Map Government

Central Business District Continued...

lame 21 Grove Street 1 & 2 0 West Plato 0 West Plato 2 apticol Building 2 apticol Buildin	Address 321 Grove Street 90 West Plato 50 Sherburne Avenue 75 Rev. Dr. Martin Luther King Jr. Blvd. 658 Cedar Street 25 West 4th Street 15 West Kellogg Blvd. 555 Cedar Street 540 Cedar Street 180 East Kellogg Blvd.	80,000 72,832 313,581 285,548 85,384 240,000 27,000	Entity State of Minnesota Ramsey County State of Minnesota State of Minnesota State of Minnesota City of Saint Paul Ramsey County Ramsey County	Contact Bev Kroiss Jolly Mangine Bev Kroiss Bev Kroiss Bev Kroiss Dave Nelson Jolly Mangine	651-266-2261 651-201-2540 651-201-2540 651-201-2540 651-266-8860	Email bev.kroiss@state.mn.us jolly@mangine@co.ramsey.mn.us bev.kroiss@state.mn.us bev.kroiss@state.mn.us bev.kroiss@state.mn.us
0 West Plato dministration Building Capitol Building Centennial Building City Hall Annex City Hall/Courthouse Don Junemann Building Imer L. Anderson Building ugene McCarthy Post Office*	90 West Plato 50 Sherburne Avenue 75 Rev. Dr. Martin Luther King Jr. Blvd. 658 Cedar Street 25 West 4th Street 15 West Kellogg Blvd. 555 Cedar Street 540 Cedar Street	80,000 72,832 313,581 285,548 85,384 240,000 27,000	Ramsey County State of Minnesota State of Minnesota State of Minnesota City of Saint Paul Ramsey County	Jolly Mangine Bev Kroiss Bev Kroiss Bev Kroiss Dave Nelson	651-266-2261 651-201-2540 651-201-2540 651-201-2540 651-266-8860	jolly@mangine@co.ramsey.mn.us bev.kroiss@state.mn.us bev.kroiss@state.mn.us
Administration Building Capitol Building Centennial Building City Hall Annex City Hall/Courthouse Don Junemann Building Ilmer L. Anderson Building ugene McCarthy Post Office*	50 Sherburne Avenue 75 Rev. Dr. Martin Luther King Jr. Blvd. 658 Cedar Street 25 West 4th Street 15 West Kellogg Blvd. 555 Cedar Street 540 Cedar Street	72,832 313,581 285,548 85,384 240,000 27,000	State of Minnesota State of Minnesota State of Minnesota City of Saint Paul Ramsey County	Bev Kroiss Bev Kroiss Bev Kroiss Dave Nelson	651-201-2540 651-201-2540 651-201-2540 651-266-8860	bev.kroiss@state.mn.us bev.kroiss@state.mn.us
Capitol Building Centennial Building City Hall Annex City Hall/Courthouse Don Junemann Building Imer L. Anderson Building ugene McCarthy Post Office*	75 Rev. Dr. Martin Luther King Jr. Blvd. 658 Cedar Street 25 West 4th Street 15 West Kellogg Blvd. 555 Cedar Street 540 Cedar Street	313,581 285,548 85,384 240,000 27,000	State of Minnesota State of Minnesota City of Saint Paul Ramsey County	Bev Kroiss Bev Kroiss Dave Nelson	651-201-2540 651-201-2540 651-266-8860	bev.kroiss@state.mn.us
Centennial Building City Hall Annex City Hall/Courthouse Don Junemann Building Imer L. Anderson Building ugene McCarthy Post Office*	658 Cedar Street 25 West 4th Street 15 West Kellogg Blvd. 555 Cedar Street 540 Cedar Street	285,548 85,384 240,000 27,000	State of Minnesota City of Saint Paul Ramsey County	Bev Kroiss Dave Nelson	651-201-2540 651-266-8860	
City Hall Annex City Hall/Courthouse Don Junemann Building Imer L. Anderson Building ugene McCarthy Post Office*	25 West 4th Street 15 West Kellogg Blvd. 555 Cedar Street 540 Cedar Street	85,384 240,000 27,000	City of Saint Paul Ramsey County	Dave Nelson	651-266-8860	bev.kroiss@state.mn.us
City Hall/Courthouse Don Junemann Building Imer L. Anderson Building ugene McCarthy Post Office*	15 West Kellogg Blvd. 555 Cedar Street 540 Cedar Street	240,000 27,000	Ramsey County			
Don Junemann Building Imer L. Anderson Building ugene McCarthy Post Office*	555 Cedar Street 540 Cedar Street	27,000	, ,	Iolly Mangine		
lmer L. Anderson Building ugene McCarthy Post Office*	540 Cedar Street	,	Ramsey County	Jony mangine	651-266-2261	jolly@mangine@co.ramsey.mn.us
ugene McCarthy Post Office*	••••		Ramsey County	Jolly Mangine	651-266-2261	jolly@mangine@co.ramsey.mn.us
	180 East Kellogg Blvd.	· · · ·	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
ord Building		460,000	U.S. Government	Phil Plagge	651-293-3075	
	117 University Avenue	51,613	Real Estate Management	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
Griffin Building	367 Grove Street	114,904	City of Saint Paul	Dave Nelson	651-266-8860	
Iarold E. Stassen Building	600 North Robert Street	394,803	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
udicial Center, Minnesota	25 Rev. Dr. Martin Luther King Jr. Blvd.	232,691	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
uvenile Family Justice Center	25 West 7th Street	59,000	Ramsey County	Jolly Mangine	651-266-2261	jolly@mangine@co.ramsey.mn.us
aw Enforcement Center	425 Grove Street	100,000	Ramsey County	Jolly Mangine	651-266-2261	jolly@mangine@co.ramsey.mn.us
1etropolitan Council Bldg ka Economic Security Bldg)	390 North Robert Street	116,129	Metropolitan Council	Michael Karels	651-602-1767	michael.karels@metc.state.mn.us
Prville L. Freeman Building	625 North Robert Street	297,595	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
ublic Safety Annex	100 East 10th Street	76,162	City of Saint Paul	Dave Nelson	651-266-8860	
ublic Safety Building	100 East 11th Street	71,327	City of Saint Paul	Dave Nelson	651-266-8860	
amsey County Gov. Ctr - East	160 East Kellogg Blvd.	237,518	Ramsey County	Jolly Mangine	651-266-2261	jolly@mangine@co.ramsey.mn.us
amsey County Gov. Ctr - West	50 West Kellogg Blvd.	400,000	Ramsey County	Jolly Mangine	651-266-2261	jolly@mangine@co.ramsey.mn.us
tate Lab Building	610 North Robert Street	166,309	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
tate Office Building	100 Rev. Dr. Martin Luther King Jr. Blvd.	,	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
	395 John Ireland Blvd.	318,296	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
ransportation Building	20 West 12th Street	78,599	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
Transportation Building Veterans Service Building	20 West i zen oneer	342,290	U.S. Government	Cha You	651-290-4128	elikreutya.you@gsa.gov
Veterans Service Building						
la la ta	msey County Gov. Ctr - East msey County Gov. Ctr - West te Lab Building te Office Building msportation Building	msey County Gov. Ctr - East 160 East Kellogg Blvd. msey County Gov. Ctr - West 50 West Kellogg Blvd. te Lab Building 610 North Robert Street te Office Building 100 Rev. Dr. Martin Luther King Jr. Blvd. unsportation Building 395 John Ireland Blvd.	msey County Gov. Ctr - East 160 East Kellogg Blvd. 237,518 msey County Gov. Ctr - West 50 West Kellogg Blvd. 400,000 te Lab Building 610 North Robert Street 166,309 te Office Building 100 Rev. Dr. Martin Luther King Jr. Blvd. 256,530 msportation Building 395 John Ireland Blvd. 318,296 terans Service Building 20 West 12th Street 78,599	msey County Gov. Ctr - East160 East Kellogg Blvd.237,518Ramsey Countymsey County Gov. Ctr - West50 West Kellogg Blvd.400,000Ramsey Countyte Lab Building610 North Robert Street166,309State of Minnesotate Office Building100 Rev. Dr. Martin Luther King Jr. Blvd.256,530State of Minnesotaunsportation Building395 John Ireland Blvd.318,296State of Minnesotaterans Service Building20 West 12th Street78,599State of Minnesota	msey County Gov. Ctr - East160 East Kellogg Blvd.237,518Ramsey CountyJolly Manginemsey County Gov. Ctr - West50 West Kellogg Blvd.400,000Ramsey CountyJolly Manginete Lab Building610 North Robert Street166,309State of MinnesotaBev Kroisste Office Building100 Rev. Dr. Martin Luther King Jr. Blvd.256,530State of MinnesotaBev Kroissunsportation Building395 John Ireland Blvd.318,296State of MinnesotaBev Kroissterans Service Building20 West 12th Street78,599State of MinnesotaBev Kroiss	msey County Gov. Ctr - East160 East Kellogg Blvd.237,518Ramsey CountyJolly Mangine651-266-2261msey County Gov. Ctr - West50 West Kellogg Blvd.400,000Ramsey CountyJolly Mangine651-266-2261te Lab Building610 North Robert Street166,309State of MinnesotaBev Kroiss651-201-2540te Office Building100 Rev. Dr. Martin Luther King Jr. Blvd.256,530State of MinnesotaBev Kroiss651-201-2540unsportation Building395 John Ireland Blvd.318,296State of MinnesotaBev Kroiss651-201-2540terans Service Building20 West 12th Street78,599State of MinnesotaBev Kroiss651-201-2540

