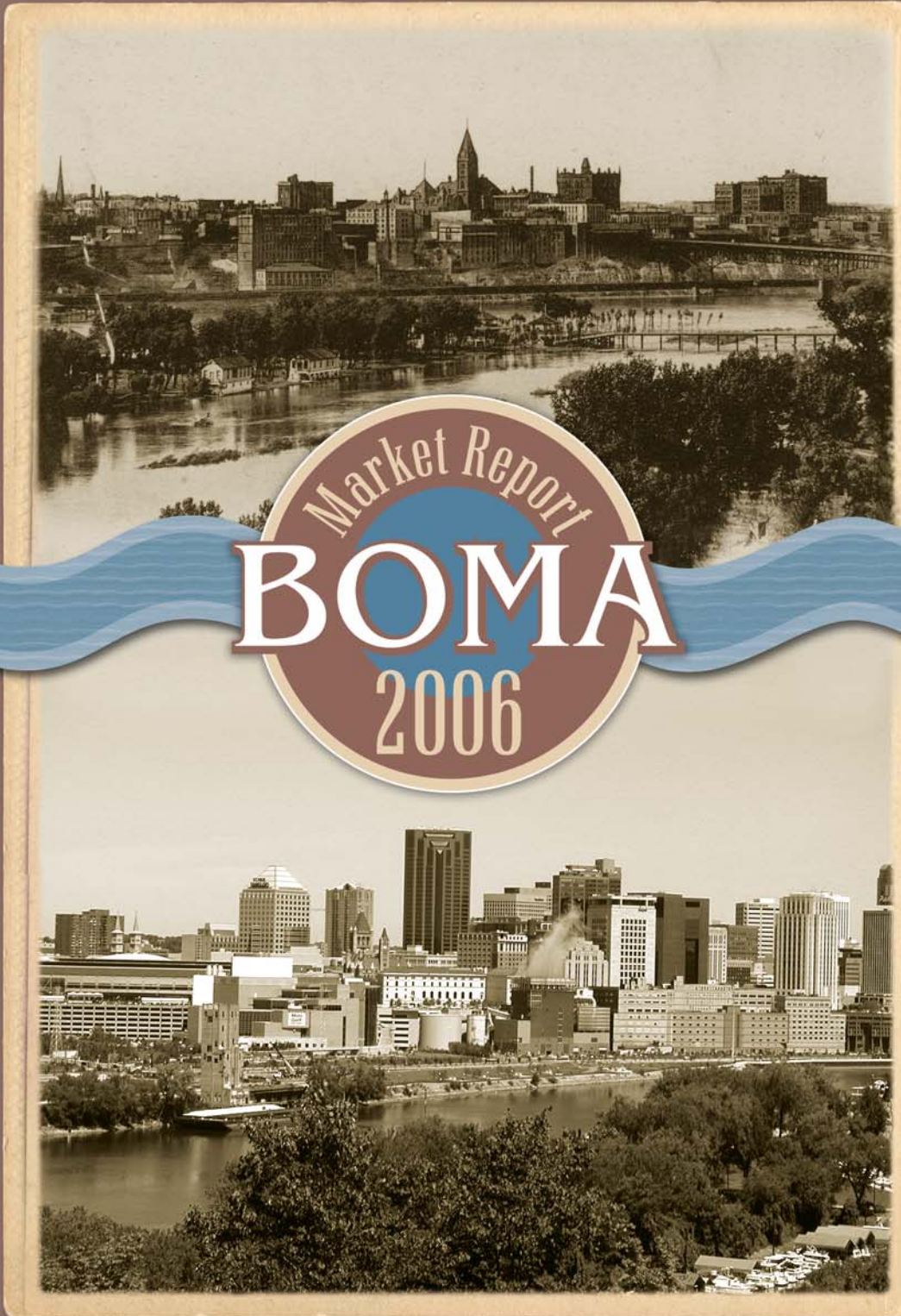


BACK TO THE RIVER



Saint Paul Building Owners & Managers Association



LETTER FROM THE CHAIR

October 9, 2006

Dear Members of the Greater Saint Paul Building Owners and Managers Association:

Greater Saint Paul BOMA has created an annual report of office market activity in the Saint Paul Central Business District for the past 12 years. We are proud to consistently produce a fair and analytical perspective of the state of this market, knowing that some years we can pass along exciting news about increased occupancy, and other years we hope for better news in the months to come.

The 2006 BOMA annual market report continues the comprehensive analytical reporting as in the past and highlights many opportunities and challenges for downtown Saint Paul's office market. This report offers a thorough analysis of gains and losses, and a comparison of this year to years past.

The 2006 report reveals how continued demand for new space in the Saint Paul office market has led to a record increase of 1.2 million square feet to the office inventory in 2006, as well as record absorption of 892,268 square feet. Meanwhile, vacancy increased by only 1% from 2005 to 2006.

Before the 2007 report is developed, BOMA's Marketing and Leasing Committee has been charged with reviewing all Competitive office buildings contained in this report to determine if any changes should be made to their classifications as Class A, B and C Competitive office space. This may result in reclassifications for next year.

Thank you to the many building owners, managers, and leasing agents who provided information for this piece, and to the Leasing and Marketing Committee, co-chaired by Pat Wolf and Wayne Kuykendall, who oversaw the preparation of this year's report. Thanks also go to the Capital City Partnership, which year after year has helped make this report possible.

On behalf of everyone at BOMA, I also want to express my sincere thanks to our president, Bill Buth. Bill, who has been the guiding hand behind this report since the first edition was released in 1995, will retire in March 2007. His leadership and vision will have enduring value both to BOMA and Saint Paul.

Sincerely,

A handwritten signature in dark ink that reads "James A. Scannell". The signature is written in a cursive style and is positioned above the printed name.

James A. Scannell
Chair

INTRODUCTION

Each year in this report, we share how tenants and buildings have changed. While one constant is Saint Paul's role as a river city, even that has evolved. Our relationship with the river isn't what it was 100 years ago, 25 years ago, or even a decade ago.

Part of our history

In the 1800s, rivers were like today's freeways. Riverboats began arriving in Saint Paul in 1847, when 47 vessels docked here. Arrivals increased each year through 1858, the year Minnesota became a state, when 1,068 boats came to the city, bringing settlers and all the goods they would need to build a life here. Saint Paul's riverfront was a hub of commerce, and the river was its connection to the outside world. But this was about to change.

A national economic depression in 1859, the Civil War, and the coming of the railroads in the 1860s put an end to riverboat dominance and ushered in the era of the great railroads. Yet Saint Paul's riverfront was still a focal point – this time, for rail traffic and industry. Industry along the river was a natural fit in terms of access to water and transportation. And, without access to modern flood control, building homes or retail businesses too close to the river was unrealistic.

Over time, new roads were built and the old industrial sites deteriorated. Union Depot, once the center of rail traffic in Saint Paul, closed in 1971. People largely turned their backs to the river, and the city that once revolved around its waterway went on with its business.

Oh, how times have changed

In 1979, Ramsey County opened its new jail on a bluff above the Mississippi River in downtown Saint Paul, all but two of the cells provided expansive river views. Inmates could watch boats, traffic on the Wabasha Avenue Bridge and Smith Avenue High Bridge, and whatever activity was happening each day along North America's longest river.

Today these views would be called not only *expansive*, but *expensive*.

Building a detention facility along the river these days would be almost unimaginable. The location can command millions of dollars from real estate investors, and the price will likely continue to climb.

The desire for riverfront property is part of a larger reconnection being





made to the Mississippi River in Saint Paul. While everyone has a different vision for the riverfront, the fact is that the river is again central to planning and activity after decades of what many would call neglect or indifference. From housing to retail to office space, no discussion about development or redevelopment in downtown Saint Paul is complete without mentioning the river.

Key to our future

The Mississippi has re-emerged as a place we are reclaiming not only as part of our history, but as a key to our future.

De-industrializing the waterfront has created opportunities for redevelopment and modern uses. In Saint Paul, we are fortunate to have prime space for not just industry, but also commercial, residential, and public access that will make the river more central to our entire downtown area.

The former Ramsey County Adult Detention Center closed in 2003 and is slated for demolition in 2007 to make room for condominiums. Portions of Union Depot have been converted to condos as well, where people will be living as early as this fall. Plans for transforming the Union Depot concourse and the adjacent post office site into a regional transportation hub are also slowly proceeding. Xcel Energy's High Bridge Power Plant along the river is replacing coal with cleaner-burning natural gas. Construction continues on the last section of Upper Landing Village — a 21-acre, \$170-million urban village. Great River Greening is restoring natural areas and open spaces along the river, and the widening of Shepard Road has given pedestrians an improved way to enjoy the waterfront. These are just a few of the current projects that will add aesthetic and functional value to the riverfront and the downtown.

Downtown Saint Paul's early glory days — which revolved around the riverboat and railroad — are over. The focus on the river that existed in those times was very different from what it is today and what it will be in the future. But tying the success of the downtown with the vitality of the river is an important concept to keep in mind as we plan and shape our city's future.

As building owners and managers and as people who have a vested interest in a vibrant future for downtown Saint Paul, let's keep the river in mind. It has created an undeniable energy — energy that strengthens our city and provides the kind of momentum we need to continue moving forward.



