



**Class A Office Building
For Lease**

FOR LEASE

SECURIAN CENTER

400 ROBERT STREET N
ST. PAUL, MN

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.: \$13.56 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



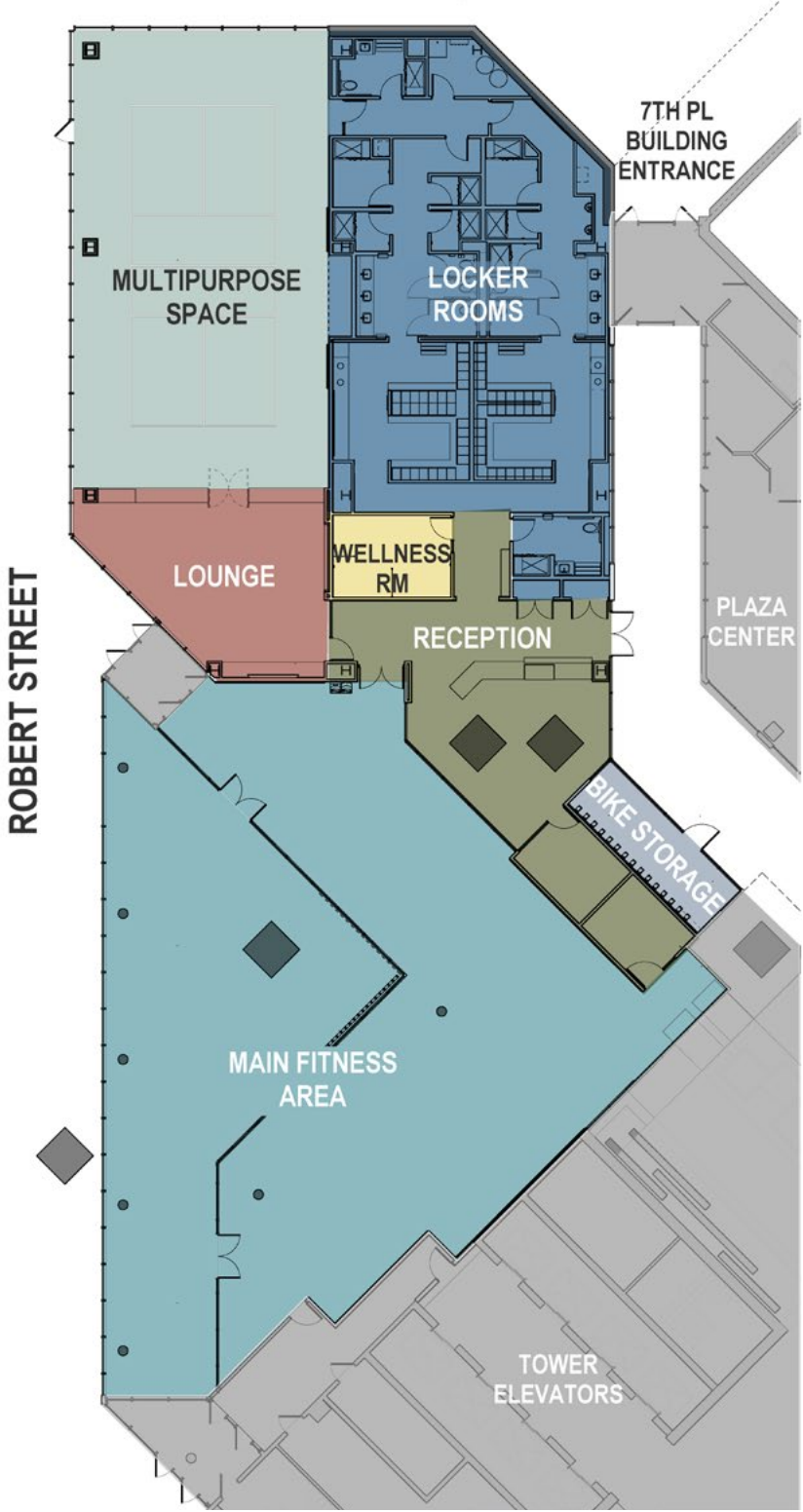
COMING SOON!



FITNESS CENTER OPENING MAY 2026!

