



**OSBORN370**

**FOR LEASE  
OFFICE SPACE**

 **OSBORN370**

BEANINGFUL  
COFFEE

BRIDGEWATER  
BANK



Osborn370 features an active and collaborative work environment with easy access to urban dining and leisure options that speak to the history and heart of Saint Paul. And, our world-class amenities are designed with you and your business goals in mind. From flexible common areas, to event and meeting space, to a community floor and event space where you can mingle with other innovators, Osborn370 is workspace built for leading organizations that value in-person connection.

## Where Great Ideas Are Born

- ✓ Innovation
- ✓ Community
- ✓ Collaboration
- ✓ Diversity

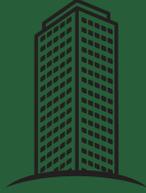




Located in the Heart of Downtown St. Paul with the best amenities at your doorstep, including HepCat cafe in the lobby. Osborn370 is the prime location for growing and established businesses alike. Multiple parking ramps nearby. Osborn370's flexibility in spaces make this THE place to plant your flag!



Welcome to Osborn370, Saint Paul's home for business leaders, community movers, innovators, and connectors.



Building Size  
**170,000 RSF**

Floor Plates  
**10,700 SF**

Space Available  
**300-14,500 RSF**

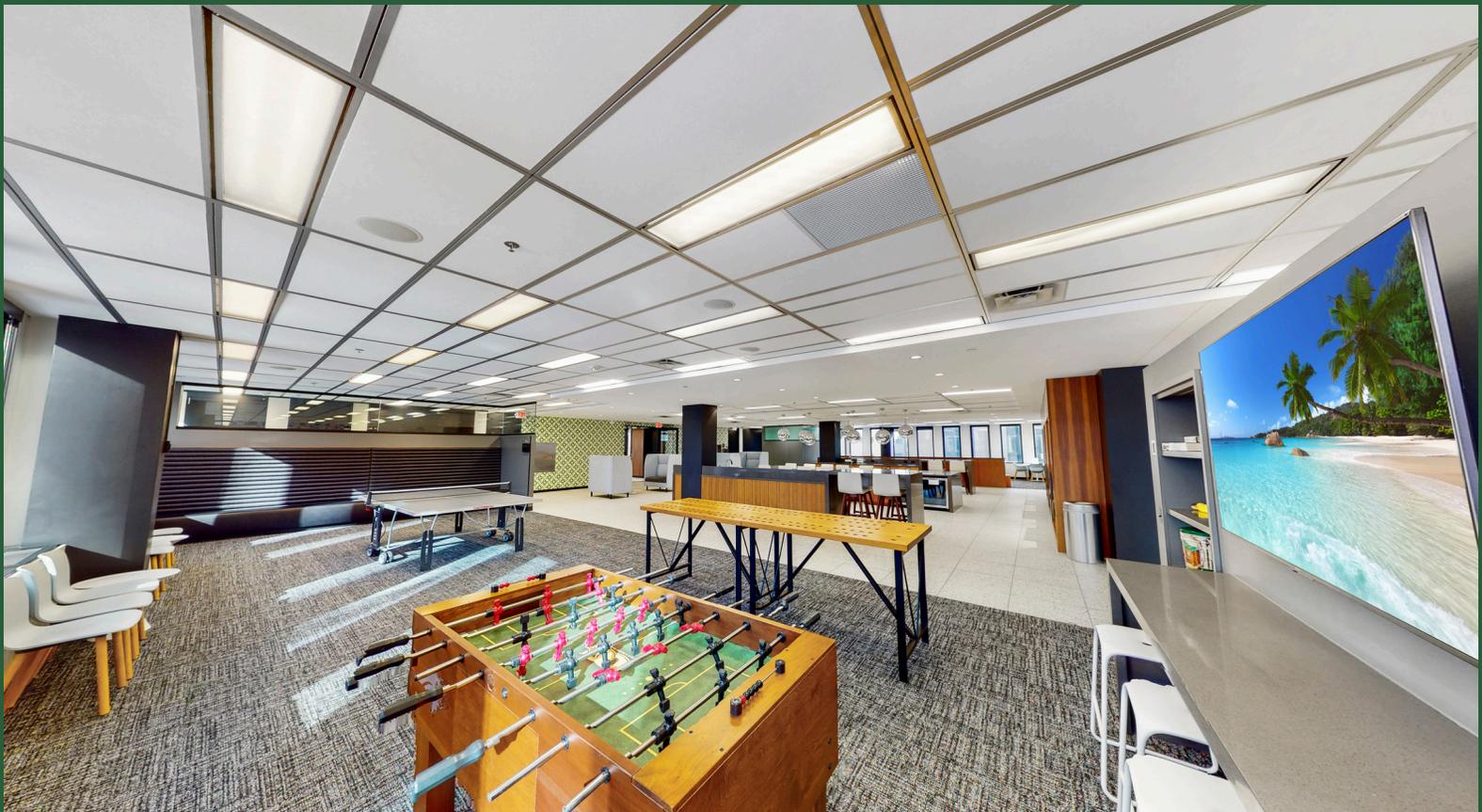


Rent: **\$14-\$16/RSF**  
CAM+ Taxes: **\$17.08/RSF**



[osborn370.com](https://osborn370.com)







# MAP

- 1 Xcel Energy Center
- 2 Roy Wilkins Auditorium
- 3 St Paul RiverCenter
- 4 Minnesota History Center
- 5 Treasure Island Center and TRIA Rink
- 6 Fitzgerald Theater
- 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 Afro Deli
- 16 Pillbox Tavern
- 17 Citizen
- 18 The Buttered Tin
- 19 The Bulldog Lowertown
- 20 Urban Wok
- 21 State Capitol
- 22 USPS
- 23 Ramsey County Courthouse
- 24 Intercontinental Hotel
- 25 The Saint Paul Hotel
- 26 Hotel340
- 27 Hyatt Place Hotel
- 28 DoubleTree Hotel



## Contact

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