HIGHLIGHTS

of this Office Market Survey

- The Saint Paul Central Business District has 17,691,716 total square feet of Competitive, Government, and Owner-occupied office space. This is an increase of 1,231,688 square feet, or 7.48%, over 2005.
- The primary reason for the overall record increase in office space is the addition of the following buildings into the inventory:
 - 505 North Wabasha (formerly the Science Museum of Minnesota and the Minnesota Business Academy), 70,000 square feet
 - Gallery Tower, 25,000 square feet
 - Griffin Building, 100,000 square feet
 - 81 East Seventh Street (formerly Northern Furniture Building), 59,000 square feet
 - 3 state office buildings, 837,421 square feet
- Total absorption for all classifications of office space in 2006 is a record 892,268 square feet. Absorption for Competitive office space was <12,735> for Class A space, <28,969> for Class B space, and <109,578> for Class C space due to tenants vacating multi-tenant space to move to new Owner-occupied or Government space. In the past 11 years, the Saint Paul Central Business District has absorbed a net total of 1,810,849 square feet.
- The Competitive office space in the Saint Paul Central Business District is 9.39 million square feet. Of that amount, 26.5% is Class A space, 62.7% is Class B, and 10.8% is Class C.
- From 1995 to 2006:
 - Class A Competitive office space has increased from 5 buildings and 1.47 million square feet to 7 buildings and 2.49 million square feet.
 - Class B Competitive space has increased from 32 buildings and 4.93 million square feet to 38 buildings and 5.89 million square feet.
 - Class C Competitive space has decreased from 24 buildings and 2.16 million square feet to 17 buildings and 1.01 million square feet.
- With the significant increase in the supply of office space, overall occupancy decreased from 88% in 2005 to 87% in 2006.
- For Competitive office space, the Class A occupancy rate decreased from 89.1% in 2005 to 88.6% in 2006. Class B occupancy decreased from 73.3% to 70.6%. Class C occupancy decreased from 82.4% to 70.5%.
- More than 88,700 square feet are available for sublease, which is higher than the 2005 total of 38,719 square feet.
- Quoted median gross rental rates for all classes of office space remained steady. The median gross rental rate for Class A space is \$20.30 per square foot, \$17.00 for Class B space for the third consecutive year, and \$13.50 for Class C space for the second straight year. These rates are based on rentable square feet.

METHODOLOGY

BOMA's inaugural report in 1995 was the first market survey of downtown Saint Paul to accurately and completely portray Saint Paul's office market dynamics. Since then, this report has been based on information from professional owners, managers, and leasing agents. Statistical comparisons have been made between 2006 and 1995 throughout the report.

This report uses the same analyses, boundaries, classifications, and categories of Competitive, Owner-occupied, and Government buildings as past reports. Any information provided here that reflects activities after August 1, 2006, has not been figured into this report's statistics. All space available for sublease is treated as leased space.

This survey differs from other organization's surveys of the downtown area in several significant aspects:

Boundaries. This report covers the central business district (CBD) of downtown Saint Paul and includes a slightly larger geographical area than other surveys, accurately reflecting the trade area or scope of activity within our market. The following boundaries were used for this survey: University Avenue, to Lafayette Road, to Kellogg

Boulevard, to John Ireland Boulevard, to Constitution Avenue. The boundaries for this year's survey are the same as those used since the first survey in 1995. Several buildings fall outside of these boundaries but were included due to their proximity to the defined area, their competitive presence, and their relationship with the CBD for essential services. They are 525, 555 and 590 Park Street; One West Water Street; River Park Plaza; 90 West Plato; the Drake Building; and U.S. Bancorp Complex.

Non-competitive buildings.

Most market surveys cover only Competitive buildings, which are generally defined as investor-owned properties that lease to one or more tenants. For many markets, especially those that are suburban in nature, most office leasing activity occurs within this office category. This approach has worked for downtown Minneapolis, where a number of corporations have elected to lease their offices and there is a relatively smaller proportion of Government space.

However, the office market in downtown Saint Paul is fundamentally different. Owner-occupied buildings and Government buildings play a significant role in this market, and they are included in this survey to

prevent underreporting the market and to properly reflect its underlying dynamics. For example, government employees vacated approximately 150,000 square feet of Competitive space in a move to three new state office buildings this year. Only by comparing the additional new Government office space with losses in Competitive space is the overall impact clear.

Classification. The BOMA Marketing and Leasing Committee developed exhaustive criteria in 1995 for classifying office buildings into A, B and C Competitive office space categories. These same classification criteria have been applied each year since then, making year-to-year comparisons possible.

Measurement. One final methodological factor that will affect future comparisons is worthy of mention. BOMA International completed a revised method of floor measurement in 1996 after years of careful study. Some of the office buildings included in this survey have already changed their method of measurement, and the remainder of the buildings will likely make these changes over the next several years. Generally, these changes increase the total area of the buildings, magnifying the occupancy and vacancy statistics.



TOTAL UNIVERSE

As defined in the 2006 report, the total universe of office space in the Saint Paul Central Business District is 17,691,716 square feet. This is an increase of 1,231,688 square feet, or 7.48%, from last year's report, and an increase of more than 3.21 million square feet, or 18% over the total universe in 1995, when BOMA compiled its first report. Buildings that have been added to the report this year include:

- 505 North Wabasha, 70,000 square feet
- Gallery Tower, 25,000 square feet
- Griffin Building, 100,000 square feet
- 81 East Seventh Street (formerly Northern Furniture Building), 59,000 square feet
- Three new state office buildings, 837,421 square feet

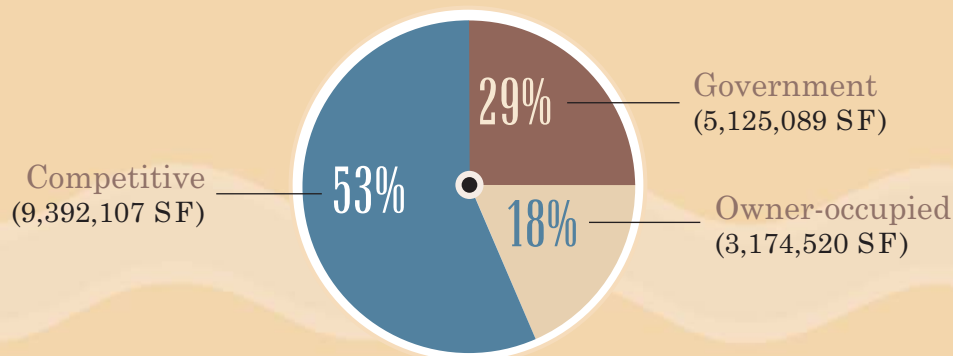
Existing buildings that contribute additional square feet to the inventory this year include:

- 90 West Plato, 5,000 square feet
- Bremer Bank Building, 7,000 square feet
- Fifth Street Center, 1,500 square feet
- Galtier Plaza, 4,345 square feet
- Mears Park Centre, 15,392 square feet
- Minnesota Public Radio 110,000 square feet
- Northwestern Building, 8,600 square feet
- Public Safety – Town Square, 24,000 square feet

In the past year, no buildings were removed from the office space inventory. However, a few buildings reported reduced square footage, including:

- 375 Jackson, 25,424 square feet
- Capitol Professional Office Building, 1,000 square feet
- Metro Square Building, 5,786 square feet

Total Universe (17,691,716 SF)



OVERALL VACANCY/OCCUPANCY

Vacancy for the total universe of office space in the Saint Paul Central Business District is 13%, or 2,313,110 square feet. This vacancy rate is 1 percentage point higher than the overall vacancy reported last year (12%, or 1,973,690 square feet). A total of 339,420 more square feet is vacant this year than in 2005.

Vacancy/occupancy statistics include Competitive office space, Government space, and Owner-occupied space. The following new state office buildings have come online, thereby reducing state employees' occupancy of Competitive space.

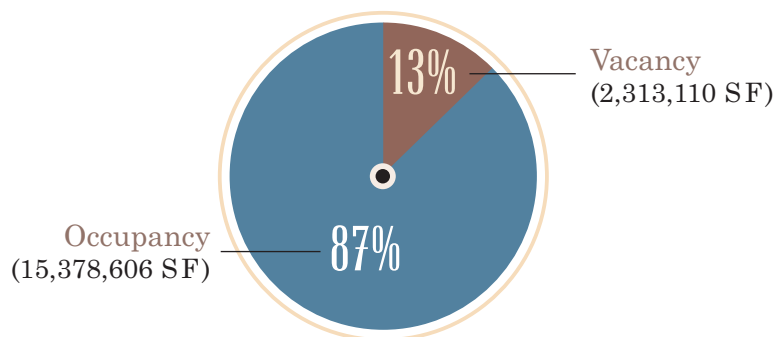
- Elmer L. Anderson Building, which houses the Minnesota Department of Human Services
540 Cedar Street,
372,747 square feet
- Orville L. Freeman Building, which houses the Minnesota Agriculture and Health departments
625 Robert Street North,
297,719 square feet
- State Lab Building, which is used by the Minnesota Agriculture and Health departments
601 Robert Street North,
166,955 square feet

The following buildings represent the most significant changes in vacancy/occupancy:

- 90 West Plato. All 80,000 square feet are vacant following the Minnesota Department of Agriculture's move. A remeasurement also resulted in an additional 5,000 square feet.
- 180 East Fifth Street. Visi.com leased 4,993 square feet, and Gander Mountain leased an additional 4,111 square feet. Burlington Northern Railroad vacated more than 50,000 square feet.
- 213 East Fourth Street (formerly known as the Home Styles Building). A real estate investment firm and a nightclub leased 2,500 square feet.
- 375 Jackson. Square footage decreased by 25,424, as parking space was reported as office space in previous reports.
- 505 North Wabasha. This Class B building, which contains 70,000 available square feet, is new to the report. It formerly served as the Science Museum of Minnesota and the Minnesota Business Academy.
- Bremer Bank Building, 360 Cedar Street. Bremer Bank vacated 20,000 square feet. A remeasurement resulted in approximately 7,000 more available square feet.
- Capitol Office Building, 525 Park Street. Group Health leased 5,000 square feet.
- Commerce Building, 8 East Fourth Street. The Minnesota Department of Human Services vacated more than 58,000 square feet.
- Degree of Honor Building, 325 Cedar Street. Approximately 5,000 square feet were reported as vacant.
- First National Bank Building, 332 Minnesota Street. Occupancy increased by nearly 15,000 square feet due to new tenants moving in and current tenants expanding. Briggs and Morgan downsized its lease by approximately 22,375 square feet.
- Gallery Tower, 26 West Tenth Street. A new addition to the office market, this building adds 25,000 total square feet to the total universe, 5,500 of which is vacant.
- Galtier Plaza, 380 Jackson Street. An additional 4,345 square feet of office space were reported this year.
- Gilbert Building, 413 Wacouta Street. UrbanPlanet vacated approximately 6,000 square feet.
- Griffin Building, corner of Grove and Olive streets. The Saint Paul Police Department moved into this new 100,000-square-foot building.