(12,500 SF)

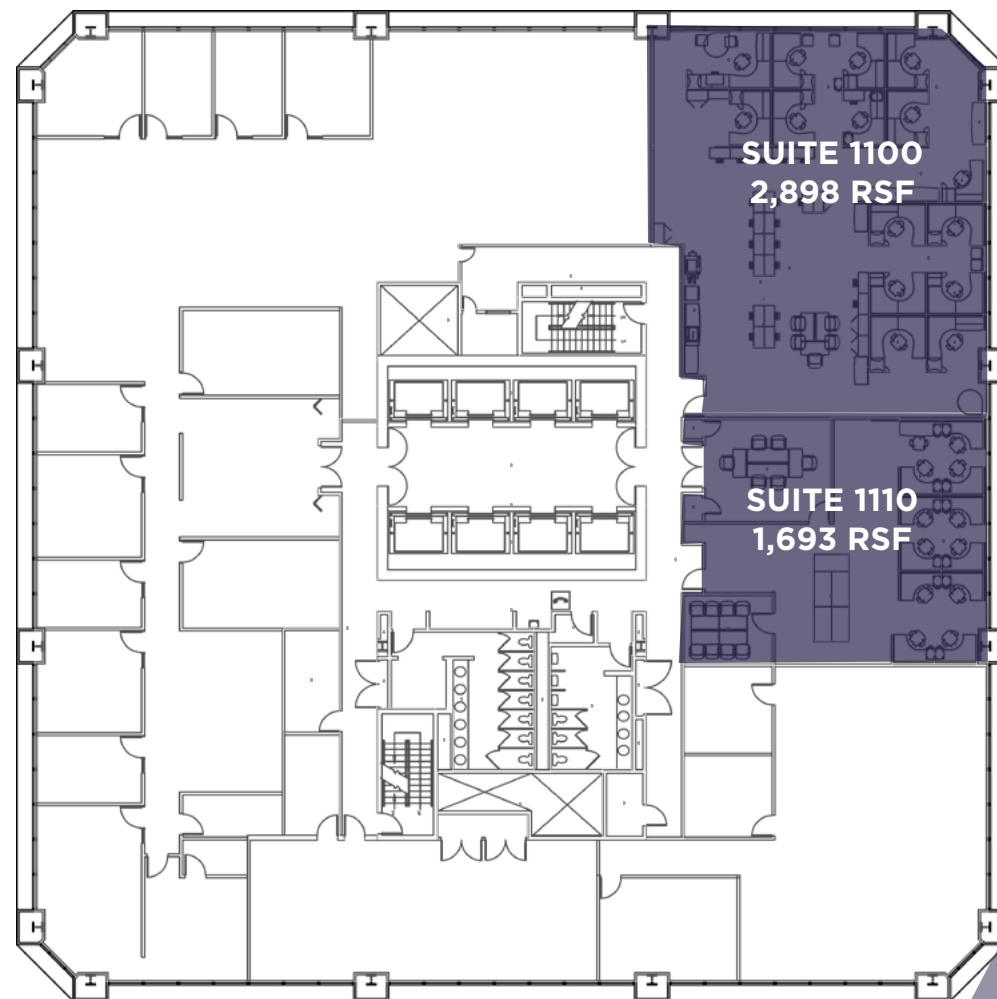
7TH PLACE





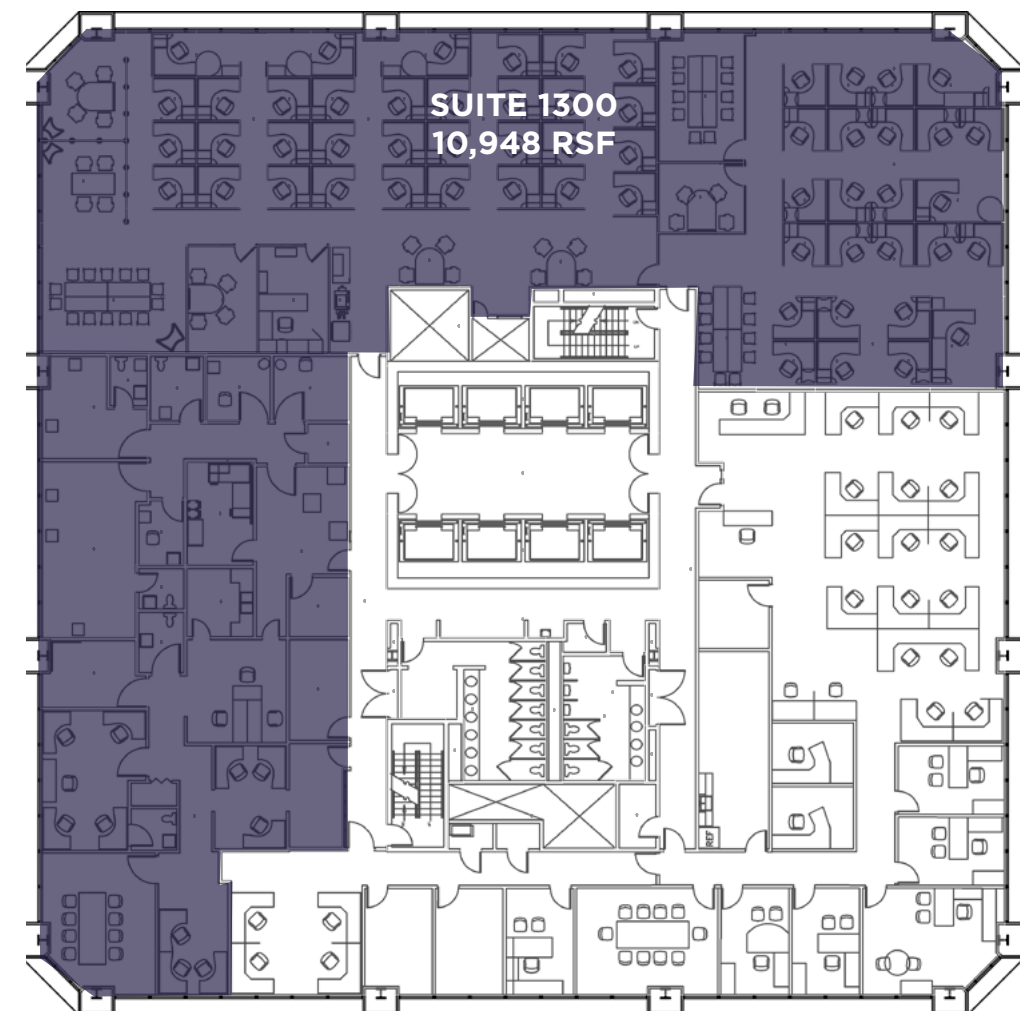
