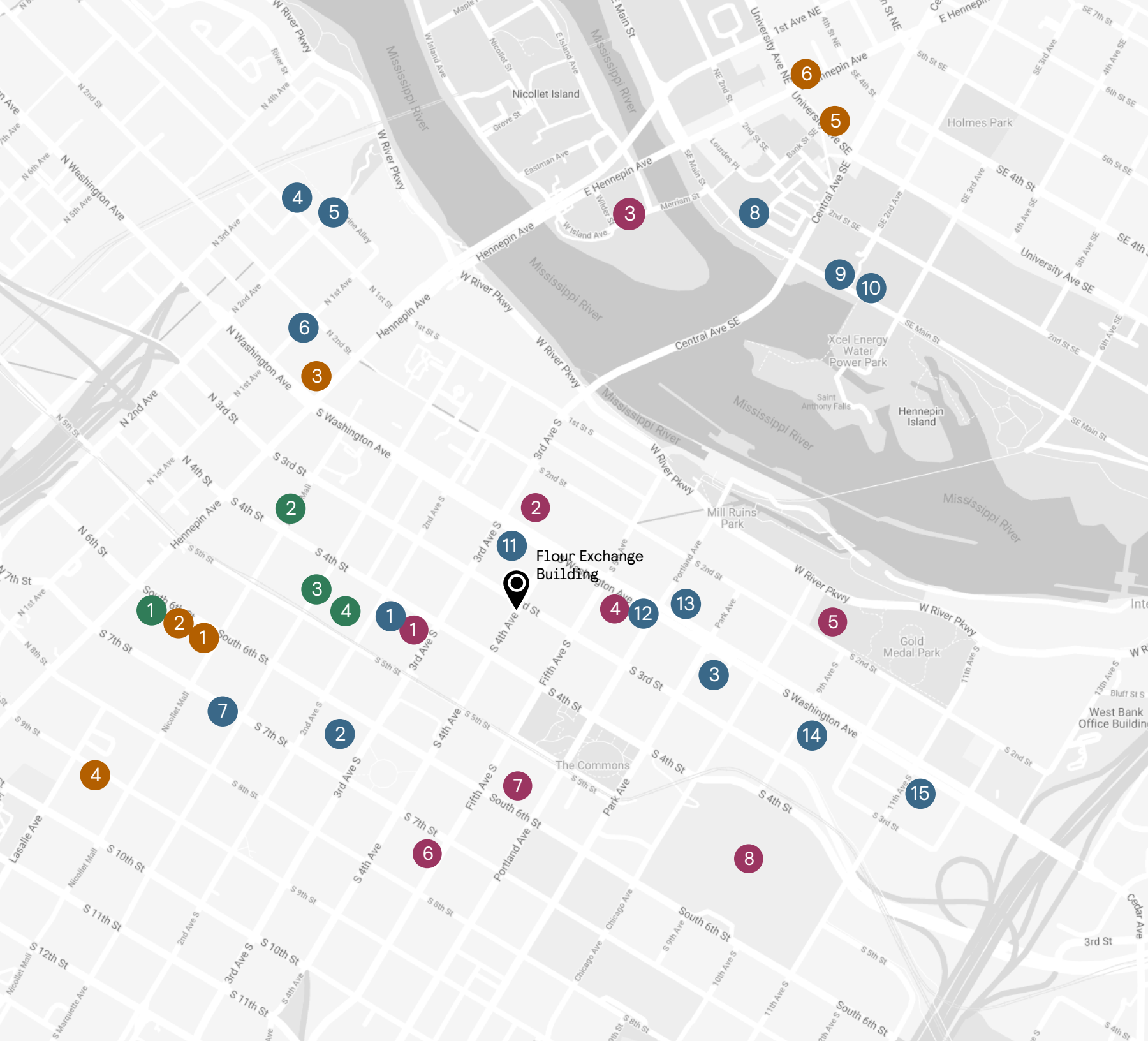
The Flour Exchange Building is an ideal setting for businesses seeking that perfect balance between character, creativity, and image. Its original hardwood floors, brick façade, and rich history as a commodity exchange juxtapose the building's enormous windows and the recent, modern improvements to the 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