Man Owner-Occupied

IVIap							
Key	Name	Address	Total S.F.	Entity	Contact	Phone	Email
01	317 On Rice Park	317 Washington Street	24,000	Minnesota Wild	Tim Wolfgram	651-602-6000	twolfgram@wild.com
02	401 Building	401 North Robert Street	572,044	Minnesota Life	Ann Stahley	651-248-6946	astahley@mcgough.com
03	Chicago Greatwestern Freight Condos	381 East Kellogg Blvd.	50,160	Swanson & Associates	Mic Hunter	651-224-4335	drmichunter@aol.com
04	Diamond Products Company Bldg*	310 East 5th Street	35,000	NorthMarq	Todd Hansen Todd Stella	651-734-2383	tom.stella@northmarq.com
05	Ecolab Corporate Center	370 North Wabasha Street	238,088	Ecolab, Inc.	Jim Jachymowski	651-293-2307	james.jachymowski@ecolab.com
06	Ecolab Global Communications Ctr	360 North Wabasha Street	72,815	Ecolab, Inc.	Jim Jachymowski	651-293-2307	james.jachymowski@ecolab.com
07	Jemne Building	305 St. Peter Street	25,000	Wold Architects & Engineers	Virginia Dahm	651-227-7773	vdahm@woldae.com
08	League of Minnesota Cities Building	145 West University Avenue	64,000	League of Minnesota Cities	Nancy Tindall	651-215-4014	ntindall@lmc.org
09	Market Street Towers	70 West 4th Street	339,000	Qwest	Bill Eakins	651-221-4962	william.eakins@qwest.com
010	Minnesota Public Radio Building*	45 East 7th Street	160,000	Minnesota Public Radio	Tim Stromgren	651-290-1509	mail@mpr.org
011	Saint Paul Pioneer Press Building	345 Cedar Street	150,000	Saint Paul Pioneer Press	Bruce Jentink	651-755-4448	bjentink@pioneerpress.com
012	Science Museum of Minnesota	120 West Kellogg Blvd.	38,000	Science Museum of MN	Tom Carlson	651-221-4774	tcarlson@smm.org
013	St. Paul Radiology Building	166 East 4th Street	52,800	St. Paul Radiology	Barry Lindo	651-292-2000	blindo@stpaulrad.com
014	The Travelers Cos.	385 Washington Street	1,000,000	St. Paul Travelers	Jim Scannell	651-310-3393	jscannel@travelers.com
015	Twin Cities Public Television Bldg	172 East 4th Street	85,000	Twin Cities Public Television	JoAnn Hawkins	651-229-1341	jhawkins@tpt.org
016	U.S. Bank West Side Flats Op Ctr	60 Livingston Avenue	350,000	U.S. Bank	David Grandpre	651-495-3136	david.prandpre@usbank.com
	TOTAL	3	3,255,907				* February 2009 data used

Map Medical Office

IVIdp							
Key	Name	Address	Total S.F.	Entity	Contact	Phone	Email
M1	Capitol Professional Office Building	590 Park Street	34,320	Kraus Anderson	Dave Stalsberg	952-9398	dstalsberg@karealty.com
M2	Children's Hospital	345 Smith Avenue	160,067	Children's Hospitals and Clinics of Minnesota	Bill Karkula	651-241-8395	William.Karkula@allina.com
MЗ	Doctor's Professional Building	280 Smith Avenue	101,664	United Properties	Bill Karkula	651-241-8395	William.Karkula@allina.com
M4	Fort Road Medical	360 Sherman Street	50,050	NATH	Diane Clark	651-291-1880	
M5	Gallery Professional Building	17 West Exchange Street	105,433		Dan Emerson	952-820-1617	demerson@northco.com
M6	Gallery Towers	514 St. Peter Street	25,407	Ted Glasrud & Associates	Paul Buchmayer	651-361-8941	pbuchmayer@tedglasrud.com
M7	Garden View	347 Smith Avenue	153,629	Allina, Children's I.R.E.T.	Bill Karkula	651-241-8395	William.Karkula@allina.com
M8	HealthPartners Specialty Center 401	401 Phalen Parkway	124,000	HealthPartners	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
M9	HealthPartners Specialty Center 435	435 Phalen Parkway	82,243	HealthPartners	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
M10	John Nasseff Medical Center	255 Smith Avenue	43,689	Smith Avenue Realty Assoc.	Bill Karkula	651-241-8395	William.Karkula@allina.com
M11	Nasseff Specialty Center	225 Smith Avenue	132,213	Smith Avenue Realty Assoc.	Bill Karkula	651-241-8395	William.Karkula@allina.com
M12	Regions Building #1	640 Jackson Street	676,177	Regions Hospital	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
M13	Regions Building #2	640 Jackson Street	65,917	Regions Hospital	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
M14	Regions Building #3	640 Jackson Street	74,649	Regions Hospital	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
M15	Regions Building #5	640 Jackson Street	156,620	Regions Hospital	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
M16	Ritchie Medical Plaza	310 Smith Avenue	114,728	Allina, I.R.E.T.	Bill Karkula	651-241-8395	William.Karkula@allina.com
M17	St. Joseph's Hospital	69 West Exchange Street	680,000	HealthEast	Kyle Davis	651-232-4963	kdavis@healtheast.org
M18	St. Paul Radiology	250 Thompson	21,334	St. Paul Radiology	Barry Lindo	651-292-2000	blindo@stpaulrad.com
M19	United Hospital	333 Smith Avenue	671,404	Allina Health System	Bill Karkula	651-241-8395	William.Karkula@allina.com
	TOTAL	3	3,473,544				