11th Floor

4,591 RSF Available



13th Floor

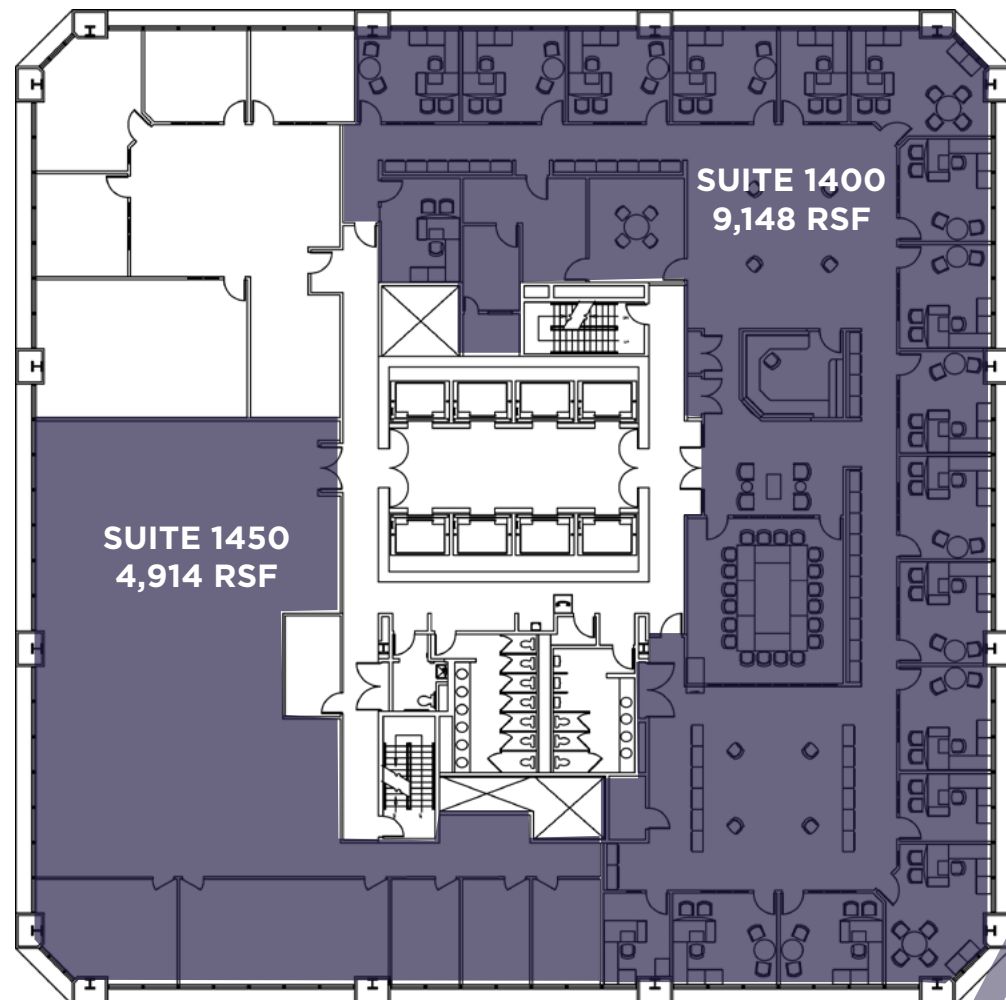
