



# Class A Office Building For Lease

FOR LEASE

## SECURIAN CENTER

400 ROBERT STREET N  
ST. PAUL, MN

[securiancenter.com](http://securiancenter.com)



# PROPERTY HIGHLIGHTS

- Class A, 21-story, 320,997 rentable square foot office building
- Fitwell Certified in 2019, Energy Star Certified
- 435 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
- Base Rent: Negotiable
- 2026 Estimated Tax & Oper. Exp.: \$13.51 psf
- Professionally managed with on-site management office



## BUILDING AMENITIES - COMMON SPACE

### THE WORK CAFE

- Open for breakfast and lunch with a 24/7 self-serve market and catering throughout the campus
- 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

### THE TERRACE

- Variety of seating options
- Pergola and outdoor heaters for increased comfort
- Adjacent to the Work Café
- Open seasonally (May - October)

### PLAZA CENTER

- Capital Room for up to 14 attendees, board room style
- River Room is a large multi-use set up to support meetings of up to 150 attendees
- Plug and play AV technology and sound system

## PROPERTY INFORMATION

### MECHANICAL SYSTEMS

- VAV System - One zone per 1,200 square feet, VAV boxes are electronically controlled
- Heating and cooling supplied by District Energy
- Digitally controlled building automation system
- Building is fully humidified in winter months

### ELECTRICAL SYSTEM

- 3,000 AMP main service
- In-floor electrical and data distribution system allowing easy access every five feet

### BUILDING AMENITIES

- Coming Soon: 12,500 SF fitness center with lockers, showers and bike storage (see renderings)
- Professionally managed building with on-site management office
- 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
- Free use of covered bicycle racks
- Free on-site motorcycle parking
- Convenience store located on campus
- Skyway connected for easy access to restaurants, retail and parking ramps