Tenant Mix

	Competitive Class	Government	Corporate/ Business	Legal	Banking	Financial	Medical/ Health	Retail/ Restaurants	Arts/ Entertainment	Residential/ Housing	Other (SmallBus., Rail- road)	Non-Profit	Total
400 Building	А	15	50	7	13	7	1	3			4		100
Bremer/NCL	А	59	15	5	10	11							100
Landmark Towers	А	8	50	5		20	4	1	3		7	2	100
Lawson Commons	А		95					5					100
USB Plaza (fka Piper Jaffray Plaza)	А		35	15	22	8					20		100
Wells Fargo Place	А	36	22	14	12	12	2	2					100
180 East 5th Street	В	19	15	1		5	25	1	1		33		100
375 Jackson Street	В	32	53		2	3	3					7	100
443 Lafayette Road	В	100											100
444 Lafayette Road	В	100											100
500 Lafayette Road	В	100											100
520 Lafayette Road	В	100											100
555 Park Office Building	В		100										100
Alliance Bank Center	В		23	27	20	1		1			9	19	100
Capitol Office Building	В	46		14			21					19	100
Cray Plaza (fka Galtier Plaza)	В	35	53	1	1			10					100
Drake Building	В		61		6		1					32	100
Ecolab University Center	В		90	10			7	1					100
Empire Building	В		70	13	17								100
First National Bank Bldg	В	26	45	24	1							4	100
Gallery Professional Bldg	В	.5	2				97	.5					100
Gallery Towers	В						100						100
Gilbert Building	В					20	9				71		100
Golden Rule Building	В	96				1		1					100
Hamm Building	В		54	15				1			30		100
Park Square Court	В	10	56			15		4				15	100
Public Housing Agency Saint Paul	В	66				26	8						100
River Park Plaza	В		90								10		100
Sibley Square	В	84	8				8						100
Town Square	В	64			14			22					100
U.S. Bank Center	В		29	6	43		2	18			2		100
213 East 4th Street	С		70	10				20					100
Allen Building	С		21	1			8				70		100
Commerce Building	С	92		3				5					100
Goff & Howard Building	С		100										100
Labor Professional Center	С				9		25				66		100
Landmark Center	С		5	5				5	74		11		100
Lowry Professional Bldg	С		39	4			4	21	11		21		100
Metro Square Building	С	99					1						100
Northwestern Building	C							6	41		18	35	100
Railroader Building	C		75					25					100

Numbers reported are percentages of occupied space

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

Pat Wolf, co-chair, Commercial Real Estate Services, Inc. Eric Rapp, co-chair, Welsh Companies Aaron Barnard, Cushman & Wakefield Rob Davis, NorthMarq Pete Dufour, Colliers Turley Martin Tucker Sherry Hastings, Frauenshuh, Inc. Eric King, NorthMarq Bill Thurmes, The Hearn Company Dick Zehring, MSP Commercial Companies



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2009 Saint Paul Building Owners & Managers Association MARKET REPORT





A city that means business

What's for lunch? Where are we going for happy hour?

Two of the staple questions in most offices have no shortage of answers in Saint Paul. In the past year or so alone, about a dozen new restaurants have opened in Saint Paul. Two of the best-known newcomers are just north of Mears Park— Barrio, which opened in June 2009, and next door to it The Bulldog, which debuted last fall. Other great downtown area openings/reopenings include American Burger Bar, Camp, LoTo Life Café, Meritage, Ruam Mit, Rumours/Innuendo, Sawatdee, and Señor Wong.

The city is also home to some of the Twin Cities' most acclaimed establishments — by critics and the general public alike. In *Mpls/St. Paul Magazine's* March 2009 readers' poll, the top overall vote-getters in the metro area were The Saint Paul Grill in first and Kincaid's in second; Pazzaluna came in seventh. The magazine's "Best of the Twin Cities" edition in December 2008 included The Saint Paul Grill, The Strip Club Meat & Fish, W.A. Frost, Casper's and Runyon's Nook, and Little Szechuan — all in Saint Paul.

What does this have to do with business or the state of Saint Paul's office market? Plenty.

"Even in a down economy, Saint Paul is moving forward with new companies and businesses, growing jobs in the city, and strengthening our reputation as a great place to work, live and play," said Saint Paul Mayor Chris Coleman. "With new, vibrant nightlife, beautiful parks, great events, and a first-class transportation system, Saint Paul is investing in the assets employees want and businesses seek as a good complement to prime office space."

This is not to say that Saint Paul bars, restaurants, and arts and culture organizations have not felt the effects of the 2008-2009 recession. But overall, there is reason for optimism in city mainstays and new introductions.

Minnesota Monthly's Dara Moskowitz Grundahl, likely the most well-known food critic in the region, has several Saint Paul favorites. Meritage, which opened downtown in late 2007, has a nicoise salad that she has called "the best that I know of" in her blog. In the magazine's November 2008 "Best restaurants" edition, Sakura (downtown) and Tanpopo (Lowertown) were named top Japanese restaurants in the cities.

To collaboratively promote Lowertown's restaurants and vibrant entertainment scene, some of the neighborhood establishments recently formed the nonprofit Lowertown Entertainment District (LED). LED will announce upcoming events, specials and promotions at www.lowertowned.com and through regular updates to its Facebook and Twitter followers.

Free time well-spent

Saint Paul may be Hockey Town USA, but it's also home to arts and cultural institutions and recreational opportunities that make it a good choice for any taste. Some of the best-known destinations are Xcel Energy Center, Science Museum of Minnesota, Children's Museum, Minnesota History Center, Ordway Center for the Performing Arts, Fitzgerald Theater, and exhibits at Landmark Center — plus outstanding architecture reaching from Summit Avenue to the Minnesota Capitol to the Gilbert Building (the latter two designed by famed architect Cass Gilbert).

Then there is the Saint Paul Chamber Orchestra, the nation's only full-time professional chamber orchestra and one of the best in the world. This year also marked the first time that the Minnesota Fringe Festival crossed the river to hold performances in Saint Paul.

"Having quality lunch, dinner and entertainment options to take clients and colleagues is very important to companies coming to and staying put in a city," said Eric Rapp, co-chair of the BOMA marketing and leasing committee. "Saint Paul is well-positioned thanks to award-winning restaurants, Minnesota Wild, Minnesota Swarm, Ordway Center, Science Museum of Minnesota, and other great destinations."

Saint Paul is also home to the Padelford Packet Boat Company on Harriet Island. In 2008, 92,000 passengers boarded Padelford boats to enjoy public and private tours of the Mississippi River. Neighboring the Padelford is the Boat Club on Raspberry Island, which has offered competitive and recreational rowing on the Mississippi River since 1870. Another neighbor is the Saint Paul Yacht Club on Harriet Island, which includes a 230-slip public marina and floating clubhouse.

Now, more than ever, is the time to discover and enjoy the many destinations in our own backyard. Whether it is a run at Harriet Island before work, a lunch close to the office, happy hour before the hockey game, or a trip back into downtown over the weekend for a show or museum visit, Saint Paul is a great place to be.



> Overall occupancy for Competitive, Government, and Owner-occupied office space remained at 90% from 2008 to 2009.