10,948 RSF Available





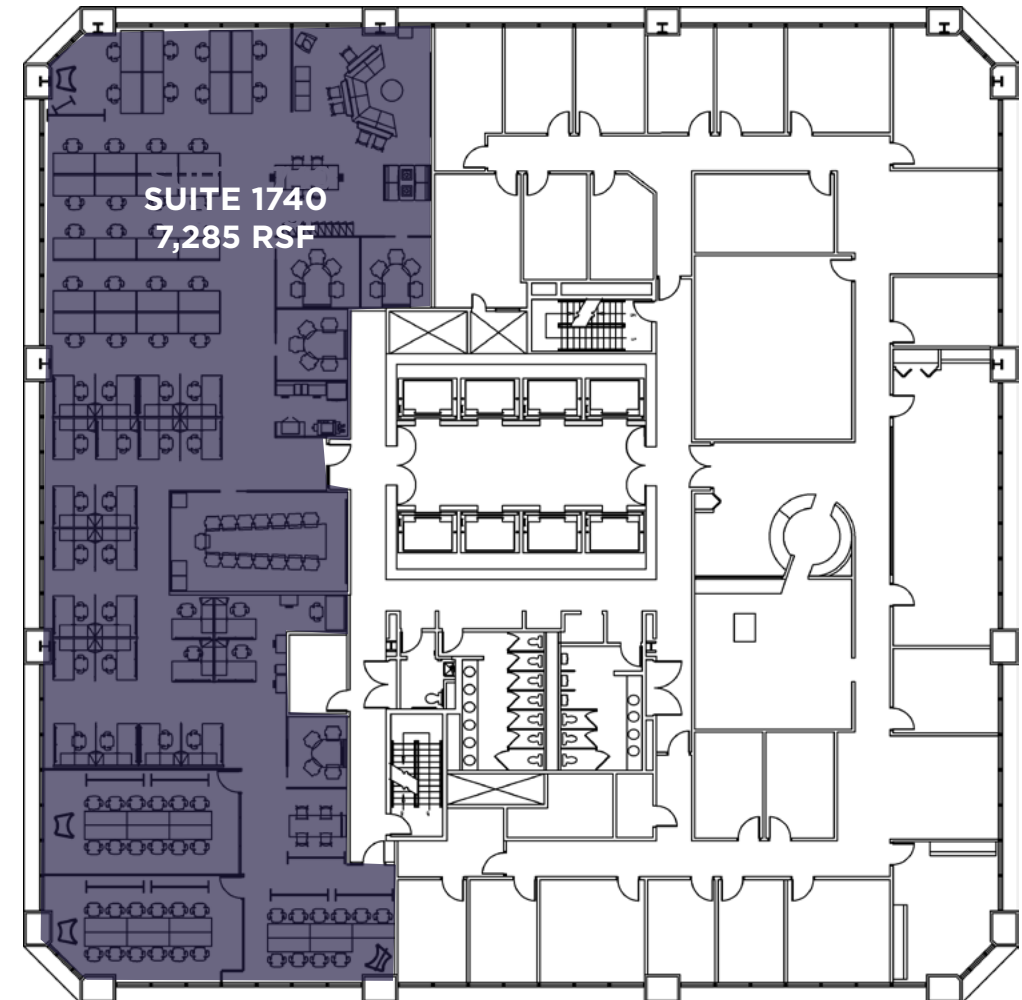
14th Floor

4,914-14,062 RSF Available