- Hamm Building, 408 Saint Peter Street. Aegon leased 5,919 square feet, ME3 leased 4,666 square feet, and CWN, LLC leased 3,935 square feet.
- Landmark Towers, 345 Saint Peter Street. Tecmark leased 7,940 square feet. TCF vacated 20,000 square feet, and Green Tree vacated 12,000 square feet.
- Lowry Professional Building, 350 Saint Peter Street. The Saint Paul Conservatory for Performing Artists and the Fourth Street Theatre have signed leases and will move in this fall, increasing occupancy by more than 10,000 square feet.
- Mears Park Centre, 230 East Fifth Street. The Metropolitan Council vacated, leaving more than 132,000 square feet available. Total square footage in the building increased by 15,392 square feet from previous reports due to remeasurement.
- Metropolitan Council Building (formerly the Economic Security Building), 390 Robert Street. The Metropolitan Council made this 120,000-square-foot building its new headquarters.
- Metro Square Building, 121 East Seventh Place. Reported square footage decreased by 5,786 square feet.
- Minnesota Public Radio (MPR), corner of Ninth and Cedar streets. MPR's new main office adds 110,000 of occupied square feet to the inventory.
- Northwestern Building, 275 East Fourth Street. A remeasurement resulted in more than 8,600 additional square feet. New tenants have leased more than 2,500 square feet.
- Northern Furniture Building, 81 East Seventh Street. The building has added 59,000 new and available square feet to the inventory.
- Park Square Court, 400 East Sibley Street. South Metro Human Services leased 25,000 square feet, and other tenants have leased approximately 10,000 more square feet. (At the time of this report, South Metro Human Services leased space in this building and in the Northwestern Building. It is in the process of vacating the Northwestern Building.)
- Public Safety – Town Square, 445 Minnesota Street. An additional 24,000 square feet of office space were reported.
- Sibley Square, 190 East Fifth Street. Occupancy has increased by 9,000 square feet due to new leases.
- UBS Plaza (formerly known as Piper Jaffray Plaza), 444 Cedar Street. American Public Media Group vacated 12,095 square feet due to MPR moving all of its employees to its new 110,000-square-foot building.
- US Bank Center, 101 East Fifth Street. Due to tenants downsizing or vacating, an additional 25,000 square feet are available.
- Wells Fargo Place, 30 East Seventh Street. ATF leased an additional 38,000 square feet, Capital Trust Credit Union leased 4,428 square feet, Aspex leased 5,395 square feet, and Diageo leased 3,697 square feet.

Overall Vacancy/Occupancy





COMPETITIVE OFFICE SPACE ANALYSIS

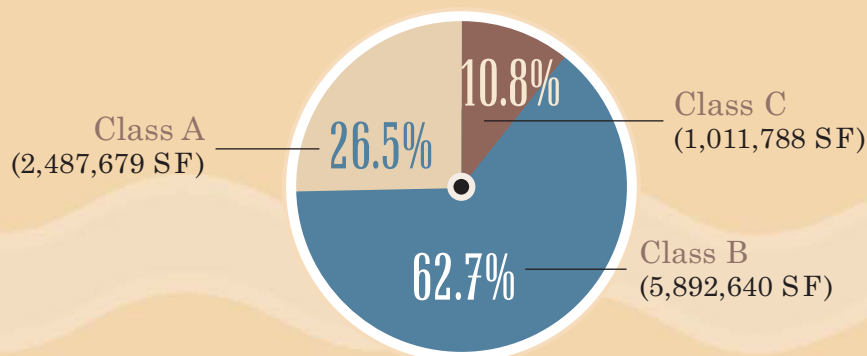
The Saint Paul Central Business District has approximately 9.39 million square feet of Competitive office space, which is 53% of the total universe. Competitive space is further categorized as Class A, B or C. (Please see “Classification Criteria” for a description of the factors that determine how office space is categorized.)

The Competitive office space in the Saint Paul Central Business District consists of 26.5% Class A space, 62.7% Class B space, and 10.8% Class C space. The percentages for Class A and Class B space are slightly lower than in 2005, while the amount of Class C space has remained the same.

Significant changes in the percentages of the Class A, B and C categories have occurred since 1995:

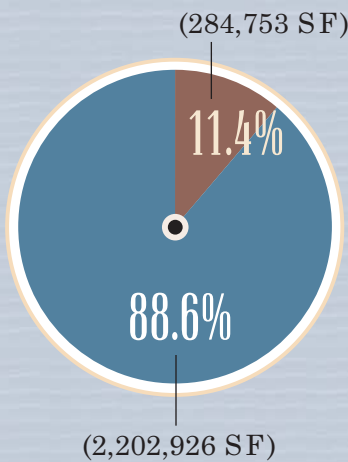
- Class A office space has increased from 5 buildings and 1.47 million square feet in 1995 to 7 buildings and 2.49 million square feet today. This is an increase from 17% to 26.5% of the total Competitive space in the Saint Paul Central Business District.
- Class B space has increased from 32 buildings and 4.93 million square feet in 1995 to 38 buildings and 5.89 million square feet today. The percentage of Class B space has increased to 62.7% in 2006 from 57.5% in 1995.
- Class C space has decreased from 24 buildings and 2.16 million square feet to 17 buildings and 1.01 million square feet. The percentage of Class C space has declined accordingly from 25% in 1995 to 10.8% in the past two years.

Competitive Office Space Analysis

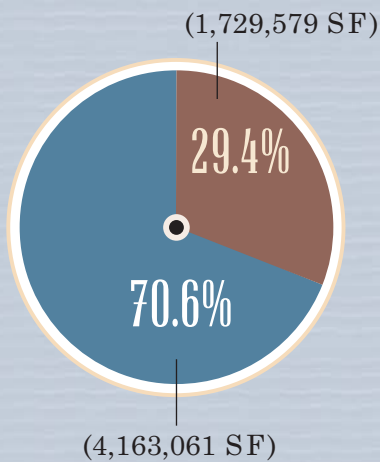


COMPETITIVE VACANCY/OCCUPANCY

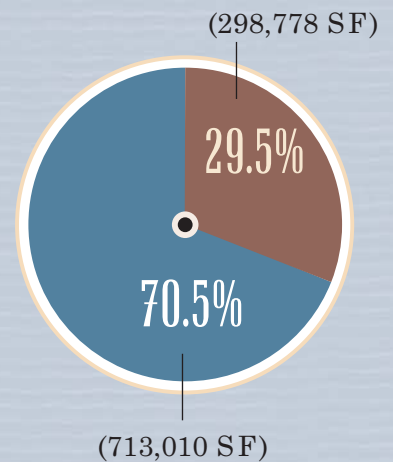
Class A



Class B



Class C



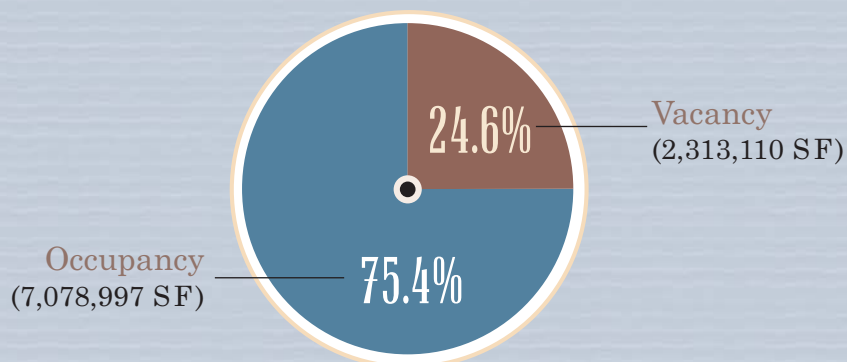
Vacancy is lowest (11.4%) in Class A space. Class B and C space have comparable vacancy rates, at 29.4% in Class B space and 29.5% in Class C space. The overall vacancy rate for Competitive office space in the

Saint Paul Central Business District is 24.6%. The amount of leased space that is available for sublease is 88,734 square feet.

If the vacancy figures included sublease space, Class A vacancy

would increase to 13.8%, Class B vacancy would increase to 29.9%, and Class C vacancy would remain at 29.5%. The overall vacancy for Competitive space would increase to 25.6%.

TOTAL





COMPETITIVE VACANCY TRENDS

Overall vacancy in Competitive space increased to 2.31 million square feet, or 24.6%, in 2006, due primarily to tenants vacating and moving to three new government buildings and MPR's new building. This vacancy is higher than last year's rate of 21.4% (1.97 million square feet) and the 1995 rate of 16.8% (1.44 million square feet). (Note: office space available for sublease is not included in available square footage.)

The Class A vacancy rate increased from 10.9% in 2005 to 11.4% in 2006. The total available space increased from 272,018 square feet last year to 284,753 square feet this year. In 1995, Class A vacancy was 16.8% or 248,000 square feet.

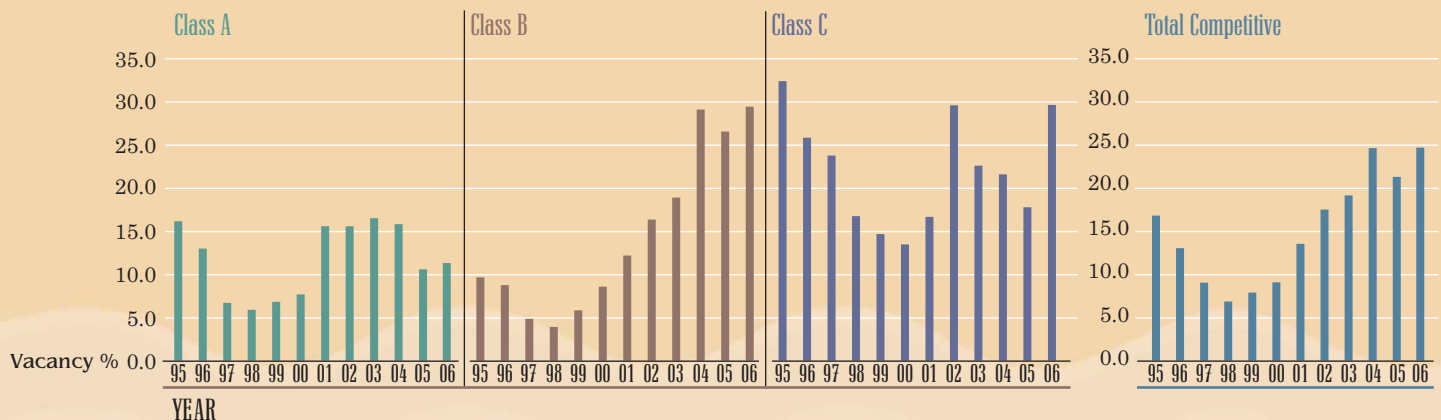
Class B vacancy increased from 26.7% last year to 29.4% in 2006. Class B vacancy was 10.0% or 493,000 square feet in 1995.