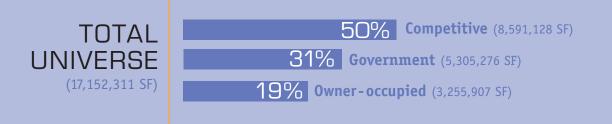
- > The Saint Paul Central Business District has 17,152,311 total square feet of Competitive, Government, and Owner-occupied office space. This is an increase of 49,574 square feet, or less than 1%, since 2008, but an increase of 1,494,490 square feet, or 9%, over the total universe in 2000.
- > The total universe of office space in the Central Business District consists of 50% Competitive space, 31% Government space, and 19% Owner-occupied space.
- > Absorption was 5,006 square feet for the total universe in 2009. Tracked for Competitive office space alone, absorption was <23,501>. Since 2000, the Saint Paul Central Business District has absorbed a net total of 1,046,866 square feet, which is an average of 104,687 square feet annually.
- In Competitive office space from 2008 to 2009, Class A occupancy declined from 90.5% to 88.8%, Class B occupancy decreased very slightly from 80.2% to 80.0%, and Class C occupancy increased slightly from 63.0% to 63.9%.
- Competitive office space in the Saint Paul Central Business District consists of 8.59 million square feet;
 24.88% is Class A space, 60.75% is Class B space, and
 14.37% is Class C space.
- > From 2000 to 2009 in the Saint Paul Central Business District:
 - Class A office space consists of six buildings and 2.14 million square feet, a decrease from 7 buildings and 2.46 million square feet in 2000. Class A space has decreased from 26.1% to 24.88% of total Competitive space during that time.

of this Office Market Survey

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- Class B office space includes 31 buildings and 5.22 million square feet, compared to 34 buildings and 5.56 million square feet in 2000. Class B space has increased from 59.0% to 60.75% of total Competitive space.
- Class C space consists of 18 buildings and 1.23 million square feet. In 2000, there were 19 buildings and 1.41 million square feet, leading to a reduction in Class C space from 14.9% to 14.37% of the Competitive space total during that time.
- > No buildings were added to or removed from the total universe this year.
- > The most significant office market news for Saint Paul in the past year related to the leases of GovDelivery Inc. and Tecmark, which are reflected in this year's report, as well as the leases of AECOM, Cray Inc., Microsoft, and Southern Minnesota Regional Legal Services Inc., which will be included in the 2010 report.
- > Space available for sublease increased from 68,974 square feet in 2008 to 100,843 square feet in 2009.
- > Median gross rental rates increased in two of the three categories. The median rate for Class A space is \$25.16 per square foot (up \$2.13 since 2008), Class B space is \$17.40 (up \$0.40 since last year), and Class C space is steady at \$15.00. Numbers quoted are based on rentable square feet.
- Comparisons are made between 2000 and 2009 statistics throughout this report, helping provide a 10-year analysis of changes and trends. In previous years' reports, the comparison was made to 1995, the first year that BOMA issued a Saint Paul Office Market Report.



n 2009, the total universe of office space in the Saint Paul Central Business District is 17,152,311 square feet, less than a 1% increase (or 49,574 square feet) since 2008. But today's total universe is an increase of more than 9% (or 1,494,490 square feet) over the total universe in 2000.

In the past year, a number of buildings reported adjustments to their total square footage figures.

TOTAL UNIVERSE HISTORIC COMPARISON

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	
Competitive	60%	58%	58%	56%	55%	56%	53%	50%	50%	50%	
Owner-Occupied	14%	17%	17%	19%	18%	19%	18%	19%	19%	19%	
Government	26%	25%	25%	25%	27%	25%	29%	31%	31%	31%	
Total Square Feet	15.66	16.48	16.74	16.81	16.52	16.46	17.69	17.27	17.10	17.15	
(Million Sq.Ft.)											





Overall Vacancy/Occupancy

SAINT PAUL FACT

In Mpls/St. Paul Magazine's August 2009 "Best Burgers" edition, St. Paul's own Bulldog, Meritage, the Nook, and The Strip Club made the list of top favorites. verall vacancy/occupancy statistics include Competitive office space, Government space, and Owner-occupied space. Government space and Owner-occupied space are considered occupied.

Vacancy for the total universe of office space in the Saint Paul Central Business District is 10%, the same as it was last year. The increase in vacant square feet — from 1,683,779 to 1,728,347 — did not result in a percentage change due to the increase in the total number of square feet in the overall universe.

Several buildings experienced changes in vacancy/occupancy, which are detailed in the competitive vacancy/occupancy section on pages 7-8.



90% 0ccupancy (15,423,964 SF)

10% Vacancy (1,728,347 SF)

Competitive Vacancy/Occupancy

SAINT PAUL FACT

The Saint Paul Chamber Orchestra is the nation's only full-time professional chamber orchestra. he vacancy rate for Competitive office space in the Saint Paul Central Business District is 20.1% (1,728,347 square feet) in 2009, an increase from 19.6% (1,683,779 square feet) in 2008. Vacancy is lowest (11.2%) in Class A space and highest (36.1%) in Class C space. The amount of leased space that is available for sublease is 100,843 square feet.

Several buildings experienced changes in vacancy/occupancy:

- > 375 Jackson. The City of Saint Paul's Department of Safety and Inspections (DSI) leased 32,851 square feet. Occupancy increased by 33,783 square feet.
- > Metro Square Building, 121 East 7th Place. Occupancy decreased by 18,763 square feet primarily due to the Minnesota Department of Human Services' departure.
- > Alliance Bank Center, 55 East 5th Street. Occupancy increased by 18,015 square feet. Activity includes a new lease signed with the U.S. Department of Agriculture for 7,808 square feet; a lease expansion of 5,182 square feet in office space by Peterson, Fram & Bergman; and other new leases.



occupancy	vacancy
Class A	88.8% 11.2%
	(1,897,585 SF) (239,562 SF)
Class B	80.0% 20.0%
	(4,176,073 SF) (1,043,299 SF)
Class C	63.9% 36.1%
	(789,123 SF) (445,486 SF)
TOTAL	79.9% 20.1%
	(6,862,781 SF) (1,728,347 SF)

- > UBS Plaza, 444 Cedar Street. Occupancy decreased by 17,312 square feet due in part to Kelly & Lemmons moving to Oakdale and Creighton Bradley & Guzzetta moving to Alliance Bank Center.
- > Hamm Building, 408 St. Peter Street. Occupancy increased by 11,288 square feet, helped by GovDelivery Inc.'s lease of 14,447 square feet.
- > First National Bank Building, 332 Minnesota Street. A remeasurement led to decreased occupancy of 14,157 square feet.
- > Golden Rule Building, 85 East 7th Place. Occupancy increased by 14,297 square feet, a majority of which resulted from leases with the State of Minnesota.
- > Sibley Square, 190 East 5th Street. Occupancy declined by 11,901 square feet because of several small tenants vacating their spaces.
- Wells Fargo Place, 30 East 7th Street. The departure of three tenants Wachovia Securities (now Wells Fargo Advisors), Robins Kaplan Miller & Ciresi LLP, and Holstad Law Firm — led to a decrease in occupancy by 9,993 square feet.
- > 555 Park Office Building, 555 Park Street. Gillette Children's Specialty Healthcare vacated, decreasing occupancy by 8,857 square feet.
- > Lowry Professional Building, 350 St. Peter Street. Occupancy increased by 3,714 square feet. The Spectacle Shoppe, which opened before the Republican National Convention, stayed and expanded; the Saint Paul Conservatory expanded by 7,257 square feet; and the *Star Tribune* vacated its space.
- > Drake Building, 60 Plato Boulevard East. Burns & Wilcox vacated its space, contributing to decreased occupancy by 3,827 square feet.
- > 400 Building, 400 North Robert Street. Occupancy increased by 2,800 square feet, and the building is fully leased. Bernd Richter USA, Inc. and Manpower Inc. renewed their leases.
- > Market House, 289 East 5th Street. Occupancy decreased by 2,500 square feet; the building is entirely available.