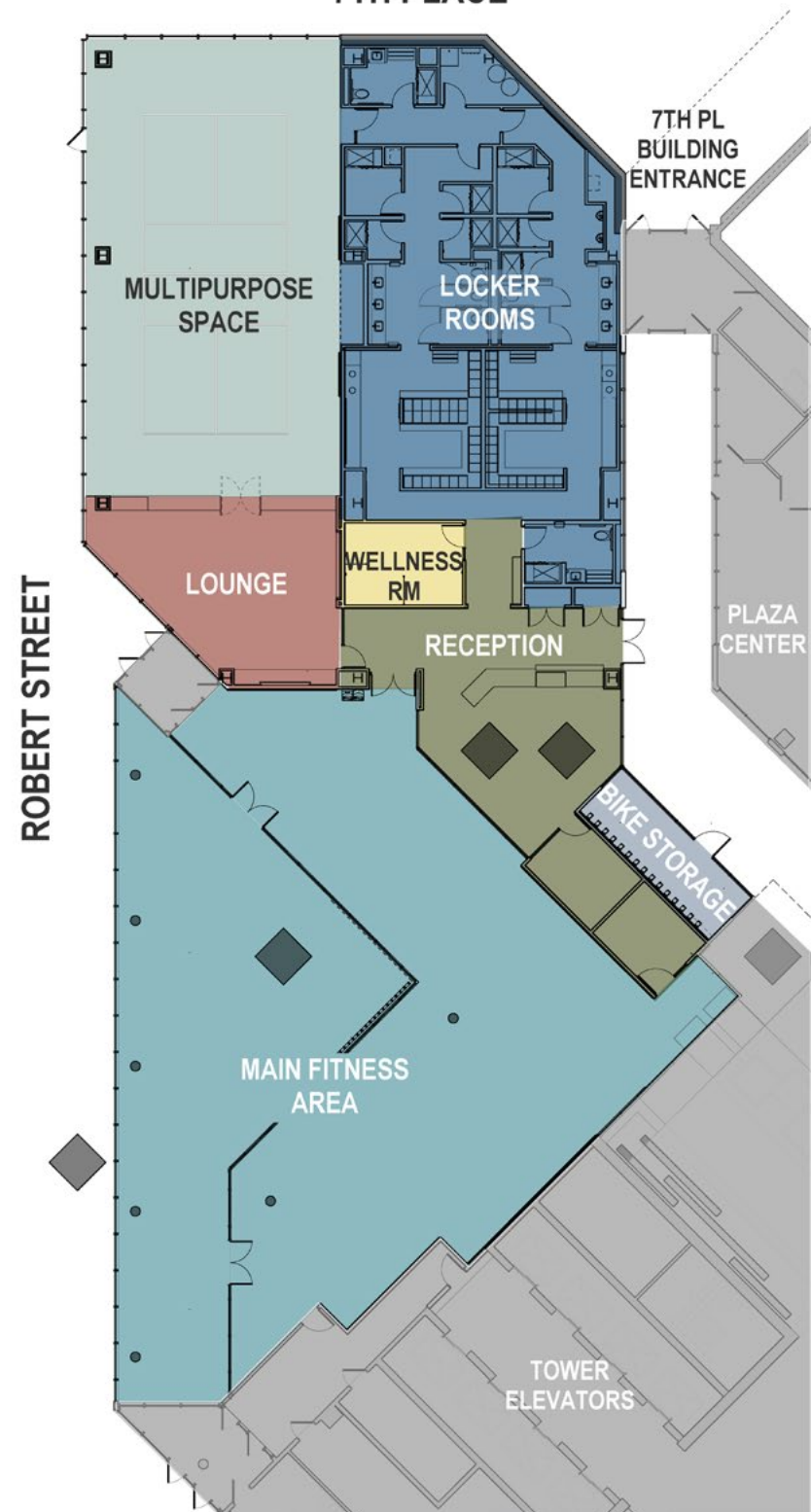


# FITNESS CENTER OPENING MAY 2026!

(12,500 SF)