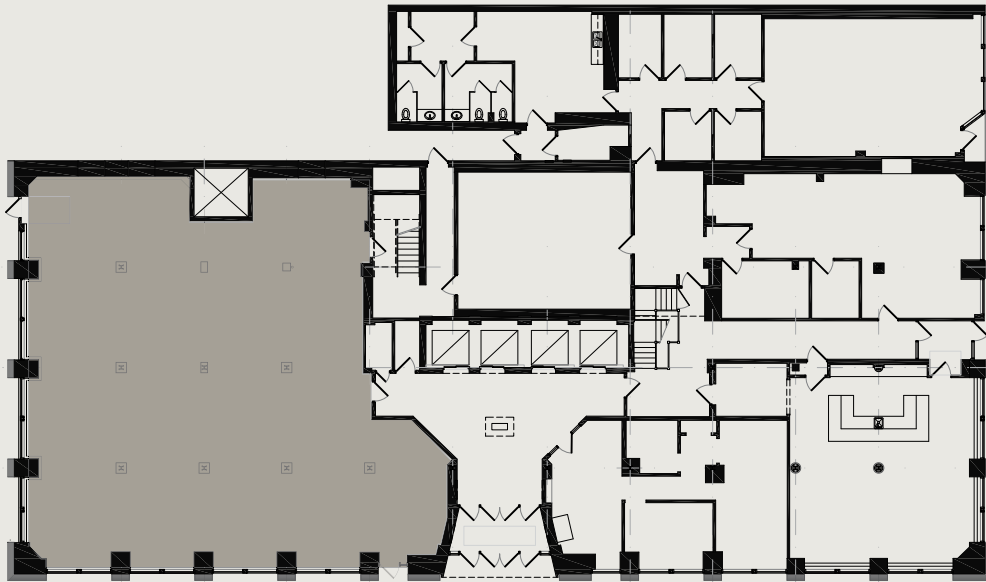
## OTHER

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

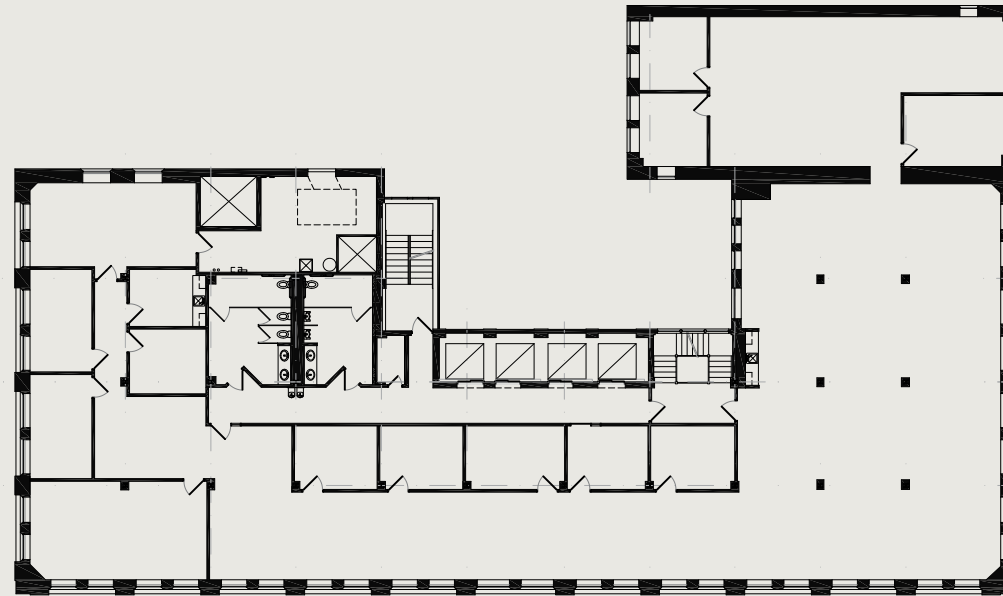
## RETAIL

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

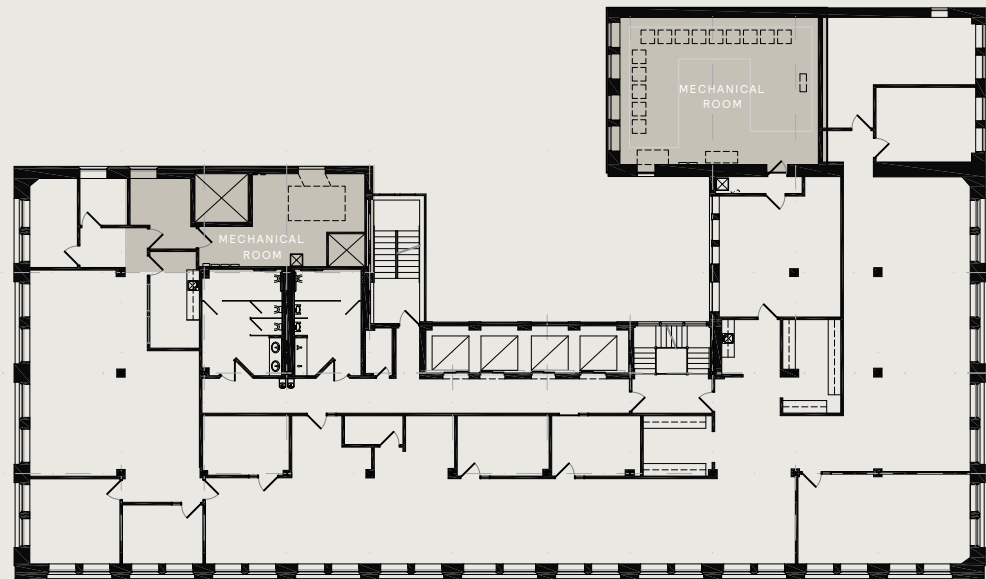
# Available Space



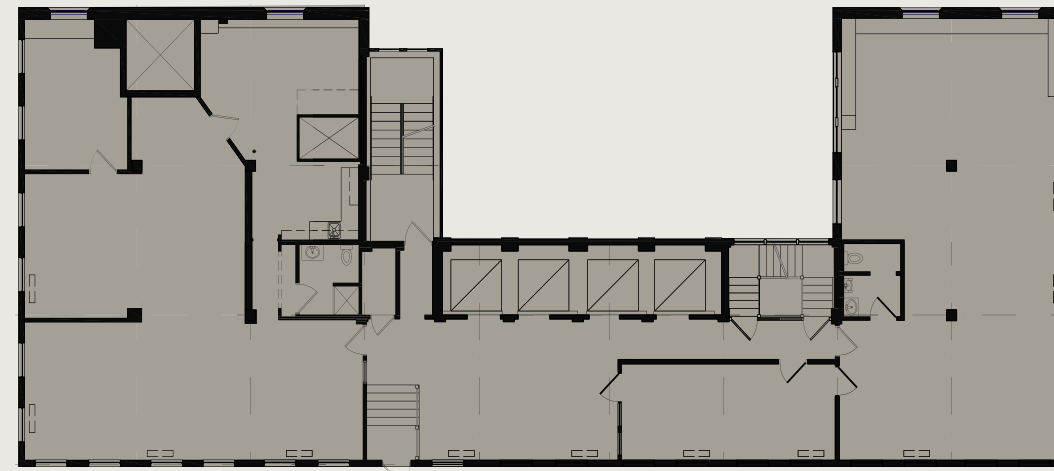
SUITE 100



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



EXIT

FLOUR EXCHANGE

Building Directory

Floor	Company	Phone	Website
1st Floor	...	...	...
2nd Floor	...	...	...
3rd Floor	...	...	...
4th Floor	...	...	...
5th Floor	...	...	...
6th Floor	...	...	...
7th Floor	...	...	...
8th Floor	...	...	...
9th Floor	...	...	...
10th Floor	...	...	...
11th Floor	...	...	...
12th Floor	...	...	...
13th Floor	...	...	...
14th Floor	...	...	...
15th Floor	...	...	...
16th Floor	...	...	...
17th Floor	...	...	...
18th Floor	...	...	...
19th Floor	...	...	...
20th Floor	...	...	...
21st Floor	...	...	...
22nd Floor	...	...	...
23rd Floor	...	...	...
24th Floor	...	...	...
25th Floor	...	...	...
26th Floor	...	...	...
27th Floor	...	...	...
28th Floor	...	...	...
29th Floor	...	...	...
30th Floor	...	...	...