Class C vacancy increased from 17.6%, or 175,532 square feet in 2005 to 29.5%, or 298,778 square feet of 1.01 million square feet in 2006. The vacancy rate in 1995 was 32.3%, with 700,000 of 2.2 million

square feet vacant. (Class C space declined by 1.19 million square feet from 1995 to 2006 due to conversions and demolition.)

Sublease space totals 88,734 square feet in 2006. This compares to 38,719 square feet available for sublease reported last year.

Some of the space available for sublease is presently occupied. However, if all of the sublease space was added to the Competitive vacancy space, this year's Competitive vacancy rate would increase from 24.6% to 25.6%.



ABSORPTION

Absorption is a measurement of the increase or decrease in occupied office space that occurs during a given period of time. The graph below compares the absorption of office space that has occurred over the past year to the absorption of office space during the 11 prior years of this report.

Absorption for 2006 in the total universe is a record net of 892,268 square feet. This means that 892,268 more square feet were occupied in 2006 than in 2005. If absorption is tracked for Competitive office space alone, downtown Saint Paul had negative absorption of <151,282> square feet due to the movement of tenants to new Government and Owner-occupied buildings.

The following information analyzes the absorption for the total universe of office space:

- Competitive office space increased by more than 187,600 square feet from 2005 to 2006. This is due to 154,000 square feet that are new to this report, nearly 66,000 additional square feet reported in existing buildings, and a decrease of more than <32,000> square feet in existing space.
- Class A office space had a negative net absorption of <12,735> square feet this year,

compared to a positive absorption of 124,709 square feet in 2005. While gains of approximately 50,000 square feet were made at Wells Fargo Place, there were significant losses at Landmark Towers (approximately <24,000> square feet), UBS Plaza (formerly known as Piper Jaffray Plaza) (<12,095> square feet), and US Bank Center (<25,000> square feet).

- Class B office space had a negative net absorption of <28,969> square feet this year after a positive absorption of 216,999 square feet in 2005. Although many buildings experienced positive absorption, losses at buildings including 505 North Wabasha (<70,000> square feet) and Mears Park Centre (<132,000> square feet) were too great to make up the difference.
- Class C office space had a negative net absorption of <109,578> square feet, compared to <35,077> square feet in 2005. The losses are primarily the result of increased vacancy at 90 West Plato (<80,000> square feet) and the Commerce Building (<58,000> square feet).
- Owner-occupied space contributed a positive absorption of 110,000 square feet to the market, which largely results from MPR's new main office.
- Government space had a positive absorption of 933,550 square feet, resulting in large part from the

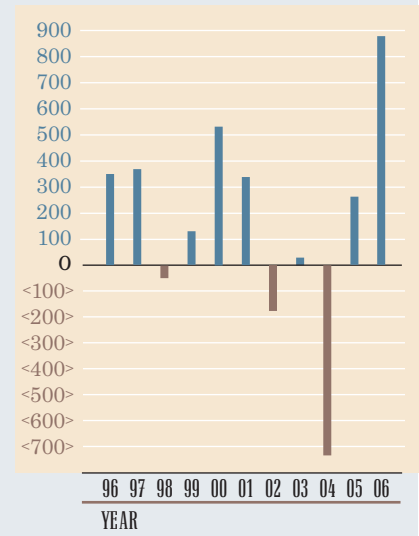
Metropolitan Council's move to its own building (120,000 square feet), the addition of the Griffin Building to this category (100,000 square feet), and the addition of three new occupied state office buildings (837,421 square feet).

The Saint Paul Central Business District has absorbed a net total of 1,810,849 square feet over the past decade. This represents an annual average absorption of approximately 164,623 square feet.

2006 ABSORPTION

Class A	<12,735>
Class B	<28,969>
Class C	<109,578>
Owner-occupied	110,000
Government	933,550
Total absorption	892,268

Thousands Sq. Ft.



GROSS RENTAL RATES



MARKET RENTAL RATES

The quoted gross rental rate for office space is the sum of the net rental rate and operating expenses, including property taxes. The information on net rental rate and operating expenses was obtained directly from the building owners, managers, and leasing agents surveyed for this study, and it represents the list or asking rental rates for each building. The rental rates are intended to reflect the average asking rate for the property. Several factors impact the rental rate in a lease transaction, including location in the building, improvements, parking, term, credit, services, and more.

This section's analysis compares the median gross rental rates of office space in each Competitive classification with office space in other classifications and with prior years. The median rate is the one at which there is an equal number of rates above and below it.

- **Class A:** The median gross rental rate remained relatively unchanged, decreasing by \$0.23 from 2005 to 2006, from a median of \$20.53 per square foot to a median of \$20.30 per square foot. The 2006 median net rental rate is \$10.00. The median gross rental rate has increased by \$5.01 per square foot since 1995, when it was \$15.29.
- **Class B:** The median gross rental rate has remained the same – \$17.00 per square foot – for the past three years. The median gross rental rate has increased \$2.75 since 1995, when it was \$14.25 per square foot. The 2006 median net rental rate is \$9.00.
- **Class C:** The median gross rental rate of \$13.50 has remained the same from 2004 to 2006. The median gross rental rate has increased \$3.50 since 1995, when it was \$10.00 per square foot.

Because leasing agents generally quote gross rental rates in this class, there is not enough information available to provide a median net rental rate.

For buildings that provided a range for their rental rates, we used the middle of the range provided for the median analysis.

An analysis of operating expenses and taxes reported by the building owners, managers, and leasing agents during the past six years for each class indicates that the median rate has:

- dropped from \$10.77 in 2001 to \$10.18 in 2005 and 2006 for Class A space
- decreased from \$8.27 in 2001 to \$8.00 in 2005 and 2006 for Class B space
- increased from \$6.00 in 2001 to \$9.00 in 2006 for Class C space



* Net rental rates were provided for approximately half of the Class C buildings. Accordingly, the median net rental rate for Class C does not fully represent all buildings in this category.

SIGNIFICANT MARKET ACTIVITY

In 2006, new buildings added 1,091,421 square feet of office space to the total universe and existing buildings reported 175,837 additional square feet, resulting in a 1% increase in vacancy from 2005.

Competitive Office Space

Class A space

Landmark Towers, 345 Saint Peter Street. TCF vacated 20,000 square feet and Green Tree downsized by 12,000 square feet. Tecmark leased 7,940 square feet.

UBS Plaza (formerly known as Piper Jaffray Plaza), 444 Cedar Street. American Public Media Group vacated 12,095 square feet in its move to MPR's new building.

US Bank Center, 101 East Fifth Street. Due to tenants downsizing or vacating, an additional 25,000 square feet are available for lease.

Wells Fargo Place, 30 East Seventh Street. ATF leased an additional 38,000 square feet, Capital Trust Credit Union leased 4,428 square feet, Aspex leased 5,395 square feet, and Diageo leased 3,697 square feet.

Class B space

180 East Fifth Street. Visi.com leased 4,993 square feet, and Gander Mountain leased an additional 4,111 square feet. Burlington Northern Railroad vacated more than 50,000 square feet.

375 Jackson. 25,424 square feet were removed from the office inventory; parking space was previously reported as office space.

505 North Wabasha. Consisting of 70,000 square feet for lease, this building is new to the report. This was formerly the Science Museum of Minnesota and the Minnesota Business Academy, which closed in May 2006.

555 Park Street. Two new tenants account for nearly 5,000 additional square feet of leased space. An existing tenant vacated 1,900 square feet.

Bremer Bank Building, 360 Cedar Street. Remeasurement resulted in approximately 7,000 additional available square feet. More than 20,000 square feet is available, due to Bremer Bank vacating the building.

Capitol Office Building, 525 Park Street. Group Health leased 5,000 square feet.

Capitol Professional Office Building

590 Park Street. Total square footage decreased by approximately 1,000 square feet due to remeasurement.

Degree of Honor Building, 325 Cedar Street. Approximately 5,000 square feet were reported as vacant.

Fifth Street Center, 55 East Fifth Street. Total square footage increased 1,500 square feet due to remeasurement.

First National Bank Building, 332 Minnesota Street. Occupancy increased by nearly 15,000 square feet due to new tenants and current tenants' expansions. Briggs and Morgan downsized its lease by approximately 22,375 square feet.

Gallery Tower, 26 West Tenth Street. This building is new to the office market. It adds 25,000 square feet to the total universe, 5,500 of which are leased.

Galtier Plaza, 380 Jackson Street. An additional 4,345 square feet were reported as office space.

Gilbert Building, 413 Wacouta Street. UrbanPlanet moved out of downtown Saint Paul, vacating approximately 6,000 square feet.

Hamm Building, 408 Saint Peter Street. ME3 leased 4,666 square feet, Aegon leased 5,919 square feet, and CWN, LLC leased 3,935 square feet.

Liberty Square, 133 East Seventh Street. Approximately 6,000 square feet are leased on a month-to-month basis. That space is available for a longer-term lease at any time.

Mears Park Centre, 230 East Fifth Street. The Metropolitan Council vacated, leaving more than 132,000 square feet available for sale or lease. Total square footage in the building increased from previous reports due to remeasurement.

Metro Square Building, 121 East Seventh Place. Reported square footage decreased by 5,786 square feet.

81 East Seventh Street (formerly Northern Furniture Building). The building is new to this report; it adds 59,000 square feet to the inventory of available space.

Park Square Court, 400 East Sibley Street. South Metro Human Services leased an additional 25,000 square feet. Other tenants have leased approximately 10,000 more square feet.

Public Safety – Town Square, 445 Minnesota Street. An additional 24,000 square feet of office space were reported.

Sibley Square, 190 East Fifth Street. New leases have resulted in increased occupancy of 9,000 square feet.

Class C space

90 West Plato. The Minnesota Department of Agriculture vacated the entire building to move into the newly constructed

Orville L. Freeman Building. A remeasurement indicated that 90 West Plato has 80,000 square feet, rather than the previously reported 75,000 square feet.