7TH PLACE

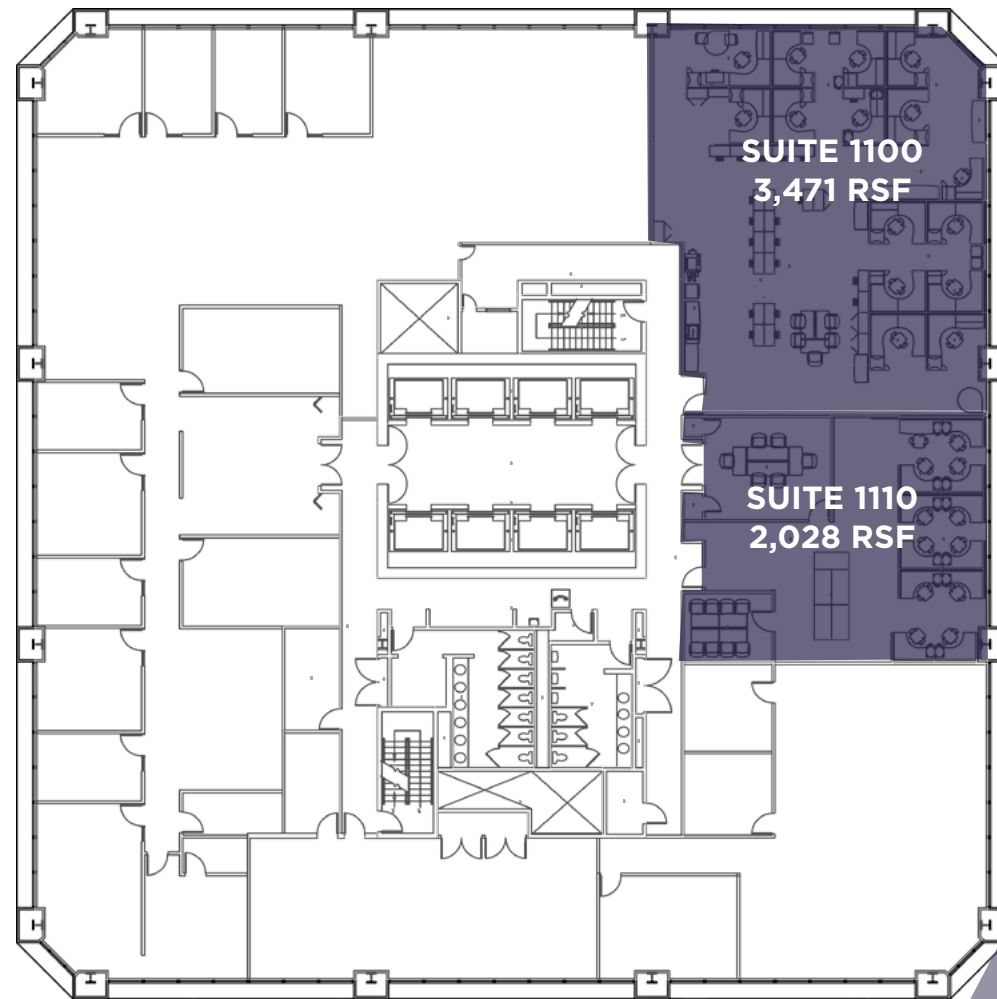
COMING SOON!