SAINT PAUL FACT

COMPETITIVE

VACANCY/ OCCUPANCY

(8,591,128 SF)

There were 110,846 takeoffs and landings at the Saint Paul Downtown Airport (Holman Field) in 2008. Holman Field has three runways and 100 aircraft based at the facility.



he Saint Paul Central Business District has approximately 8.59 million square feet of Competitive office space. This is half of the total universe of office space; the other half consists of Owner-occupied and Government space.

Competitive space is further classified as A, B or C. In Saint Paul, the Central Business District consists of 24.88% Class A space, 60.75% Class B space, and 14.37% Class C space. (Please see "Classification Criteria" for a description of the factors that determine how office space is categorized.)

Comparison of percentages of the current Class A, B and C categories with percentages in 2000:

- Class A office space has decreased from seven to six buildings and from 2.46 million square feet to 2.14 million square feet. This is a decrease of 319,430 square feet from 2000 to 2009, and a decrease from 26.1% to 24.88% of the Competitive space total in the Saint Paul Central Business District.
- > Class B office space has decreased from 5.56 million square feet to 5.22 million square feet, and the number of buildings has decreased from 34 to 31. Class B space has decreased by 345,522 square feet, but is an increase from 59.0% of the Competitive space total in 2000 to 60.75% of the total in 2009.
- Class C space has decreased from 19 to 18 buildings and 1.41 million square feet to 1.23 million square feet, a decline of 174,045 square feet from 2000 to today. The percentage of Class C space has gone from 14.9% of the Competitive space total in 2000 to 14.37% today.

COMPETITIVE OFFICE SPACE ANALYSIS (8,591,128 SF) 24.88% Class A (2,137,147 SF)

60.75% Class B (5,219,372 SF)

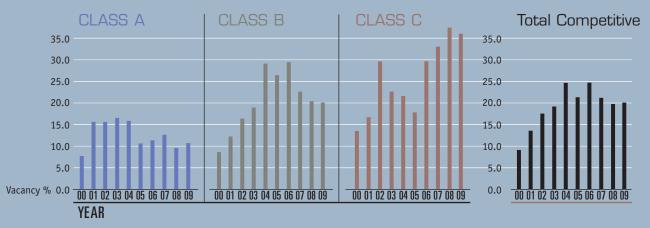
14.37% Class C (1,234,609 SF)

Sompetitive Vacancy Fiend

SAINT PAUL FACT

In Mpls/St. Paul Magazine's March 2009 readers' poll, readers said the best restaurants in the Twin Cities are The Saint Paul Grill (first place) and Kincaid's (second place); Pazzaluna came in seventh. verall vacancy in Competitive space increased slightly from 19.6% (1,683,779 square feet) in 2008 to 20.1% (1,728,347 square feet) in 2009, which is insignificant considering the current economic climate. This year's vacancy is higher than the 2000 rate of 9.1% (861,010 square feet). (Note: office space available for sublease is not included in available square footage.)

- Class A vacancy increased from 9.5% in 2008 to 11.2% in 2009. The total available space increased by 38,149 square feet from 201,413 square feet last year to 239,562 square feet this year. In 2000, Class A vacancy was 7.7% or 188,526 square feet a difference of 51,036 square feet.
- Class B vacancy increased by 6,223 square feet from 1,037,076 square feet, or 19.8%, in 2008 to 1,043,299 square feet, or 20.0%, in 2009. Class B vacancy was 8.6% or 480,855 square feet in 2000, which is an increase of 562,444 square feet.
- Class C vacancy decreased from 37.0%, or 445,290 of 1.20 million square feet, in 2008 to 36.1%, or 445,486 of 1.23 million square feet, in 2009 a difference of 196 square feet. This year's vacancy rate is higher than it was in 2000 191,629 of 1,408,654 square feet which is a difference of 253,857 square feet. (Class C space decreased by 174,045 square feet from 2000 to 2009.)
- > Sublease space totals 100,843 square feet in 2009. This compares to 68,974 square feet available for sublease reported last year.



bsorption is a measurement of the increase or decrease in occupied office space that occurs during a given period of time. For 2009, absorption in the Saint Paul Central Business District is 5,006 square feet, which means that 5,006 more square feet of

space alone, absorption in downtown Saint Paul is <23,501> square feet for 2009. During the past 10 years, the Central Business District has absorbed a net total of 1,046,866 square feet. This represents an average absorption of approximately 104,687

the total universe are occupied this year than in 2008. Tracked for Competitive office

square feet per year.

2009 ABSORPTION



Significant absorption activity

Competitive office space

- Significant net occupancy increases:
- 375 Jackson 33,783 square feet Alliance Bank Center — 18,015 square feet Golden Rule Building — 14,297 square feet Hamm Building — 11,288 square feet

Significant net occupancy decreases due to tenants leaving: Metro Square Building — 18,763 square feet UBS Plaza — 17,312 square feet Sibley Square — 11,901 square feet Wells Fargo Place — 9,993 square feet 555 Park Office Building — 8,857 square feet

Significant changes due to remeasurement: First National Bank Building — additional 14,157 square feet US Bank Center — additional 10,092 square feet

Government office space

- Warren E. Burger Federal Courts Building 3,041 square feet were added during the remodeling process
- A number of city buildings reported additional square feet. The cumulative additions amount to approximately 19,000 square feet.

Owner-occupied office space

League of Minnesota Cities Building - 8,000 square feet were added during remodeling

Market Rental Rates

NET RENTAL RATES





* 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.

*Net rental rate tracking for this report began in 2001. he quoted median gross rental rate for office space is the sum of the net rental rate and operating expenses, including property taxes. Net rental rates and operating expenses were provided by the building owners, managers, and leasing agents surveyed for this report.

Each building's rental rate applies to rentable square feet and represents the average listing rate for that property. Several factors impact the actual rental rate in a lease transaction, including location inside the building, improvements made, parking availability, lease term, credit, services, and more.

In this section, the median gross rental rates for office space in each Competitive classification are compared to one another and with past years.

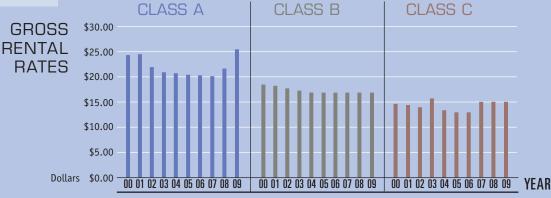
- Class A: The quoted median gross rental rate in the past year increased by \$2.13, from \$23.03 per square foot to \$25.16 per square foot. The median gross rental rate has increased by \$.42 since 2000, when it was \$24.74 per square foot. The 2009 median net rental rate is \$13.50.
- Class B: The quoted median gross rental rate has increased from \$17.00 per square foot in 2008 to \$17.40 in 2009. The median gross rental rate has decreased \$1.26 since 2000, when it was \$18.66 per square foot. The 2009 median net rental rate is \$9.00.
- Class C: The quoted median gross rental rate has remained the same \$15.00 per square foot for three consecutive years. The median gross rental rate has increased \$.05 since 2000, when it was \$14.95 per square foot. (Because building representatives often quote gross rental rates in this class, to the extent reported, we can extrapolate a 2009 median net rental rate of \$8.25.)