110 SOUTH 4TH AVENUE

FLOUR EXCHANGE  
Lobby



— FLOUR EXCHANGE  
Entrance



—  
FLOUR EXCHANGE  
Office Space



—  
FLOUR EXCHANGE  
Office Space





—  
FLOUR EXCHANGE  
Office Space



01 900 NORTH FRANKLIN



02 19 NORTH SANGAMON



03 1114 WEST RANDOLPH



04 1221 NORTH LASALLE



05 770 NORTH HALSTED



06 224 NORTH DESPLAINES



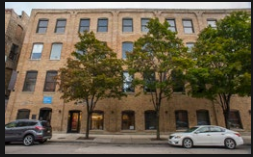
07 WGN CAMPUS



08 CHAUNCEY SQUARE



09 1130 WEST MONROE



10 811 WEST EVERGREEN



11 1185 NORTH CLARK



12 1001 NORTH BRANCH



13 934 NORTH BRANCH



14 1200 NORTH BRANCH



15 GERMANIA PLACE



16 SKOKIE TOWHY DEVELOPMENT



17 THE 15 BUILDING



18 1210 WEST LAKE



19 2059 WEST HASTINGS



20 1315 NORTH BRANCH



21 MILWAUKEE POST OFFICE



22 FLOUR EXCHANGE BUILDING



23 855 BELMONT



24 1262 NORTH WELLS



25 1400 KINGSBURY



26 7855 GROSS POINT ROAD



27 375 WEST ERIE



28 800 WEST WASHINGTON



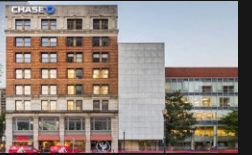
29 1760 NORTH MILWAUKEE



30 164 EAST GRAND



31 2801 NORTH CLYBOURN



32 JP MORGAN CHASE - LOUISVILLE



33 800/810 WEST FULTON



34 445 WEST ERIE



35 640 WEST LAKE



36 901 WEST JACKSON



37 542 SOUTH DEARBORN



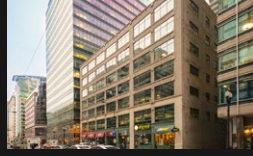
38 130 SOUTH JEFFERSON



39 79 WEST MONROE



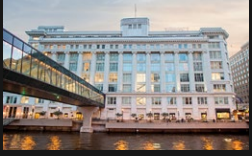
40 40-50 EAST HURON



41 118 SOUTH CLINTON



42 1000 WEST WASHINGTON



43 ASO CENTER



44 CROWN ARTS, MINNEAPOLIS



45 CROWN ARTS, MINNEAPOLIS



46 CROWN ARTS, MINNEAPOLIS



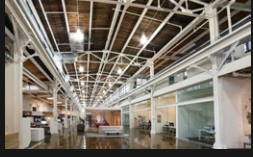
47 SALT DISTRICT



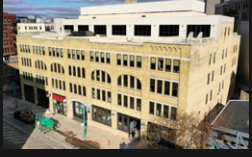
48 ALDEN HOTEL - MIAMI BEACH



49 1325 QUINCY, MINNEAPOLIS (QUINCY HALL BUILDING)



50 1325 QUINCY, MINNEAPOLIS (CRANE BAY BUILDING)



51 THE TANNERY, MILWAUKEE (TRADE CENTER BUILDING)



52 THE TANNERY, MILWAUKEE (ATLAS BUILDING)



53 THE TANNERY, MILWAUKEE (TIMBERS BUILDINGS)



54 1422 KINGSBURY (FLAGSHIP REI)



55 LUMBER EXCHANGE BUILDING, MINNEAPOLIS



56 CROWN ARTS, MINNEAPOLIS

# 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  
+1 612 430 9970  
BRENT.ERICKSON@NGKF.COM

ERIK ORDWAY, CCIM  
+1 612 430 9972  
ERIK.ORDWAY@NGKF.COM



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[R2.ME](http://R2.ME)