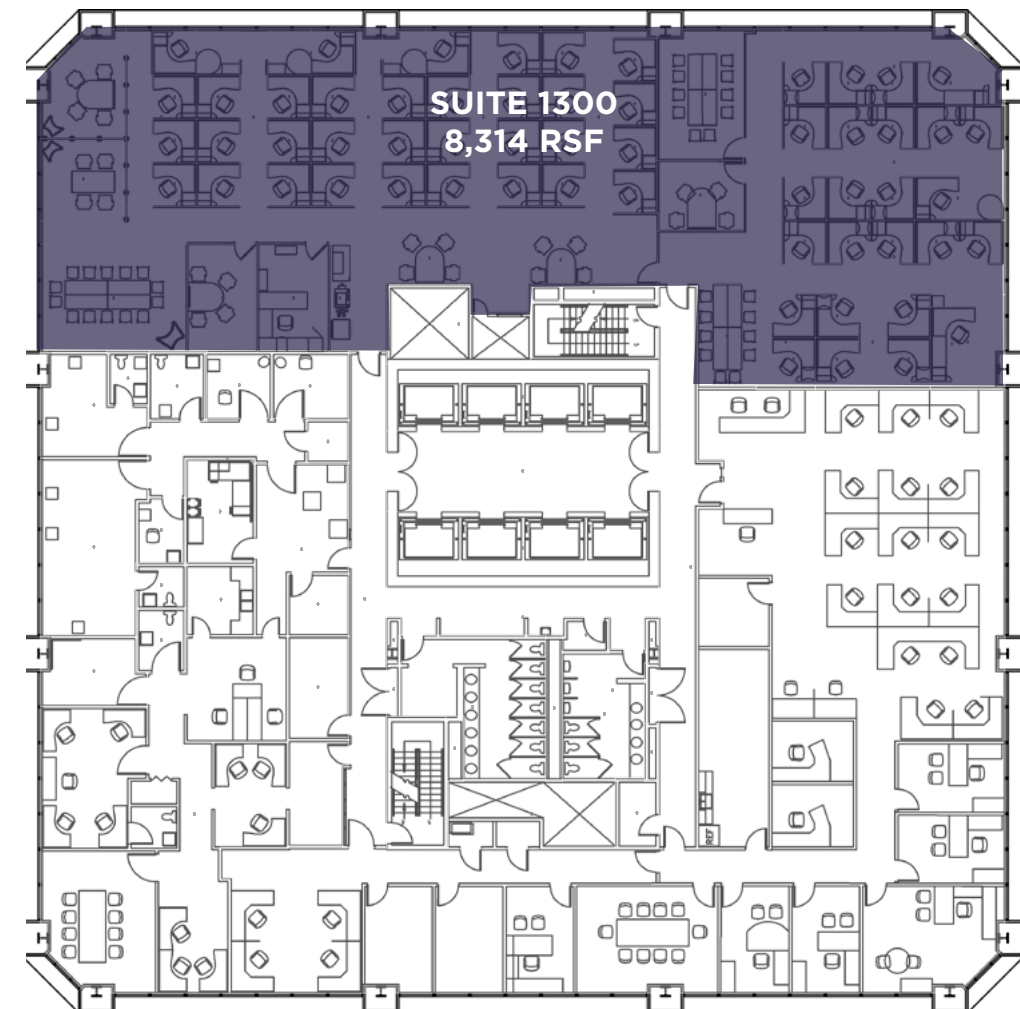
## 11th Floor

5,499 RSF Available



## 13th Floor