213 East Fourth Street (formerly known as the Home Styles Building). A real estate investment firm and a nightclub leased 2,500 square feet.

Commerce Building, 8 East Fourth Street. The Minnesota Department of Human Services vacated more than 58,000 square feet. This space is being planned for conversion to housing and is not being actively leased as commercial space.

Labor Professional Center, 411 Main Street. Occupancy increased by more than 4,000 square feet due to expansions by the Metro Pediatric Dental Clinic and other smaller tenants.

Lowry Professional Building, 350 Saint Peter Street. Leases have been signed with new tenants that are moving in this fall, increasing occupancy by more than 10,000 square feet.

Market House, 289 East Fifth Street. Infinity Real Estate purchased the building in November 2005, and is creating 14 office condominiums, conference facilities, a commercial mailroom, and more. The building will be transferred to Owner-occupied space following the conversion.

Northwestern Building, 275 East Fourth Street. A remeasurement resulted in more than 8,600 square

feet of additional office space. New tenants have leased more than 2,500 square feet.

Owner-occupied Space

Minnesota Public Radio, corner of Ninth and Cedar streets. MPR's new main office adds 110,000 of occupied square feet.

Government Space

Griffin Building, corner of Grove and Olive streets. The Saint Paul Police Department moved into this 100,000-square foot building. This building represents new Government space.

Metropolitan Council Building (formerly the Economic Security Building), 390 Robert Street. The Metropolitan Council made this 120,000-square-foot building its new headquarters after vacating Mears Park Center.

State Office Buildings, 601 and 625 Robert Street North, 540 Cedar Street. The State completed work on three new buildings along I-94, adding 837,421 square feet of new office space as follows:

- State Lab Building, 601 Robert Street North, 166,955 square feet (Agriculture and Health departments)
- Orville L. Freeman Building, 625 Robert Street North, 297,719 square feet (Agriculture and Health departments)
- Elmer L. Anderson Building, 540 Cedar Street, 372,747 square feet (Department of Human Services)



NOTEWORTHY

Office Space

First National Bank Building, 332 Minnesota Street. This building is currently for sale.

Galtier Plaza, 380 Jackson Street. National Equity Advisors, a California-based commercial real estate firm, purchased this building in July 2006 for \$16 million.

Gilbert Building, 413 Wacouta Street. This five-story building has been sold to McCullough Cos. of Forest Lake, which is planning upgrades and the addition of retail and residential space.

Minnesota Building, 46 East Fourth Street. MNB Development purchased the 13-story building in April 2006 for \$5.75 million. The company received a \$380,000 grant from the Metropolitan Council to remove the asbestos and lead paint in the building that dates back to 1929. This is part of the \$16.8 million renovation MNB has planned to create commercial, retail and condominium space.

Minnesota Public Radio, 45 East Seventh Street and corner of Ninth and Cedar streets. MPR completed its \$48 million project to construct a glass-fronted main office at Ninth and Cedar and remodel its existing space on East Seventh Street.

81 East Seventh Street (formerly Northern Furniture Building). The building received a \$1 million exterior facelift and is ready for interior renovation into office or retail space.

UBS Plaza (formerly known as Piper Jaffray Plaza), 444 Cedar Street. MOT Consolidated Properties, which purchased the building in 2001, has it listed for sale.

US Bank Center, 101 East Fifth Street. This building sold in May 2006 for \$53.2 million.

Warren E. Burger Federal Courts Building, 316 North Robert Street. A \$30 million renovation is underway to add courtrooms, expand the lobby, and increase security. Work is expected to continue through 2008, and the building will remain closed until then.

Wells Fargo Place, 30 East Seventh Street. Zeller Realty Group, owner of Wells Fargo Place since 2000, has it listed for sale.

Housing

Housing 5000. The city exceeded its goal of adding 5,000 new housing units across Saint Paul over four years (2002 through 2005).

Upper Landing Village.

Construction continues on this urban village between Xcel Energy Center and the Mississippi River. Several builders, including David Bernard/Rottlund Homes, Centex Homes, North American Partners, and Shelter Corp. are developing the 21-acre site into a wide range of housing options. Some of the housing is already occupied, while other buildings are still under construction. Construction continues on the last section of the development, which is nearest to downtown. That section will include 90-100 housing units, 10,000 square feet of commercial space, and a parking ramp. Also this fall the city hopes to begin work on the 2,700-square-foot Chestnut Plaza, which will connect the Upper Landing Village with the adjacent Upper Landing Park.

The Bridges of Saint Paul, extending from Robert Street to Highway 52 between the Mississippi River and Fillmore Avenue. The Bridges of Saint Paul is a proposed 32-acre, 2-million-square-foot, mixed-use development on the Mississippi Riverfront. Plans call for approximately 1,150 homes; 400,000 square feet of retail space; a Westin Hotel; restaurants; a movie theater; indoor and outdoor entertainment and recreation; and an attraction

that celebrates world cultures. The project's developer, JLT Group, Inc., is in negotiations with the city of Saint Paul regarding TIF funding.

Union Depot Lofts, 214 East Fourth Street. Developer Steve Frenz is renovating the second floor and part of the first floor of the 1923 train depot into 39 condominium units at a cost of \$7 million. He is investing another \$4.3 million into a new roof, new windows, interior painting, and tuck-pointing. All 39 condo units are set to be available for occupancy in October 2006.

Lot 270, corner of Fourth Street and Wall Street. A new five-story condominium building has opened just southwest of the Farmers' Market. The building features 41 units.

River Park Lofts, 245 East Sixth Street. Construction was completed in mid-2006 on 119 loft condominium units in the former Lowertown Business Center and adjacent fire station.

Public Safety Building, corner of Eleventh and Minnesota streets. The façade of this 1930s building will be preserved for flats in a planned skyscraper condo project called "The Penfield." Developer Peter Brown is calling for a 33-story glass luxury tower to be environmentally certified by the U.S. Green Building Council. A sales center and model unit are scheduled to open in fall 2006; Brown and his partners want at least half of the condo units to sell before breaking ground.

Saint Paul Municipal Grain Terminal, Upper Landing. Developer ADRZ plans to begin renovating the 1931 tower and sackhouse into a restaurant and grain industry interpretive center as early as spring 2007. The terminal is listed on the National Register of Historic Places.

Armstrong-Quinlan House, Eagle Parkway. Saint Paul-based Benshoof Construction converted the home into four condominiums.

Fitzgerald Condominiums, 488 North Wabasha Street. Construction was recently completed on the building next to the famous Fitzgerald Theater. Formerly the Schubert Apartments, the building includes 40 units on five floors.

B&M Furniture, 256 East Seventh Street. Developers are converting this old warehouse into 13 lofts known as the "Bonnie Jean Bungalows."

West Side Housing, Robert Street/Wabasha Street/Fillmore Avenue area. Lander Sherman Development received approval from the Housing and Redevelopment Authority and may begin construction as early as fall 2006. Plans call for 116 condominium units in four buildings at a cost of \$64 million.

Commerce Building, 8 East Fourth Street. Sherman Rutzik and Associates is considering a potential redevelopment of parts of the building into condo or apartment units.

Market Lofts, corner of Wall Street and East Fifth Street. The city and Lander Sherman are finalizing financing arrangements for more than 40 condominium units on four floors atop a year-round, indoor farmers' market. Construction is expected to begin in spring 2007.

Lowry Professional Building, 350 Saint Peter Street. PAK Properties has completed the 135 loft condominiums; sales are in the final stages.

Island Station, 380 Randolph Avenue. Prior redevelopment plans fell through, and this property is now up for sale.

Ramsey County Adult Detention Center, 14 West Kellogg Boulevard. This facility and the adjacent former headquarters for West Publishing is no longer in use; it is being considered for residential space.

Renaissance Box, 210 East Tenth Street. The Central Community Housing Trust purchased this building and plans to convert the top floors into affordable apartments.

Printer's Row, North Quadrant. Part of the Wacouta Commons housing project, Printer's Row features one 42-unit condominium building that was completed in late 2005 and another planned building for which pre-sales are underway.

Pressman Lofts, North Quadrant. Lander Sherman is planning to build a five-story building on top of what is now a parking lot in front of the Renaissance Box.



Crane-Ordway Building, corner of East Fifth and Wall streets. This long-vacant warehouse will become 70 affordable apartment units under an \$11.5 million project by the Central Community Housing Trust.

Sherman Rutzick Apartments, corner of East Fourth and Wacouta streets. Saint Paul developer Sherman Rutzick wants to build a 50-unit affordable apartment complex on a surface parking lot across from the Jax Building.

Other

Union Depot and Downtown Post Office, 180 East Kellogg Boulevard. Plans for transforming the Union Depot concourse and the adjacent post office site into a regional transit hub are slowly moving forward as sales negotiations continue between the postal service and Ramsey County. The county's Regional Rail Authority awarded a two-year, \$1.2 million consulting contract earlier this year to help it revamp the depot. The facility would serve as a massive transit hub that could include commuter rail, light rail, high-speed commuter rail, buses, and Amtrak trains.

Xcel Energy High Bridge Power Plant, Mississippi Riverfront. Ground was broken in spring 2006 for the \$395 million natural gas plant. It will be smaller and cleaner than the existing coal-fired plant dating back to the 1920s. Construction is expected to continue for more than two years.

Holman Field, 644 Bayfield Street. A revised plan to create a protective floodwall around the downtown Saint Paul airport received approval from the Metropolitan Airports Commission and the Saint Paul Planning Commission. The City Council has approved the revised plan.

Former Gillette Plant, 310 East Fifth Street. Florida-based Diamond Products is working to sell or lease the site. There are no firm redevelopment plans.

Ford Motor Company Plant, 966 South Mississippi River Boulevard. Ford will abandon its Saint Paul plant in 2008, leaving 122 acres of prime property for redevelopment.

United Hospital, 333 North Smith Avenue. The Saint Paul Heart Clinic and Pulmonary Critical Care Associates are constructing an \$18 million specialty health care center on the campus's north end known as the John Nasseff Specialty Center. The new facility, which will accommodate approximately 125 physicians and 500 support staff members, is set to open yet this year.

St. Joseph's Hospital, 69 West Exchange Street. On August 1, a groundbreaking ceremony was held to launch a four-year, \$80 million project to create a five-story patient tower, an expanded emergency department, a new heart and neuroscience center, and a new parking ramp.