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

Operating expenses and taxes

An analysis of operating expenses and taxes reported by the building owners, managers, and leasing agents during the past nine years for each class indicates the amount paid in operating expenses and taxes per square foot:

- > Increased from \$11.31 in 2001 to \$11.81 in 2009 for Class A space
- > Decreased from \$10.00 in 2001 to \$9.78 in 2009 for Class B space
- > Decreased from \$8.19 in 2001 to \$7.15 in 2009 for Class C space



12

Market Activity

Government, and Owner-occupied office space. This is a net increase of 49,574 square feet, or less than 1%, from 2008. Overall occupancy was steady at 90%, the same percentage as in 2008.

n 2009, the total universe contains 17,152,311 square feet of Competitive,

Competitive office space

Class A space

- > Wells Fargo Place, 30 East 7th Street. Wachovia Securities (now Wells Fargo Advisors), Robins Kaplan Miller & Ciresi LLP, and Holstad Law Office vacated, decreasing occupancy by 9,993 square feet. Microsoft Corp. leased 12,000 square feet for employees of its Expression Studio software line. This lease took effect after the 2009 report deadline, so the resulting occupancy changes will be reflected in the 2010 report.
- > 400 Building, 400 North Robert Street. Occupancy increased by 2,800 square feet over 2008, making the building fully leased. Bernd Richter USA, Inc. and Manpower Inc. renewed their leases.
- > UBS Plaza, 444 Cedar Street. Tecmark leased approximately 5,800 square feet and vacated its space in Landmark Towers. Kelly & Lemmons and Creighton Bradley & Guzzetta vacated, contributing to a decrease in occupancy by 17,312 square feet.

Class B space

- > 375 Jackson. The City of Saint Paul's Department of Safety and Inspections (DSI) leased 32,851 square feet, helping increase occupancy by 33,783 square feet.
- > Alliance Bank Center, 55 East 5th Street. Occupancy increased by 18,015 square feet. Activity includes a new lease signed with the U.S. Department of Agriculture for 7,808 square feet; a lease expansion of 5,182 square feet in office space by Peterson, Fram & Bergman; and other new leases.
- > Golden Rule Building, 85 East 7th Place. Occupancy increased by 14,297 square feet due to leases with the State of Minnesota.
- Hamm Building, 408 St. Peter Street. GovDelivery Inc.'s lease of 14,447 square feet helped increase occupancy by 11,288 square feet.

SAINT PAUL FACT

Gander Mountain Company, headquartered at 180 East Fifth, is a great fit for Saint Paul. Gander Mountain is the nation's largest retail network of stores for hunting, fishing, boating, camping, marine and outdoor apparel, products and services.

- > Drake Building, 60 Plato Boulevard East. Occupancy decreased by 3,827 square feet due to Burns & Wilcox vacating its space.
- > 555 Park Office Building, 555 Park Street. Gillette Children's Specialty Healthcare vacated, decreasing occupancy by 8,857 square feet.
- > Sibley Square, 190 East 5th Street. Occupancy declined by 11,901 square feet because of several small tenants vacating their spaces.
- > First National Bank Building, 332 Minnesota Street. Occupancy decreased by 14,157 square feet due to a remeasurement. A new lease with AECOM will be included in next year's report.
- > US Bank Center, 101 East 5th Street. Total square feet increased by more than 10,000 square feet due to remeasurement.
- > Gallery Professional Building, 17 West Exchange Street. Due to remeasurement, available space increased by 3,903 square feet. A renovation is underway on the main floor, which is slated for retail and medical office space.
- Cray Plaza (formerly Galtier Plaza), 380 Jackson Street. The July announcement of Cray Inc. leasing 51,000+ square feet is scheduled to take effect on November 1, 2009. The resulting occupancy changes will therefore be included in the 2010 report.

Class C space

- > Lowry Professional Building, 350 St. Peter Street. Occupancy increased by 3,714 square feet. The Spectacle Shoppe, which opened before the Republican National Convention, stayed and expanded; the Saint Paul Conservatory expanded by 7,257 square feet; and the Star Tribune vacated its space. A new lease of the building's final vacant space will be included in BOMA's report next year.
- Market House, 289 East 5th Street. Occupancy decreased by 2,500 square feet; the building is vacant of tenants.
- Metro Square Building, 121 East 7th Place. Remeasurement led to an additional 4,663 square feet in the building. The Department of Human Services vacated its space in a move to the Golden Rule Building, resulting in decreased occupancy of 18,763 square feet.

Government office space

- > Warren E. Burger Federal Courts Building, 316 North Robert Street. The building was remodeled, adding 3,041 square feet.
- > A number of city buildings reported additional square feet. The cumulative additions amount to approximately 19,000 square feet.

Owner-occupied office space

MICK

> League of Minnesota Cities Building, 145 West University Avenue. The basement was remodeled into usable space, adding 8,000 square feet.



edical office space is a stand-alone category and does not impact the statistical data contained in this report.

Health care is the largest and fastest-growing employment sector in Saint Paul, and currently employs about 32,500 people. With three large health care campuses in or directly adjacent to the Central Business District, Medical office space has a significant impact on Saint Paul. Altogether, Saint Paul hospitals and clinics have an estimated annual economic impact of \$3.1 billion.

The Medical office space category includes 19 buildings and 3,473,544 square feet:

- > Sixteen buildings are contained in the health care campuses located within or directly adjacent to the Saint Paul Central Business District: Regions Hospital, St. Joseph's Hospital, and United/Children's Hospitals.
- > Three buildings are contained in other categories of this report: Gallery Professional Building, Gallery Towers, and Capitol Professional Office Building.

The following notable projects are recently completed or underway on the Saint Paul health care campuses:

- St. Joseph's Hospital, 69 West Exchange Street. Space increased by 180,000 square feet upon completion of a new patient tower, which includes new heart and neurovascular centers, private patient rooms, four operating rooms with specialized technology, the 3M Education Center for multi-media use, a new entrance and lobby, and a new chapel. To complement the new facility, St. Joseph's will renovate its existing facilities, expand the emergency department, add two operating rooms for minimally invasive procedures, and make other enhancements.
- > Region's Hospital, 640 Jackson Street. A 54,000-square-foot emergency center, the first department to open in Region's new 11-story tower, debuted in July.
- > United/Children's Hospitals, 310 Smith Avenue. The 20,000-square-foot Saint Paul Cancer Center opened in the Ritchie Medical Building across from United Hospital in April. This comprehensive center provides virtually all outpatient cancer care services that a patient would need at a single location.

In addition, work is underway on United/Children's emergency department and five-story bed tower with patient rooms, operating rooms, and a new epilepsy unit. The project is slated for completion in 2011.

(Please refer to the Medical office space table on page 25.)

SAINT PAUL FACT

Saint Paul is known nationally for its theaters/performance venues, including the Fitzgerald Theater, Great American History Theatre, Loading Dock Theater, Ordway Center, Palace Theater, Park Square Theatre, and Penumbra Theatre.

Noteworthy

Office space

PAZZALUN

- > Galtier Plaza, 380 Jackson Street. Galtier has been renamed "Cray Plaza" in light of Cray Inc.'s recent, significant lease.
- > First National Bank Building, 332 Minnesota Street. A more-than \$20 million renovation of the city's third-tallest high-rise remains underway. Renovations include a state-of-the-art conference center, spec suites, a fitness center, and more.
- > 500 Jackson. The two-story, 12,500-square-foot building was recently created out of two separate buildings. The more-than \$2.25 million renovation included an exterior refacing, Class A office space finishes, a second-story overlook, and an outdoor rooftop garden and patio. It contains 9,300 square feet of rentable office space, which is fully occupied. The building is the new headquarters for Interstate Partners LLC, which owns the building. It is also home to Denali Energy Inc., Chief Real Estate Company (a sublease of Denali Energy), Swor & Gatto, and Monsanto Company.
- Ramsey County Adult Detention Center, 14 West Kellogg Boulevard. Plans for the former jail and adjacent headquarters for West Publishing remain undefined. Opus Northwest allowed its development options on the site to expire after it was unable to find an anchor tenant. Ramsey County is re-examining opportunities for the site under current market conditions. Also, the Minnesota Museum of Art vacated the site and closed the museum indefinitely to find a new home and increased funding.