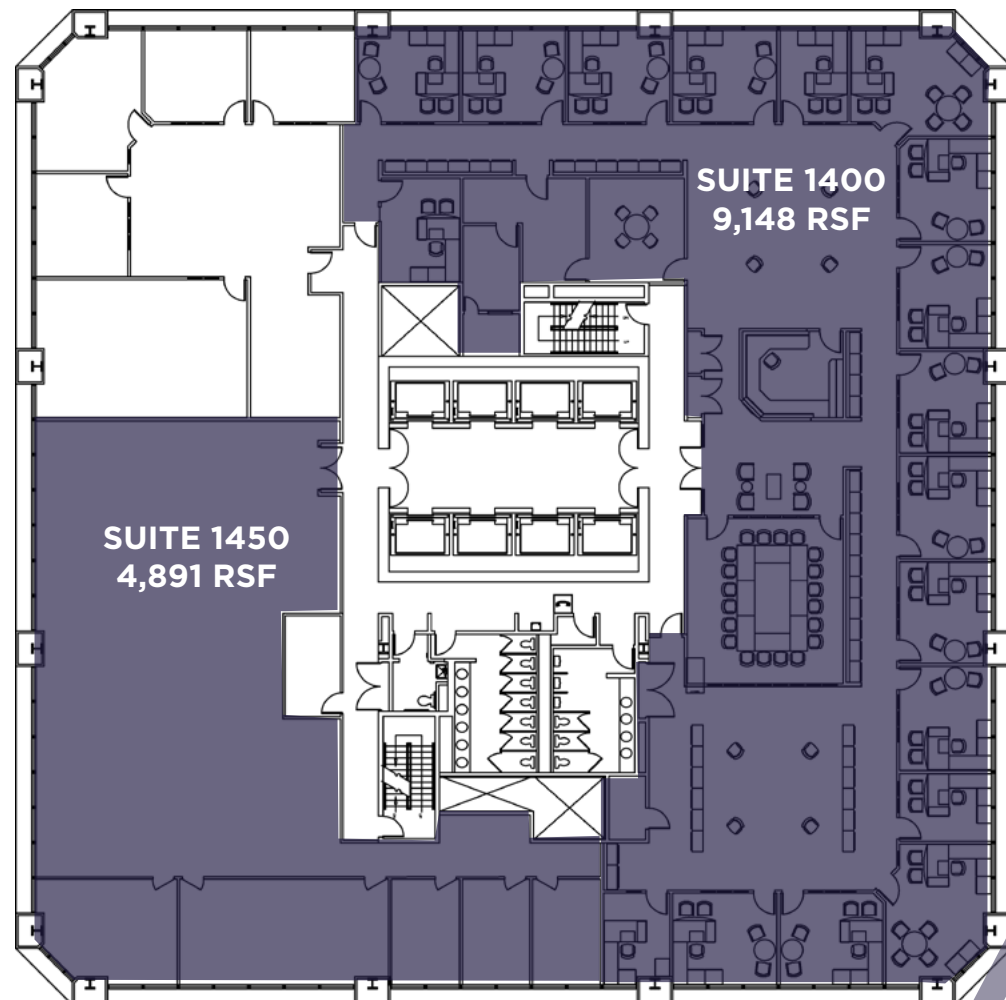
8,314 RSF Available





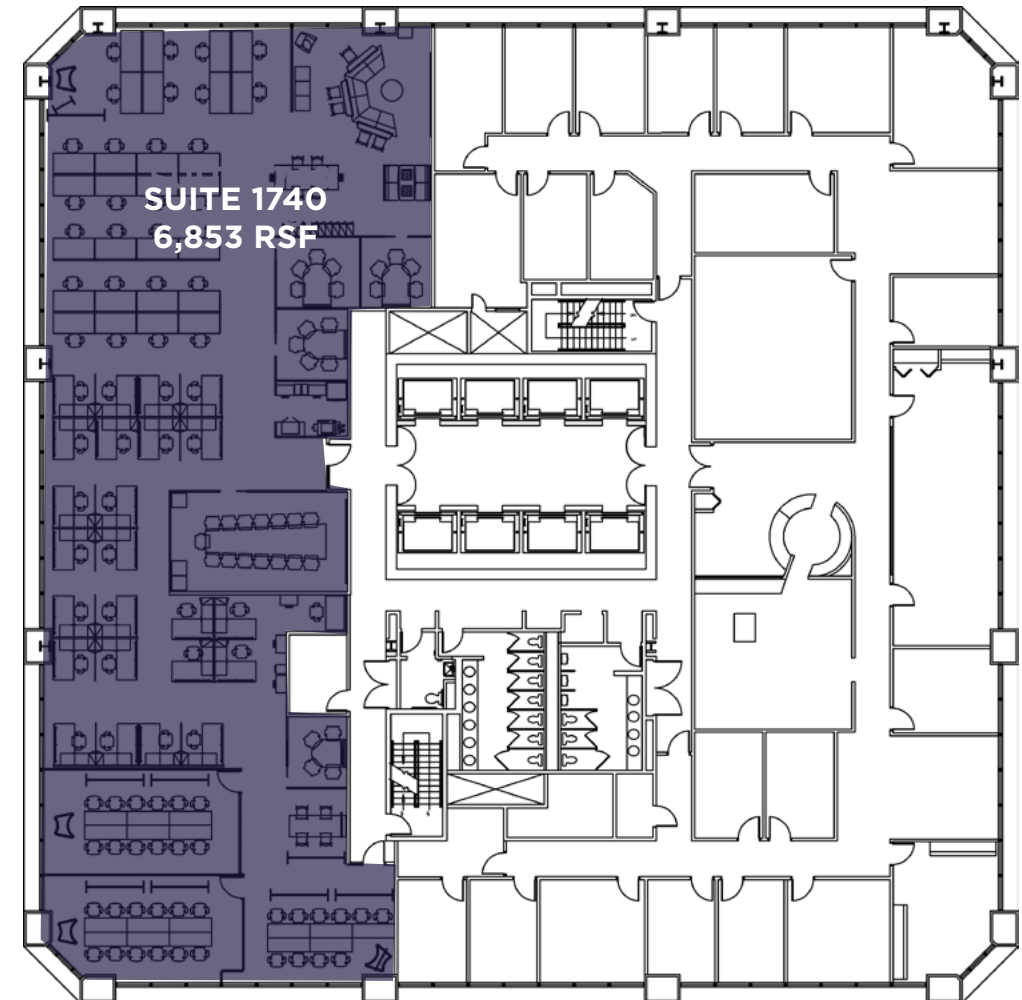
## 14th Floor

4,891-14,039 