

OSBORN370







BUILDING SIZE
170,000 rsf



FLOORPLATES
10,700 sf



RENT: \$14.00 - \$16.00
OP. EXP. & TAXES: \$16.93 [2024]



AVAILABLE
300 -14,500 sf

JOIN OUR COMMUNITY

- Located in the heart of downtown St. Paul
- Community Floor
 - Conference and presentation space
 - Open collaborative space
- Expansive outdoor spaces to lounge and create
- Spectacular views and abundant natural light
- Hepcat Coffee located in 1st floor lobby
- Skyway connected
- Flex floor short-term space available 300 - 2,000 SF
- On-site property management
- Manned security desk



WORKPLACE REIMAGINED

A workplace community that embraces flexibility, collaboration and diversity. Our world-class amenities are designed with you and your business goals in mind. From flexible common and co-working areas, to a community floor where you can mingle with other innovators, to the urban setting that attracts today's talent, Osborn370 is workspace built for growth companies and managed by fellow innovators. For companies that want a home that fuels growth, welcome to Osborn370.

1

INNOVATION

Whether you're in technology, engineering, law, finance, communications or any other field, Osborn370 is intentionally building a community that will support you.

2

COMMUNITY

We are the home to small business accelerators that generate energy and ideas that pulse through the community.



3

FLEXIBILITY

Osborn370 offers its tenants flexible options.

4

COLLABORATION

With alternative work spaces, touchdown areas and huddle areas, Osborn370 has them all to accommodate any work environment.

5

DIVERSITY

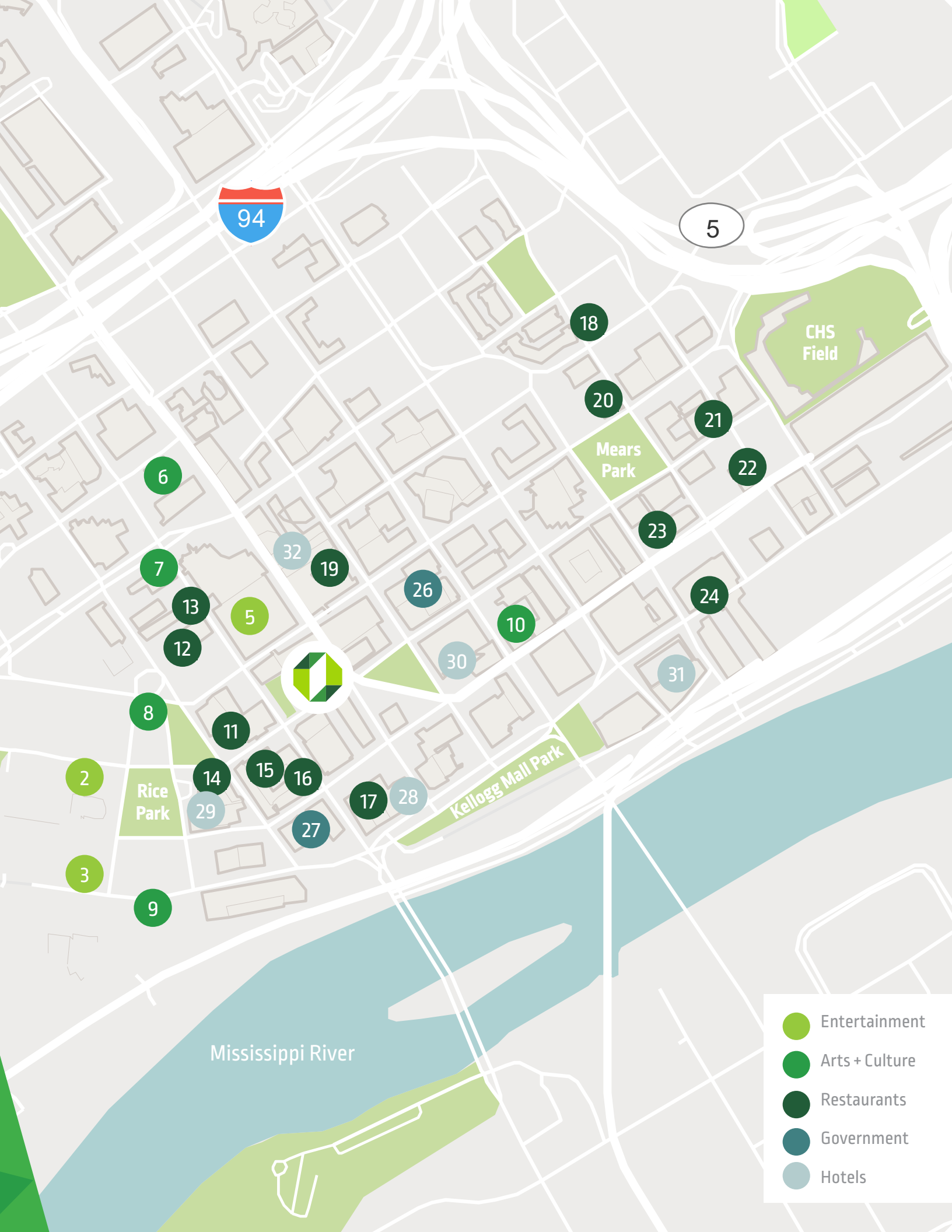
Our team is committed to promoting diversity in our industry and the workplaces that we create for our tenants.

Want More Reasons Why?
Follow us on:  @Osborn370

ENJOY THE BEST AMENITIES RIGHT AT YOUR DOORSTEP



1. Xcel Energy Center
2. Roy Wilkins Auditorium
3. St. Paul RiverCenter
4. Minnesota History Center
5. TreasureIsland Center & TRIA Rink
6. Fitzgerald Theatre
7. Children's Museum
8. Landmark Center
9. Science Museum
10. Museum of American Art
11. Kincaid's Fish
12. Meritage
13. Loon Cafe
14. The St. Paul Grill
15. Memento
16. Grey Duck Tavern
17. Citizen
18. The buttered Tin
19. Rival House
20. The Bulldog Lowertown
21. Sainte Dinette
22. Burrito Red
23. Urban Wok
24. Station 81
25. State Capital
26. USPS
27. Ramsey County Courthouse
28. InterContinental Hotel
29. The Saint Paul Hotel
30. Hotel 340
31. Hyatt Place Hotel
32. DoubleTree Hotel



THINKING BEYOND THE OBVIOUS



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