Housing and mixed use

- > Penfield Project/Public Safety Building, corner of 11th and Minnesota streets. Alatus Partners continues to seek financing for the project, which is slated to include rental housing, a Lund's grocery store, and retail space.
- > Former Gillette/Diamond Products site, 310 East 5th Street. The Minnesota Department of Transportation (MnDOT), the Saint Paul Saints, and the Metropolitan Council have complementary interests in the site. MnDOT wants to acquire part of the site to better connect the Lafayette Bridge to downtown, the Met Council wants a different part for a Central Corridor train maintenance facility, and the Saints' owners are interested in another portion to build a new ballpark that could connect to a stop on the Central Corridor route and provide event space year-round. Downtown business groups have become involved to help coordinate all three components of the project.
- > Upper Landing Village. Construction is completed on this 21-acre urban village between Xcel Energy Center and the Mississippi River. Retailers are open for business, and Chestnut Plaza, the waterfront park at Upper Landing, is also finished.
- Renaissance Box, 210 East 10th Street. Aeon, a Twin Cities nonprofit developer of affordable apartments and townhomes, broke ground on the \$16.2 million Renaissance Box renovation in early October and is seeking LEED Gold certification. Formerly the home of Minnesota's largest shoe factory, the building will be renovated into 70 apartment units for people working in service sector jobs in downtown St. Paul.
- > Housing funding. The Saint Paul Housing and Redevelopment Authority approved funding in August to complement state and federal funding for several housing development projects, including phase two of the Commerce Building apartments,

Noteworthy continued...

the East Side Commons, Minnesota Building, Renaissance Box, and the Terraces. The developments will create an additional 252 housing units and preserve 35 units.

- > Wabasha Tower, corner of Wabasha and 6th streets. Wingfield Corporation continues to own the site and consider it for mixed us, but exact development plans are unknown.
- > Farmers Market Flats, corner of Wall Street and East 5th Street. The project is on hold until legal issues are resolved between the city and the former contractor. The city considers this a prime redevelopment site, mainly because of its location next to the Farmers Market and near Union Depot.

Transit updates

- > Union Depot, 214 East 4th Street. The Union Depot is being planned as the future home linking the Central Corridor light rail line, the proposed high-speed rail line from Saint Paul to Chicago, and other multi-modal transportation options in the region. Ramsey County purchased the depot's main level and parking spaces in June for \$8.1 million and is planning to redevelop it to make it ready for transit. Last year, the county paid \$49.6 million for the depot's rear concourse and nine acres of adjacent land. MnDOT is seeking more than \$140 million in federal stimulus funding (on top of the \$50 million received through a Rep. Oberstar earmark in 2005) to help redevelop the building.
- Downtown post office and distribution center, 180 East Kellogg Boulevard. The U.S. Postal Service is relocating its distribution center to Eagan but keeping its street-level retail post office in downtown Saint Paul. The Ramsey County Regional Rail Authority (RCRRA) and the city of Saint Paul are no longer trying to acquire the Postal Service's tower, but that could change if they need additional space around the adjacent Union Depot for the transit hub.
- > Light rail and mass transit developments (proposed/underway):
 - Central Corridor. In August, the Federal Transit Administration issued a record of decision on the project and the Metropolitan Council issued findings of the adequacy of the Final Environmental Impact Statement, which together completed the Central Corridor's environmental processes. Utility relocation has begun in downtown Saint Paul to place all utilities on one side of the street, which will make the light-rail construction process easier. Meanwhile, the city has committed resources for an additional station between Rice and Snelling. Construction is scheduled to begin in 2010 along the line, which would start at Union Depot in Saint Paul and connect to the Hiawatha Line in downtown Minneapolis.
 - Saint Paul-to-Chicago High-Speed Rail. The proposed 400-mile Saint Paul-to-Chicago rail line will enter Minnesota at La Crescent and travel north for 150 miles along the Mississippi River through Winona and Red Wing before ending at the Union Depot in Saint Paul. The project will utilize existing tracks between Saint Paul and Chicago and capitalize on substantial investments already committed to the region. MnDOT is seeking federal planning money for the project.
 - In other rail news, site and station planning efforts are underway on the Red Rock Corridor, and Dakota County and its partners on the Robert Street Corridor are considering light-rail transit, commuter rail, bus rapid transit, bus upgrades, and/or modern streetcars for the corridor.

SAINT PAUL FACT

St. Paul's Meritage, Tanpopo, The Strip Club, and Punch Neapolitan Pizza are all *City Pages*' "critics picks" for outstanding restaurants.

SAINT PAUL FACT

The Minnesota Children's Museum is *the* magnet that draws families with young kids to St. Paul every day of the week and every season of the year. My girls love to visit the museum, eat lunch downtown, and see the riverboats and trains in the heart of the city – and they're not shy about asking to go again and again! – **Jenny Veit**, stay-at-home mom from Minneapolis

- Also, studies are underway for connecting western Wisconsin and east metro communities to the Saint Paul Union Depot, while the high-speed Northern Lights Express from Minneapolis to Duluth has four route options and will seek approximately \$45 million in federal planning funding in 2010.
- Northstar Commuter Rail. This 40-mile commuter rail line from Big Lake to Minneapolis (along Highway 10) is on schedule to be operational in late 2009.
 It will operate during weekday morning and evening rush hours, as well as provide regular weekend service and some special event service. The line will meet the Central Corridor in Minneapolis, where it will connect to Saint Paul. MnDOT will apply for federal funding in 2010 to extend the line further west to Saint Cloud.

Other updates

- > Holman Field, 644 Bayfield Street. Construction is complete on the protective floodwall around the downtown Saint Paul airport.
- Raspberry Island Regional Park, under the southwest corner of Wabasha Street Bridge. The latest round of completed park renovations include enhanced riverbank protection and landscaping, improved lighting, riverfront steps, benches, a walking path, parking lot improvements, and restrooms in the St. Paul Boat Club building. Design is underway on a fountain that will serve as the park's focal point; the hope is to have the fountain installed by spring 2010.
- > Harriet Island Regional Park, adjacent to the southwest corner of Wabasha Street Bridge across from Upper Landing and the Science Museum of Minnesota. A decade of restoration work at the park was completed in July. The park now features a new picnic pavilion, improved storm water circulation, enhanced trail connections, an extended riverfront promenade, more than 4,000 new native grasses and perennials, and more than 130 new trees.
- ENERGY STAR designation. The Saint Paul buildings earning the prestigious ENERGY STAR designation for superior energy efficiency and environmental protection are 180 East 5th, 400 Building, 401 Building, the Golden Rule Building, Lawson Commons, Metropolitan Council headquarters, Travelers, and UBS Plaza. The 401 Building also earned LEED EB certification; it is only the fifth building in Minnesota to do so. LEED-EB is the U.S. Green Building Council's system for operating high-performance buildings dedicated to whole-building cleaning and maintenance issues, recycling programs, exterior maintenance programs, and systems upgrades.
- Property taxes. Saint Paul Mayor Chris Coleman proposed a 2010 property tax increase of 6%, a \$5.3 million increase over the previous year. Right-of-way assessments are slated to increase by 6.85%. The City Council will review the city budget and adopt a final version by December. Ramsey County's proposed levy increase in 2010 is 2.7%.
- Fortune 500 headquarters. The 2009 Fortune 500 list includes 19 Minnesota companies: UnitedHealth Group (21), Target (28), Supervalu (51), Best Buy (56), CHS (72), 3M (95), U.S. Bancorp (129), General Mills (193), Medtronic Inc. (196), Land O' Lakes Inc. (224), Xcel Energy (242), The Mosaic Company (276), C.H. Robinson Worldwide Inc. (300), Ameriprise Financial (348), Hormel Foods (373), Ecolab (403), Thrivent Financial for Lutherans (409), PepsiAmericas (478), and Nash-Finch (492). 3M and Ecolab are headquartered in Saint Paul.