RSF Available



## 17th Floor

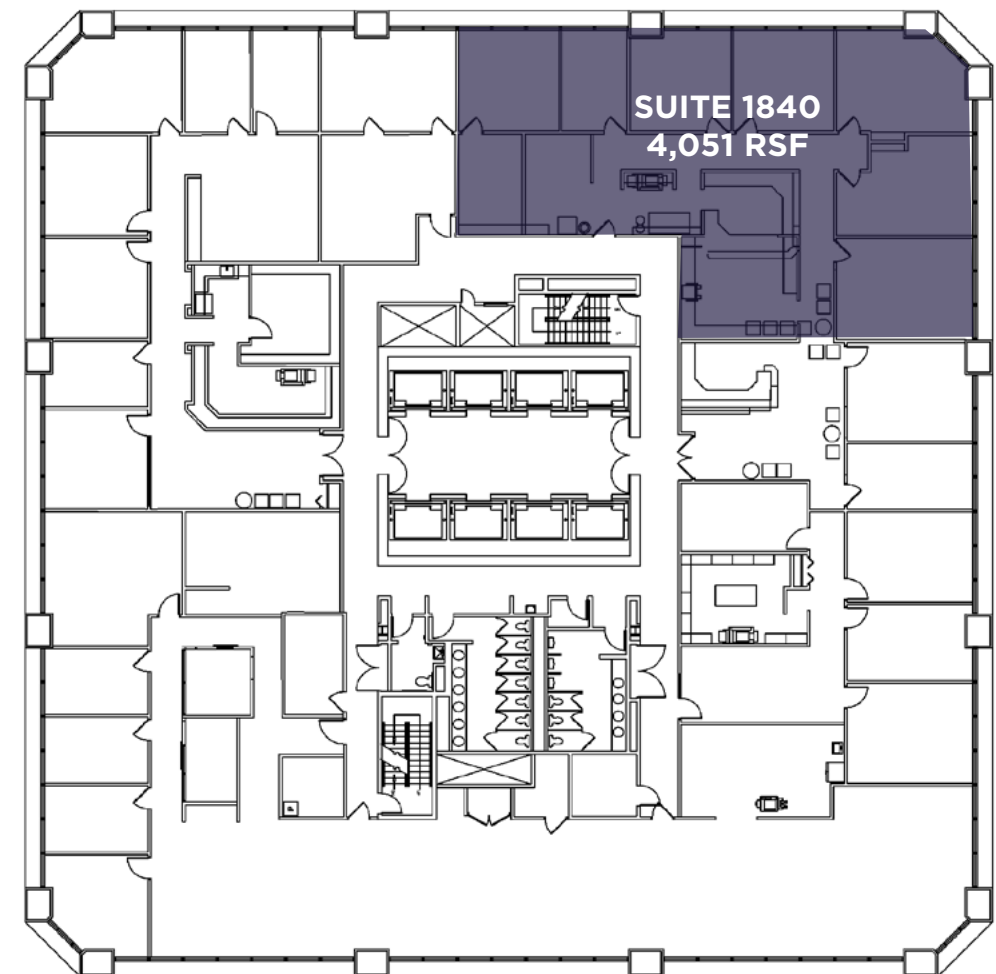
6,853 RSF Available (June 2027)