17th Floor

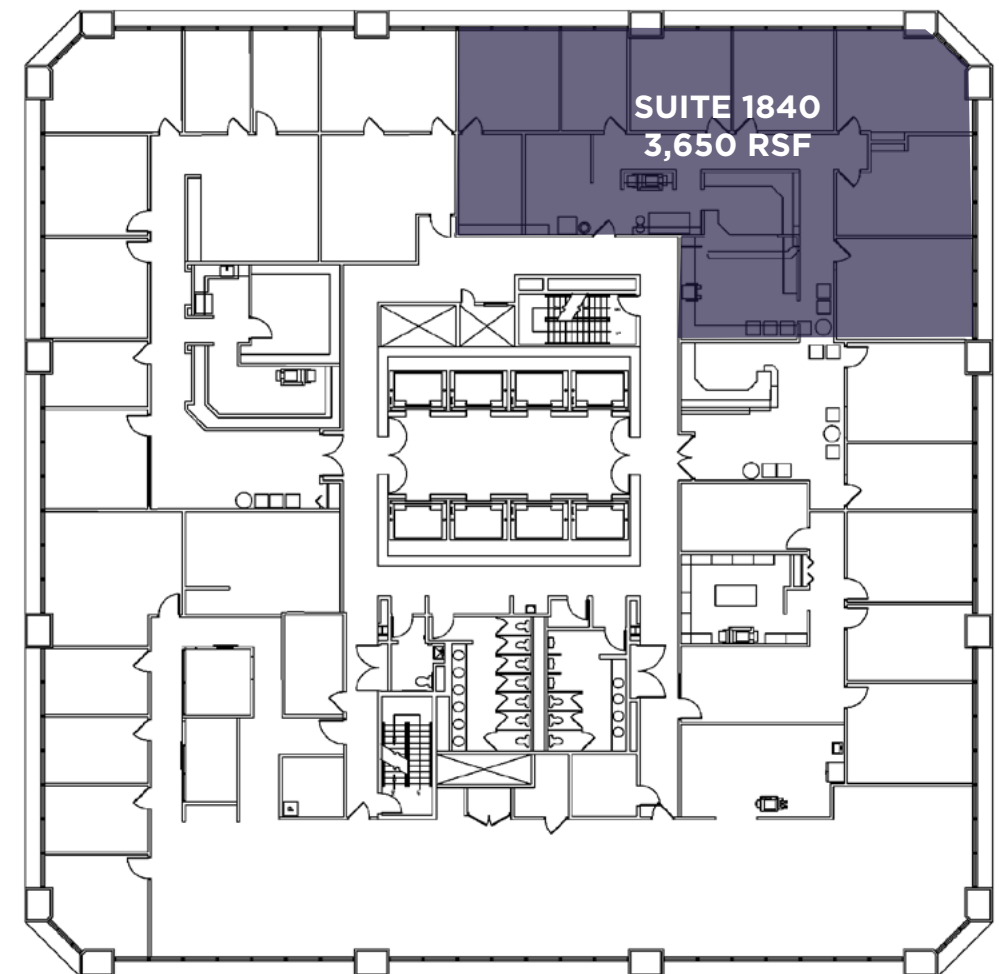
7,285 RSF Available (June 2027)