Cleveland Circle, corner of Kellogg Boulevard and West Seventh Street. Part of the four-acre surface parking lot is being transformed into the \$25 million Smith Avenue Transit Center, including a 600-car public parking ramp atop a Metro Transit bus station. The next phase, scheduled to begin in 2007, will extend Smith Avenue through the site.

Convention Center Hotel.

The RiverCenter Convention and Visitors Authority (RCVA) is planning to complete a feasibility study for a proposed 600-room hotel to help attract larger gatherings to Saint Paul.

The Crowne Plaza Saint Paul Riverfront and City Center hotels, 11 East Kellogg Boulevard and 411 Minnesota Street. Trinity Hotel Investors purchased the Radisson Riverfront and City Center hotels last year and renovations are planned, including locating a restaurant on the first floor. The Carousel restaurant is scheduled to close on January 1, 2007.

Embassy Suites Hotel, 175 East Tenth Street. A \$2.2 million restoration of its guest suites and public areas was recently completed.

Palace Theatre/The Orpheum, 17 West Seventh Place. The former vaudeville house closed in 2005. A city-commissioned study recommended against renovating the theater in its current layout and instead favored a scaled-back facility.

Saint Paul Conservatory for Performing Artists, Landmark Center, 75 West Fifth Street.

The 2006-2007 academic year is the school's second year at Landmark Center. It has also expanded into the Lowry Building.

417 Wabasha. This address became a parking lot three years ago when Wabasha Court was razed. Frauenschuh Cos., the current owner, is in negotiations to sell the property to an undisclosed developer.

Paul and Sheila Wellstone Center for Community, District del Sol. The \$25 million, 93,000-square-foot facility, which is home to Neighborhood House, opened in January 2006. It provides services to immigrants, refugees, and people in transition.

Wacouta Commons Park, Wacouta Street. The park – which includes a dog run, brick and wrought-iron fences, walkways, a playground, and open space – opened in October 2005.

Property Taxes. St. Paul has set a maximum tax levy increase of 9.9%. Ramsey County has also set a maximum tax levy increase of 9.9%, which has a specific allocation for the Ramsey County Regional Rail Authority.

Architectural Preservation

Awards. The Saint Paul Heritage Preservation Commission and the Saint Paul Chapter of the American Institute of Architects recognized the following downtown projects this year: Central Presbyterian Church and the Armstrong-Quinlan House.

Fortune 500 Headquarters.

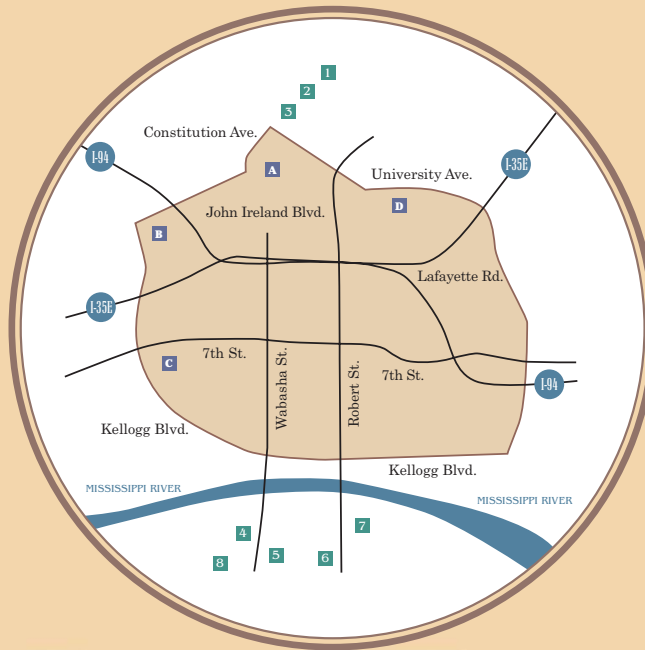
Nineteen Minnesota companies made this year's Fortune 500 list. The top 10 Minnesota listings included Target (29), UnitedHealth Group (37), Best Buy (76), St. Paul Travelers Cos. (85), 3M (101), Supervalu (113), U.S. Bancorp (131), Northwest Airlines (182), CHS (188), and General Mills (206).

Bill Buth, president of Greater Saint Paul BOMA. Buth, who has served BOMA since 1974, will retire in March 2007. Thank you, Bill, for your enthusiasm and dedication to downtown Saint Paul.

BOMA REPORT BOUNDARIES

SITE KEY

- Site A** = Minnesota State Capitol Building
- Site B** = Minnesota History Center
- Site C** = Saint Paul RiverCentre
- Site D** = Regions Hospital



- Site 1** = 590 Park Street
- Site 2** = 555 Park Street
- Site 3** = 525 Park Street
- Site 4** = 1 West Water Street
- Site 5** = Drake Building
- Site 6** = US Bank Operations Center
- Site 7** = 10 River Park Plaza
- Site 8** = 90 West Plato Blvd.

PARKING AVAILABILITY



This map may not be reproduced without the permission of the Saint Paul TMO.

CLASSIFICATION CRITERIA

The office space market report prepared by Saint Paul BOMA references building classifications “A,” “B,” and “C.” A classification of A, B, or C does not necessarily denote the desirability of the individual building, as office tenants make facilities decisions based on considerations important to their businesses. While such classification of office buildings is common throughout the country and throughout the various sub-markets in the Twin Cities, the criteria upon which the classifications are based are not typically defined. Correcting this shortcoming, Saint Paul BOMA has based its building classifications upon the criteria listed below. These criteria are applied subjectively with

consensus by the building owners to determine classification. The building classification criteria are:

Location

- Skyway connection
- Within one block of skyway access
- Further than one block from skyway access

Building Age

- Less than 12 years
- Major restoration/renovation, less than 12 years
- 12 years or older, but less than 30 years
- Major restoration/renovation, 12 years or older, but less than 30 years
- Older than 30 years

Building Size/Height

- Less than 4 stories
- Taller than 4 stories, but less than 11 stories
- Taller than 11 stories, but less than 25 stories
- Taller than 25 stories

Capital Improvements within the last five years

(excluding tenant improvements)

- Less than \$10/GSF
- Greater than \$10/GSF, but less than \$20
- Greater than \$20/GSF, but less than \$25
- Greater than \$25/GSF, but less than \$30
- Greater than \$30/GSF, but less than \$35
- Greater than \$35/GSF



Fenestration

(windows as percent of building exterior wall surface)

- Less than 30%
- Greater than 30%, but less than 50%
- Greater than 50%, but less than 65%
- Greater than 65%

Restrooms

- Overall building ratio of less than one men's and one women's restroom per floor
- No less than one men's and one women's restroom per floor
- No less than one men's and one women's restroom per floor meeting ADA criteria for handicap access

Elevators

- Designated freight elevator that serves all office floors and responds only to freight elevator call button, not the general passenger elevator call button
- Passenger elevators operated with solid state drive
- Passenger elevator "wait interval" averaging 30 seconds or less
- Passenger elevator "wait interval" averaging 31 seconds to 40 seconds
- Passenger elevator "wait interval" greater than 40 seconds
- Passenger elevator maintenance contract that provides for no less than annual inspections and certification as to operating safety; standard preventive maintenance; and priority emergency response (30 minutes or less)

- All passenger elevators with either telephone or emergency intercom facilitating 2-way voice communication, which is in addition to such other emergency alarm capabilities and monitoring

Building Management Services

- Full-time on-site building manager (CPM or RPA designation)
- Part-time on-site building manager (CPM or RPA designation)
- Owner on-site

General Building Maintenance and Repair

- Part-time on-site repair staff
- Full-time on-site repair staff
- Cost per square foot of operating expenses

Cleaning Services

- Daily Monday-Friday
- On-site on-call workday cleaner
- In-house cleaning staff
- Contract cleaning staff

HVAC

- Central air
- Heat pump or variable air volume system
- District Energy (heating and/or cooling)
- Make-up air as a percent of outside air introduced to the system

Assessed Valuation

- Less than \$20/GSF
- Greater than \$20/GSF, but less than \$40
- Greater than \$40/GSF

Exterior Finish (Curb Appeal)/Lobby Entrance

- Formal lobby at street level entrance
- General level of aesthetics at entrance
- Presence of building

Security and Life Safety

- Tenant spaces and common areas equipped with sprinkler system
- Elevator card access control system
- On-site security personnel
- Security escort service available
- Video monitoring/recording of strategic location in the building
- Free of hazardous materials, including construction materials (such as asbestos, PCBs) and/or such waste as may be generated or stored in the building

Central Business District

Class A							
Name Address	# of Floors	Total S.F. Avail. S.F	Largest Contiguous Space	Floor Plate SF	Net Rate Op. & Taxes	Parking in Building (B) or Close (C)	Company Contact/Phone
400 Building 400 North Robert Street	21	375,500 20,071	16,139	16,139	\$5.75 \$9.88	B	McGough Properties, LLC Ann Stahley 651-248-6946
Bremer Tower 445 Minnesota Street	27	248,140 68,575	11,977	11,977	\$10-\$12.00 \$10.17	B	NorthStar Properties Aaron Barnard 952-465-3372
Landmark Towers 345 St. Peter Street	25	210,547 30,385	11,597	11,597	\$9-\$11.00 \$10.18	B	United Properties Tom Stella 651-734-2383
Lawson Commons 380 St. Peter Street	12	429,891 729	729	34,000	\$14.50 \$11.29	B	Frauenshuh Companies Wayne Kuykendall 651-291-3562
UBS Plaza (fka Piper Jaffray Plaza) 444 Cedar Street	25	227,717 47,991	36,285	12,095	\$9-\$11.00 \$9.98	B	United Properties Eric King 651-734-2385
US Bank Center 101 East 5th Street	26	360,989 45,781	12,972	12,155	\$8-\$12.00 \$10.42	B	Colliers Turley Martin Tucker Pete Dufour 612-347-9342
Wells Fargo Place 30 East 7th Street	37	634,895 71,221	51,000	14,682 in tower. 3-level atrium approx. 65,000 per floor	\$16.00 \$9.76	B	Zeller Realty Mike Wilhelm 612-317-2924
Total S.F.		2,487,679					
Total Available S.F.		284,753 11.45%					