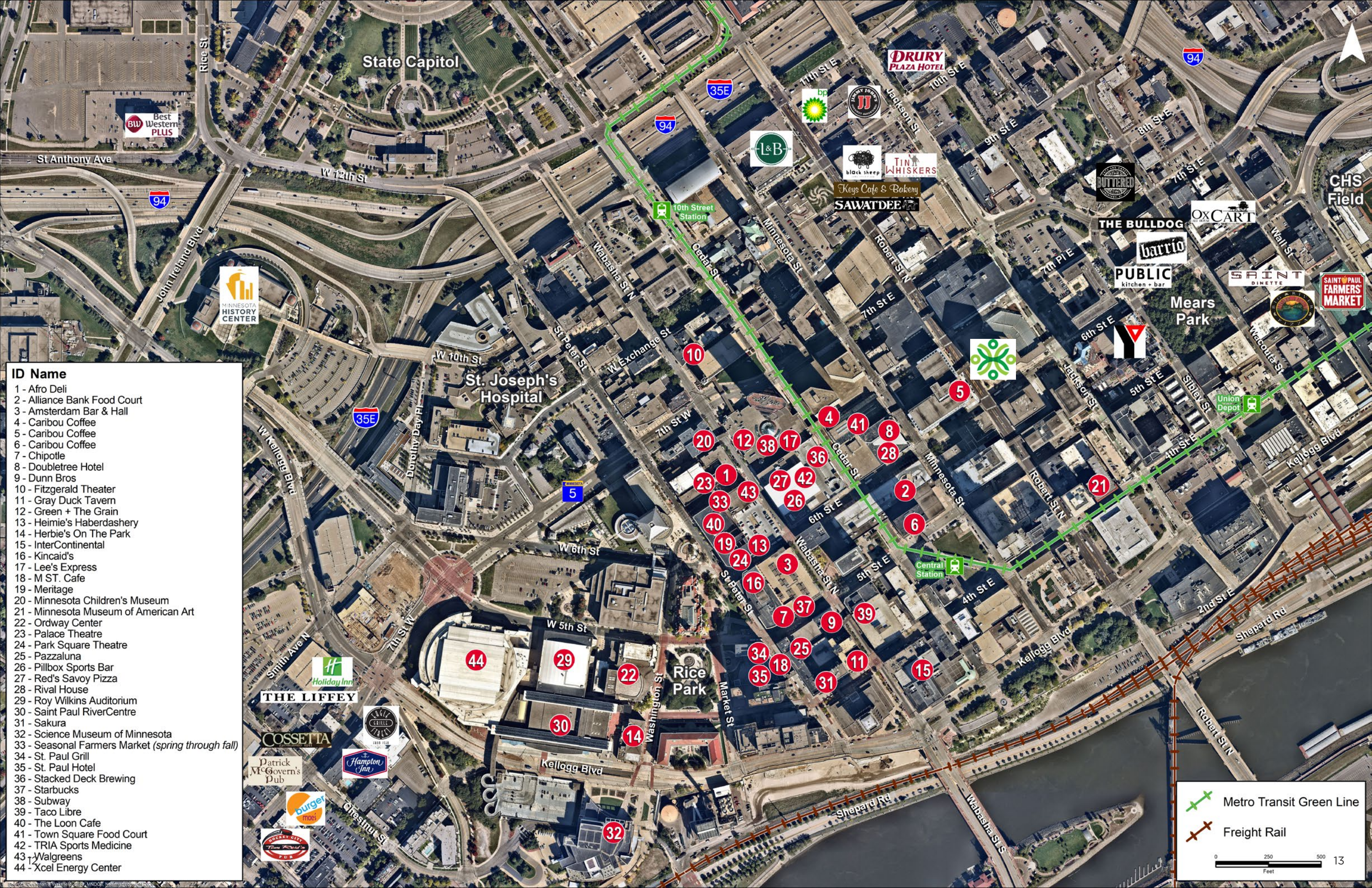




## 18th Floor

4,051 RSF Available

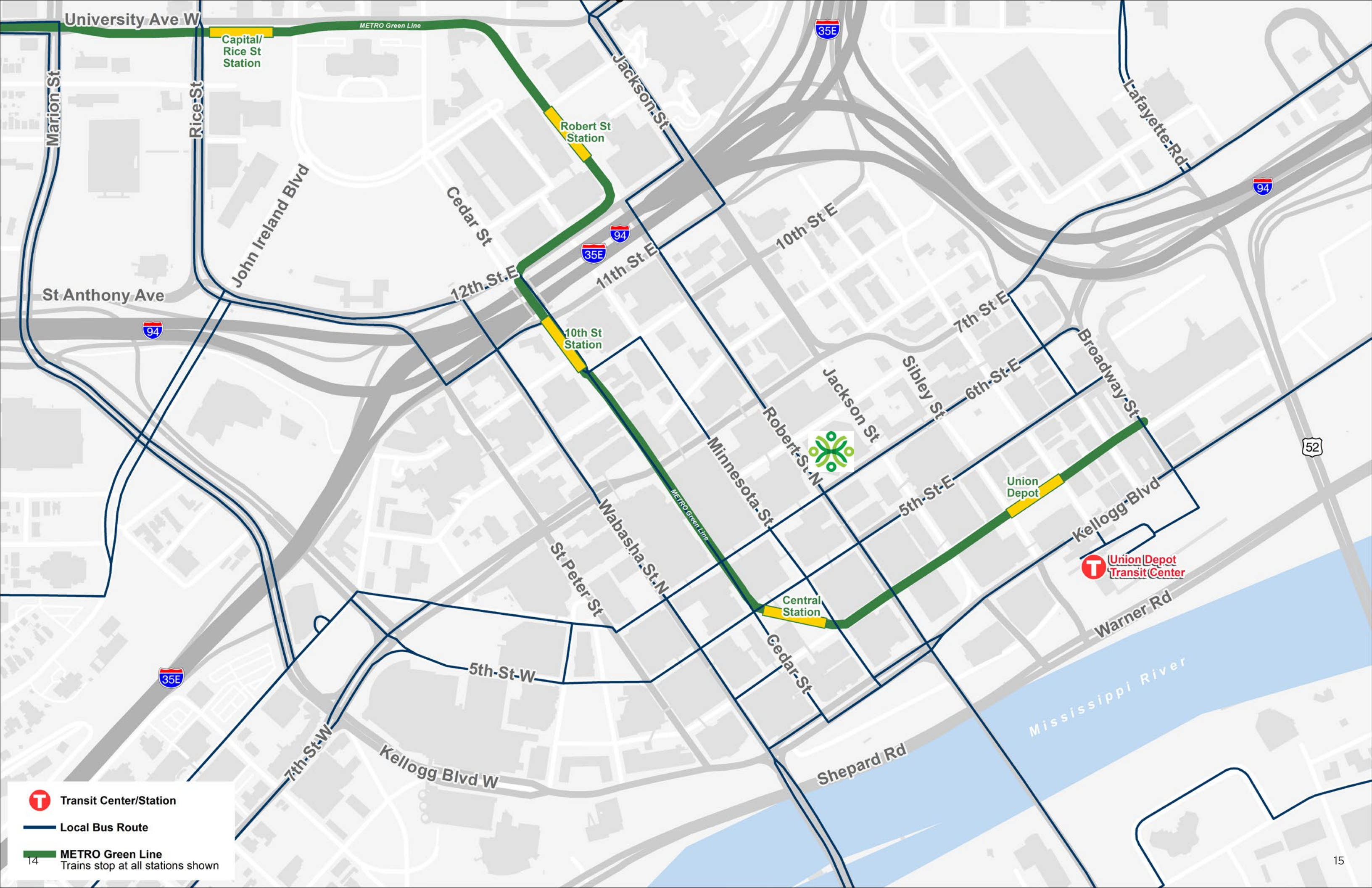




- ID Name**
- 1 - Afro Deli
  - 2 - Alliance Bank Food Court
  - 3 - Amsterdam Bar & Hall
  - 4 - Caribou Coffee
  - 5 - Caribou Coffee
  - 6 - Caribou Coffee
  - 7 - Chipotle
  - 8 - Doubletree Hotel
  - 9 - Dunn Bros
  - 10 - Fitzgerald Theater
  - 11 - Gray Duck Tavern
  - 12 - Green + The Grain
  - 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  
 Feet      13



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



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