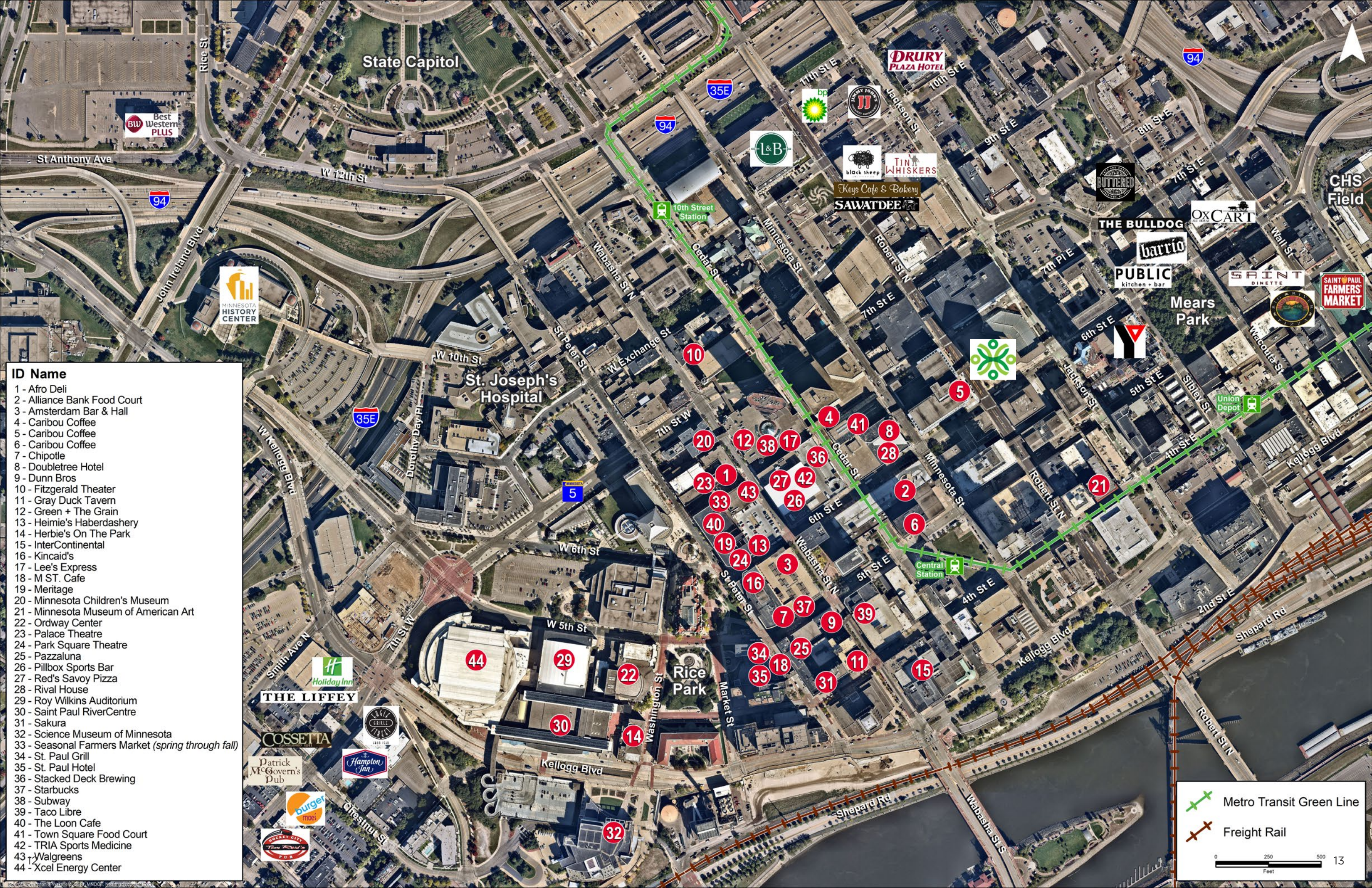




18th Floor

3,650 RSF Available





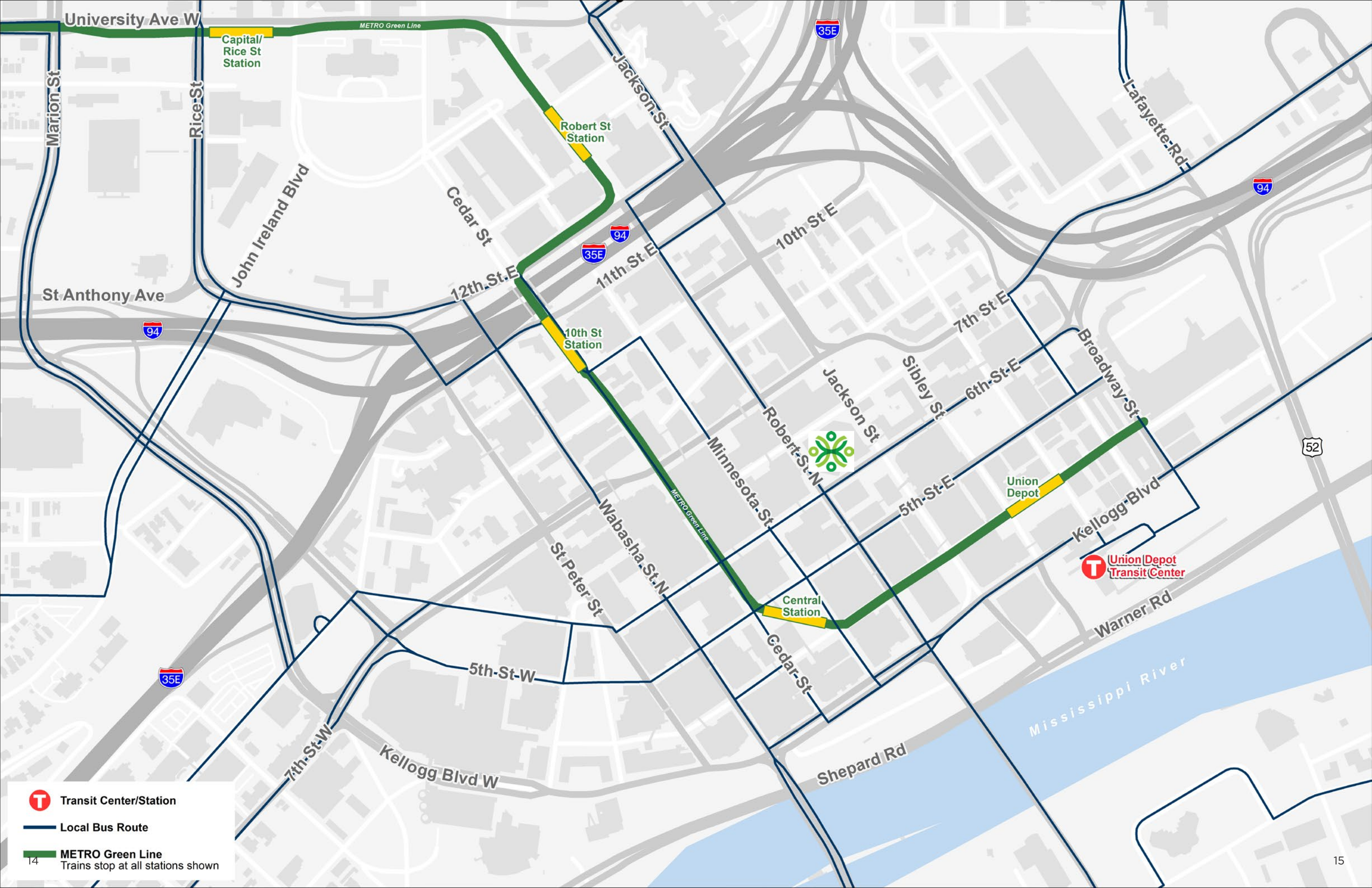
- ID Name**
- 1 - Afro Deli
 - 2 - Alliance Bank Food Court
 - 3 - Amsterdam Bar & Hall
 - 4 - Caribou Coffee
 - 5 - Caribou Coffee
 - 6 - Caribou Coffee
 - 7 - Chipotle
 - 8 - Doubletree Hotel
 - 9 - Dunn Bros
 - 10 - Fitzgerald Theater
 - 11 - Gray Duck Tavern
 - 12 - Green + The Grain
 - 13 - Heimie's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

Feet





Transit Center/Station



Local Bus Route



METRO Green Line

Trains stop at all stations shown



For more information, please contact:

ERIC KING

Managing Director
+1 651 734 2385
eric.king@cushwake.com

TOM STELLA

Managing Director
+1 651 734 2383
tom.stella@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.