Class B							
Name Address	# of Floors	Total S.F. Avail. S.F	Largest Contiguous Space	Floor Plate SF	Net Rate Op. & Taxes	Parking in Building (B) or Close (C)	Company Contact/Phone
180 East 5th Street 180 East 5th Street	13	675,130 259,372	165,642	approx. 51,000	\$8-\$10.00 \$7.17	C	Frauenshuh Companies Wayne Kuykendall 651-291-3562
360 Cedar (fka Bremer Bank Building) 50 East 5th Street	4	42,138 34,035	28,000	8,103	\$5-8.00 \$8.90	C	Welsh Companies Nils Snyder 612-240-9292
375 Jackson 375 Jackson	7	212,395 63,080	37,347	15,000 E. Bldg 20,000 W. Bldg	\$8-\$10.00 \$9.97	B	Frauenshuh Companies Sherry Hastings 651-291-3576
443 Lafayette Road 443 Lafayette Road	4	84,398 0			\$9.00 \$8.00	B tenants only	Meritex Enterprises Fred Koehler 651-228-4505
444 Lafayette Road 444 Lafayette Road	6	239,494 0			\$9.00 \$8.00	B tenants only	Meritex Enterprises Fred Koehler 651-228-4505
500 Lafayette Road 500 Lafayette Road	6	132,041 0			\$9.00 \$8.00	B tenants only	Meritex Enterprises Fred Koehler 651-228-4505
505 North Wabasha (fka Minnesota Business Academy) 505 North Wabasha	3	70,000 70,000	70,000	23,333	\$8.00 \$8.00	B	Welsh Companies Eric Rapp 952-837-3060
520 Lafayette Road 520 Lafayette Road	6	150,374 0			\$9.00 \$8.00	B tenants only	Meritex Enterprises Fred Koehler 651-228-4505
555 Park Office Building 555 Park Street	4	50,215 6,110	4,142	13,400	\$8-\$10.00 \$9.09	B	Kraus Anderson Scott Emmack 952-948-9398
5th Street Center 55 East 5th Street	16	202,128 112,012	23,336	11,600	\$8-\$10.00 \$7.00	B	Security National Properties Shawn Wiski 651-221-0999
81 East 7th Street (fka Northern Furniture Building) 81 East 7th Street	4 flrs above grade + lower lvl	59,000 59,000	59,000	12,000	\$14-16 \$7.50	C	Commercial Real Estate Svcs, Inc. Pat Wolf 651-290-8890
Brooks Building* 366 Jackson Street		20,000 3,200	3,200		Gross \$20.00		Brooks Group Jaunae Brooks 651-231-2765
Capitol Office Building 525 Park Street	5	75,309 1,951	1,275	15,426	\$8-\$10.00 \$8.24	B/C	United Properties Tom Stella 651-734-2383
Capitol Professional Office Building 590 Park Street	4	34,668 12,095	4,027	9,125	\$8.00 \$9.82	B	Kraus Anderson Scott Emmack 952-948-9398
Community Services Bldg. 166 East 4th Street	4	52,800 0		13,200	\$8.00 \$8.00	C	Welsh Companies Craig Lien 952-837-3060
Degree of Honor Building 325 Cedar Street		81,500 5,000	3,200	6,885	\$6.00 \$8.17	C	Degree of Honor Building LLC Jim Crockarell 651-486-3905
Drake Building 60 Plato Blvd. East	4	83,182 11,285	4,105	20,795	\$10.00 \$9.06	C	Colliers Turley Martin Tucker Pete Dufour 612-347-9342
Ecolab University Center 386 North Wabasha Street	15	150,012 0		10,941	\$12.00 \$9.63	C	Welsh Companies Eric Rapp 952-837-3060
First National Bank Bldg. 332 Minnesota Street	31 West 16 East	662,845 173,204	30,229	10,213	\$8.00 \$8.25	B	Colliers Turley Martin Tucker Pete Dufour 612-347-9342
Gallery Professional Bldg. 17 West Exchange Street	8	105,433 35,833	13,957	13,957	\$13.00 \$12.37	B	Colliers Turley Martin Tucker Pete Dufour 612-347-9342
Gallery Towers 514 St. Peter Street	2 Commercial 20 Total	25,407 5,500	5,500	12,500	\$12.00 \$5.00	C	Ted Glasrud & Associates Paul Buchmayer 612-341-2651
Galtier Plaza 380 Jackson Street	7	217,631 50,027	14,000	varies per floor average-23,000	\$8-\$10.00 \$8.78	B	NEA Galtier Nan Hynes 651-297-6739
Gilbert Building 413 Wacouta Street	Basement + 5 floors	35,303 17,238	11,000		\$9.10 \$5.90	C	John Mannillo & Associates John Mannillo 651-292-8306

Central Business District

Class B continued							
Name Address	# of Floors	Total S.F. Avail. S.F.	Largest Contiguous Space	Floor Plate SF	Net Rate Op. & Taxes	Parking in Building (B) or Close (C)	Company Contact/Phone
Golden Rule Building 85 East 7th Place	7 including lower level	289,378 36,768	21,867	50,000	\$8-\$10.00 \$7.50	C (connected by skyway)	Commercial Real Estate Svcs, Inc. Pat Wolf 651-290-8890
Hamm Building 408 St. Peter Street	6 + skyway above grade	184,886 8,350	5,736	2 flrs/38,000 4 flrs/28,000	\$8.00 \$9.50	C	The Markham Co. of Saint Paul Kristel Hansen 651-222-2812
Kellogg Square 111 East Kellogg Blvd.	3	43,484 18,073	8,788	varies	\$9.00 \$8.00	B	James Miller Investment Realty Co. Jim Miller 651-222-2561
Liberty Square 133 East 7th Street	4	50,000 18,000	12,500	13,000	\$4-\$8.00 \$6.50	B	Flagship USA Bill Weller 612-750-8877
Mears Park Centre 230 East 5th Street		132,958 132,958	132,958	18,000	\$12.00 \$7.00	B	Welsh Companies Eric Rapp 952-837-3060
Metro Square Building 121 East 7th Place	5	386,308 150,814	60,000	60,712	\$9-\$10.00 \$7.05	C	Grubb & Ellis/North Co. John Oien/Heather Alderink 952-820-1661
O'Connor Building* 266 East 7th Street		20,000 10,000	10,000		Gross \$20.00		Brooks Group Jaunae Brooks 651-231-2765
One West Water Street 1 West Water Street	5	27,326 4,803	3,944	varies	\$8.00 \$8.00	B	James Miller Investment Realty Co. Jim Miller 651-222-2561
Park Square Court 400 East Sibley Street	6	129,321 8,000	8,000	26,000	\$8-\$9.00 \$7.78	B	Park Square Court Building, L.L.C. Jim Crockarell 612-239-8200
Pioneer-Endicott Bldgs** 336 North Robert Street	16	288,000 200,000	120,000	varies	\$8.00 \$8.00	B	Frauenshuh Companies Brian Field 651-291-3561
Public Housing Agency Saint Paul 555 North Wabasha St.	4	57,000		12,611	Gross \$16.00 NA	B & C	Public Housing Agency Saint Paul David Lang 651-298-5158
Public Safety-Town Square 445 Minnesota Street	27	248,140 13,160	5,732	varies	\$18-\$20.00 \$11.75	B	NorthStar Companies Aaron Barnard 952-465-3372
River Park Plaza 10 River Park Plaza	9	328,100 140,000	140,000	30,000-40,000	\$11-\$15.00 \$9.95	B	JLT Group Joe Meyer 651-641-1111
Saint Paul Building 6 West 5th Street	9	39,946 10,168	4,155		\$10.00 \$8.00	C	Commonwealth Properties Debra Burgwald 651-224-5845
Sibley Square 190 East 5th Street	8	206,390 59,543	15,258	27,593	\$9-\$11.00 \$6.68	B	Grubb & Ellis/North Co. John Oien/Heather Alderink 952-820-1661
Total S.F.		5,892,640					* August 2004 data used
Total Available S.F.		1,729,579					** February 2006 data used
		29.35%					

Class C							
Name Address	# of Floors	Total S.F. Avail. S.F.	Largest Contiguous Space	Floor Plate SF	Net Rate Op. & Taxes	Parking in Building (B) or Close (C)	Company Contact/Phone
213 East 4th Street <i>(aka Home Styles Building)</i> 213 East 4th Street	5	32,271 2,000	2,000	10,000	\$5-\$8.00 \$8.00	C	Welsh Companies Eric Rapp 952-837-3060
90 West Plato <i>(aka Dpt. of Ag. Bldg)</i> 90 West Plato Blvd.	4	80,000 80,000	80,000	18,750	Net \$10.00		Welsh Companies Craig Lien 952-837-3060
Allen Building* 287 East 6th Street	6 above ground 1 lower level	112,553 19,000	7,000		Gross \$9-\$15.00	C	Dacotah Properties Sandra Erickson 651-224-2907
Commerce Building 8 East 4th Street	12	100,000 61,129	56,000	8,300	Gross \$14-\$16.00	C	United Properties Eric King 651-734-2385
Empire Building 360 North Robert Street	7	55,000 16,000	7,800	7,800	Gross \$12-\$15.00	C	Power Management Nicky Scarrella 651-298-9977
Exchange Building 26 East Exchange Street	7	65,000 8,300	4,800		Gross \$12-\$15.00	C	Commonwealth Properties Debra Burgwald 651-224-5845
Goff & Howard Building 255 East Kellogg Blvd.	2	26,000 18,000	13,000		Gross \$15.00	C	Welsh Companies Eric Rapp 952-837-3060
Grace Building 421 North Wabasha Street	3	40,500 8,000	5,000	15,000	\$3.00 \$10.00	C	Victory Capital Corporation Randy Geller 651-222-8971
JAX Building 253 East 4th Street	5	60,000 3,212	1,000		\$2.00 \$4.00	B	James Miller Investment Realty Co. Jim Miller 651-222-2561
Labor Professional Center* 411 Main Street	4	28,000 2,000	2,000	8,000	\$8.50 \$12.50	B	GRM Holdings, L.L.C. George McMahon 651-292-9493
Landmark Center 75 West 5th Street	6 above ground 2 below ground	48,012 2,300	1,000	varies between 14,700 to 15,700	\$7.25 \$10.50	C	Minnesota Landmarks Steve Budas 651-292-4375
Lowry Professional Bldg 350 St. Peter Street	3	116,900 22,878	3,036		\$17-\$18.00	B	Halverson Blaiser Clint Blaiser 651-227-7053
Market House 289 East 5th Street	3	37,730 19,059	13,486		Gross \$15.95	C	Infinity Real Estate & Mortgage Services Kyle Gunderson 651-690-1075
Northwestern Building 275 East 4th Street	8	81,322 7,900	7,900	Approx. 10,000 each floor	Gross \$10-\$12.00	C	Welsh Companies Eric Rapp 952-837-3060
Railroader Printer Building 235 East 6th Street	5	36,000 17,000	17,000	8,500	Gross \$11-\$16.00		CB Richard Ellis Chris Gliedman 612-336-4311
Renaissance Box 509 Sibley Street	9 (includes basement and loading dock)	62,500 7,500	7,500	7,500	\$8-\$12.00 \$3.50	C	Central Community Housing Trust Gina Ciganik 612-341-3148
University Club Downtown 340 Cedar Street	13	30,000 4,500	4,500		\$10.00 Net	C	Commonwealth Properties Debra Burgwald 651-224-5845
Total S.F.		1,011,788					* February 2006 data used
Total Available S.F.		298,778					
		29.53%					

Central Business District Continued...

Government					
Name	Address	Total S.F.	Entity	Contact	Phone
Administration Building	50 Sherburne Avenue	71,411	State of Minnesota	Bev Kroiss	651-201-2540
Capitol Building	75 Rev. Dr. Martin Luther King Jr. Blvd.	313,508	State of Minnesota	Bev Kroiss	651-201-2540
Centennial Building	658 Cedar Street	282,516	State of Minnesota	Bev Kroiss	651-201-2540
City Hall Annex	25 West 4th Street	114,000	City of Saint Paul	Dave Nelson	651-266-8860
City Hall/Courthouse	15 West Kellogg Blvd.	240,000	Ramsey County	Jolly Mangine	651-266-2261
Don Junemann Building	555 Cedar Street	27,000	Ramsey County	Jolly Mangine	651-266-2261
Elmer L. Anderson Building	540 Cedar Street	372,747	State of Minnesota	Bev Kroiss	651-201-2540
Eugene McCarthy Post Office	180 East Kellogg Blvd.	460,000	U.S. Government	Bob Meyer	651-293-3045
Ford Building	117 University Avenue	51,613	Real Estate Management	Bev Kroiss	651-201-2540
Griffin Building	367 Grove Street	100,000	City of Saint Paul	Dave Nelson	651-266-8860
Harold E. Stassen Building	600 North Robert Street	394,827	State of Minnesota	Bev Kroiss	651-201-2540
Judicial Center, Minnesota	25 Rev. Dr. Martin Luther King Jr. Blvd.	227,446	State of Minnesota	Bev Kroiss	651-201-2540
Juvenile Family Justice Center	25 West 7th Street	59,000	Ramsey County	Jolly Mangine	651-266-2261
Law Enforcement Center	425 Grove Street	100,000	Ramsey County	Jolly Mangine	651-266-2261
Metropolitan Council Bldg <i>(fka Economic Security Bldg)</i>	390 North Robert Street	116,129	Metropolitan Council	Michael Karels	651-602-1767
Orville L. Freeman Building	625 North Robert Street	297,719	State of Minnesota	Bev Kroiss	651-201-2540
Public Safety Annex	100 East 10th Street	53,162	City of Saint Paul	Dave Nelson	651-266-8860
Public Safety Building	100 East 11th Street	60,720	City of Saint Paul	Dave Nelson	651-266-8860
Ramsey County Government Ctr - East	160 East Kellogg Blvd.	237,518	Ramsey County	Jolly Mangine	651-266-2261
Ramsey County Government Ctr - West	50 West Kellogg Blvd.	400,000	Ramsey County	Jolly Mangine	651-266-2261
State Lab Building	610 North Robert Street	166,955	State of Minnesota	Bev Kroiss	651-201-2540
State Office Building	100 Rev. Dr. Martin Luther King Jr. Blvd.	247,828	State of Minnesota	Bev Kroiss	651-201-2540
Transportation Building	395 John Ireland Blvd.	313,159	State of Minnesota	Bev Kroiss	651-201-2540
Veterans Service Building	20 West 12th Street	78,582	State of Minnesota	Bev Kroiss	651-201-2540
Warren E. Burger Federal Courts Bldg	316 North Robert Street	339,249	U.S. Government	Donna Carlson	651-290-4442
Total		5,125,089		* February 2006 data used	

Owner-Occupied					
Name	Address	Total S.F.	Entity	Contact	Phone
317 On Rice Park	317 Washington Street	24,000	Minnesota Wild	Tim Wolfgram	651-602-6000
401 Building	401 North Robert Street	572,044	Minnesota Life	Ann Stahley	651-248-6946
Chicago Greatwestern Freight Condos	381 East Kellogg Blvd.	50,160	Swanson & Associates	Richard Swanson	651247-4722
Diamond Products Company Building	310 East 5th Street	35,000	Staubach Company	Mark Evenson	612-341-6740
Ecolab Corporate Center	370 North Wabasha Street	218,387	Ecolab, Inc.	Jim Jachymowski	651-293-2307
Ecolab Global Communications Center	360 North Wabasha Street	69,929	Ecolab, Inc.	Jim Jachymowski	651-293-2307
Jemme Building	305 St. Peter Street	25,000	Wold Architects&Engineers	Virginia Dahm	651-227-7773
League of Minnesota Cities Building	145 West University Avenue	56,000	League of Minnesota Cities	Nancy Tindall	651-215-4014
Market Street Towers*	70 West 4th Street	339,000	Qwest	Bill Eakins	651-221-4962
Minnesota Public Radio Building	45 East 7th Street	160,000	Minnesota Public Radio	Tim Stromgren	651-290-1509
Saint Paul Pioneer Press Building	345 Cedar Street	150,000	Saint Paul Pioneer Press	Bruce Jentink	651-228-5070
Science Museum of Minnesota	120 West Kellogg Blvd.	40,000	Science Museum of MN	Tom Carlson	651-221-4774
St. Paul Travelers	385 Washington Street	1,000,000	St. Paul Travelers	Jim Scannell	651-310-3393
Twin Cities Public Television Building	172 East 4th Street	85,000	Twin Cities Public Television	Keith Olson	651-229-1396
U.S. Bank West Side Flats Operation Ctr	60 Livingston Avenue	350,000	U.S. Bank	David Grandpre	651-495-3136
Total		3,174,520			

Sublease Space					
Name/Class	Address	Sublease S.F.	Entity	Contact	Phone
Lawson Commons A	380 St. Peter Street	23,745	Frauenschuh Companies	Wayne Kuykendall	651-291-3562
Lawson Commons A	380 St. Peter Street	34,000	Frauenschuh Companies	Tom Stella	651-734-2383
Gilbert Building B	413 Wacouta Street	2,975	John Mannillo & Assoc.	John Mannillo	651-292-8306
Hamm Building B	408 St. Peter Street	25,735	Commonwealth Properties	Kristel Hansen	651-222-2812
Saint Paul Building* B	6 West 5th Street	2,279	Commonwealth Properties	Debra Burgwald	651-224-5845
Total		88,734		* February 2006 data used	

Tenant Mix

	Building	Government	Corporate	Legal	Banking	Financial	Medical/ Health	Retail/ Restaurants	Arts/ Entertainment	Residential/ Housing	Non-profit	Other	Total
180 East 5th Street	B	19	15	1		5	25	1	1			33	100
213 East 4th Street (fka Home Styles Bldg)	C		70	10				20					100
360 Cedar (fka Bremer Bank Bldg)	B		7	36	56		1						100
375 Jackson Street	B	32	53		2	3	3				7		100
400 Building	A	15	50	7	13	7	1	3				4	100
443 Lafayette Road	B	100											100
444 Lafayette Road	B	100											100
500 Lafayette Road	B	100											100
520 Lafayette Road	B	100											100
555 Park Office Building	B		100										100
5th Street Center	B	8	56	14				1			21		100
Allen Building	C											100	100
Bremer/NCL	A	70	15	5	10								100
Capitol Office Building	B	70	15	15									100
Capitol Professional Office Building	B		42				22				36		100
Commerce Building	C	92		3				5					100
Community Services Bldg	B										100		100
Drake Building	B		70								30		100
Ecolab University Center	B		82	10			7	1					100
Empire Building	C		70	12	18								100
First National Bank Bldg	B	25	50	25									100
Gallery Professional Bldg	B		10				85	5					100
Gallery Towers	B						100						100
Galtier Plaza	B	21			1			6				72	100
Gilbert Building	C					20	9					71	100
Goff & Howard Building	C											100	100
Golden Rule Building	B	93				5		2					100
Hamm Building	B		54	15				1				30	100
Labor Professional Center	C				9		25					66	100
Landmark Center	C		5	5				5	74	11			100
Landmark Towers	A		70	5	20							5	100
Lawson Commons	A		95					5					100
Lowry Professional Bldg	C		37		5		4	54					100
Mears Park Centre	B	100											100
Metro Square Building	B	99					1						100
Northwestern Building	C							6	41		35	18	100
Park Square Court	B	10	56			15		4			15		100
Pioneer-Endicott Bldgs	B			20		60		15				5	100
Public Housing Agency Saint Paul	B	60				35	5						100
Public Safety-Town Square	B	66			3	1		30					100
Railroader Printer Bldg	C		75					25					100
River Park Plaza	B		100										100
Sibley Square	B	84	16										100
U.S. Bank Center	A		29	6	43		2	18				2	100
USB Plaza (fka Piper Jaffray Plaza)	A		30	20	30							20	100
Wells Fargo Place	A	36	22	14	12	12	2	2					100

Numbers reported are percentages of occupied space

The Leasing and Marketing Committee of the Greater Saint Paul Building Owners and Managers Association:

Wayne Kuykendall, Co-chair, Frauenshuh Companies

Pat Wolf, Co-chair, Commercial Real Estate Services

Eric King, United Properties

Eric Rapp, Welsh Companies

Dick Zehring, MSP Commercial Companies

Pete Dufour, Colliers Turley Martin Tucker

Mike Wilhelm, Zeller Realty



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