OMA'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 2009 and 2000 throughout the report to help provide a 10-year trend analysis.

ethodoloq

This report uses the same analyses and boundaries of Competitive, Owner-occupied, and Government buildings as past reports. The classification criteria have changed and the Medical Office space category has been added. Any information provided here that reflects activities after August 1, 2009, has not been figured into this report's statistics. All space available for sublease is treated as leased space.

The BOMA market survey differs from other organizations' surveys in several significant aspects:

Boundaries. This report covers the downtown Saint Paul Central Business District and includes a slightly larger geographical area than other surveys, accurately reflecting the trade area or scope of activity within our market. The boundaries for the BOMA report are: 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 that fall outside of these boundaries are included due to their proximity to the defined area, their competitive presence, and their relationship with the Central Business District for essential services. See the map on pages 21-25 for the boundaries and a list of buildings included in the report.

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 the amount of Government space is relatively small.

However, the office market in downtown Saint Paul is fundamentally different. Owner-occupied, Government, and Medical Office space play a significant role in this market. Buildings in those categories are included in this survey to prevent underreporting the market and to properly reflect the market's underlying dynamics. For example, if a building changes from the Competitive office space category to Owner-occupied or Government space, this is a shift rather than a total loss, and should be recorded as such.

Classification. The BOMA Leasing and Marketing Committee developed criteria for classifying Competitive office buildings into A, B and C Competitive office space categories in 1995. These same classification criteria were applied each year through 2006. New criteria were added in 2007 that take into account building features such as cafeteria offerings, communication technology, lobby entrances, parking, and fitness facilities. Building age and assessed valuation have been deleted from the criteria considered for building classifications.

Measurement. BOMA International completed a revised method of floor measurement in 1996 after years of careful study. Many 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 in the coming years. Generally, these changes increase the total area of the buildings, magnifying the occupancy and vacancy statistics.

Rental rates. The rental rates reported are based on rentable square feet.

Classificationriteria

Each year, Saint Paul BOMA prepares an office space market report that references competitive building classifications "A," "B," and "C," which are typically based on a building's architectural design, location, and functionality.

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, other markets typically do not define their criteria.

Saint Paul BOMA has based its building classifications upon the criteria listed below. These criteria are applied subjectively and examine areas such as whether or not a building has state-of-the-art functionality, if it is in a sought-after location, and various other categories. Certain criteria are also weighted more than others. However, a comprehensive approach is taken to determine the overall final classification of each building.

Criteria were added in 2007 to consider building features such as cafeteria offerings, communication technology, lobby entrances, parking, and fitness facilities. Also, building age and assessed valuation were eliminated from the criteria being considered for building classifications.

The building classification criteria are:

Location

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

Building size/height/views

- > Building height, atmosphere, and scenic value
- > Fenestration (windows as percentage of building exterior wall surface)

Capital improvements within recent years

(excluding tenant improvements)

> Maintenance and upgraded architectural and design elements

Restrooms

- > Number of men's and women's restrooms per floor meeting ADA criteria for handicap access
- > Number of men's and women's restrooms per floor
- > Overall building ratio of men's and women's restrooms per floor

Elevators

- Passenger elevators with a modern operating system
- > Appropriate passenger elevator "wait interval"
- > Designated freight elevator that serves all office floors

Building management services

- Full-time on-site building manager (CPM or RPA designation)
- Part-time on-site or on-call building manager (CPM or RPA designation)
 General building maintenance

and repair

- > Full-time on-site repair staff
- > Part-time on-site or on-call repair staff

Cleaning services

- > Frequency
- > Quality
- > On-site day cleaners

HVAC

- > Temperature consistency
- > Zone control
- > Operational efficiency

Exterior appearance

- (curb appeal)
- > Presence of building
- > Quality materials and maintenance

Common areas

(halls, restrooms, lobby)

- Formal lobby entrance at street or skyway level
- > Consistency and quality of finishes
- > Unique characteristics

Tenant spaces

> Consistent building standards

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 locations in the building
- > Free of hazardous materials, including construction materials (such as asbestos or PCBs), and/or such waste as may be generated or stored in the building

Communication technology

- > Dedicated T1/DSL/wireless options
- > Band width/speed
- > Access

Parking

- > On-site
- > Heated
- > Reserved
- > Enclosed/covered
- > Auto cleaning/washing service

Additional building amenities

- Cafeteria/quality and variety of food offerings
- > Conference rooms
- > Fitness facilities
- > Concierge

Environmental elements

- > Energy-efficient technologies
- > Use of recycled materials

Saint Paul Office Market Report map

Class A A) **Class B** B Class C **G** Government Owner-Occupied Medical Office B12 same as M1 B19 same as M5 B20 same as M6

08 G11 RICE ST G24 LAND BLUT G25 M10 MIB CHESTAR 35E United M19 IRVINE AVE **Hospital** PLEASANT AVE & M7 hildren's Shir M3 (M4) Hospital M16 GRAND AVE FORBES AVE DOUGLAS ST

KELLO

SHALL AVE

VINA ST

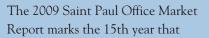
MCBOAL AVE

MAN

SMITH AVE

October 12, 2009

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



Saint Paul BOMA has been developing this report to provide current commercial office market information and analysis. This report is one of the most respected resources of its kind for those of us in the local industry, but also by public officials, people in the regional and national financial sector, and others interested in the state of the office market in Saint Paul. It continues to be among the most accurate, first-hand, heavily verified, and detailed reports in the region.

The 2009 report reveals that overall occupancy for Competitive, Government, and Owner-occupied office space remained steady at 90% between 2008 and 2009. It also elaborates on the most significant competitive office market news for Saint Paul in the past year, including the leases of AECOM, Cray Inc., GovDelivery Inc., Microsoft, Southern Minnesota Regional Legal Services Inc., and Tecmark.

To add perspective on trends in occupancy, absorption, and rental rates in each of the office space categories, this report also compares the state of this year's market to previous years.

Thank you to the many building owners, managers, and leasing agents who provided information contained in this report. Thank you also to BOMA's Marketing and Leasing Committee, co-chaired by Pat Wolf and Eric Rapp, who oversaw the preparation of this year's report, and to John Labosky and the Capital City Partnership, which year after year helps make this report possible.

Sincerely,



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- **4** —— Highlights of the Saint Paul Office Market Report
- **5** Total universe
- **6** Overall vacancy/occupancy
- **7** —— Competitive vacancy/occupancy
- **9** —— Competitive office space analysis
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- **23** —— Central Business District building list
- **26** Tenant mix



Central Business District

Class A

Map Key	Name Address	# of Floors	Total S.F. Avail. S.F.	Contiguous Space	Floor Plate SF	Net Rate Op. & Taxes	Building (B) or Close (C)	Company/Contact Phone/Email
AI	400 Building 400 North Robert Street	21	375,500 0	0	16,139	\$15.69 \$13.79	В	McGough Properties, LLC: Ann Stahley 651-248-6946 astahley@mcgough.com
A2	Bremer Tower 445 Minnesota Street	27	248,140 68,366	24,000	12,000	\$9-\$10.00 \$10.18	В	Cushman & Wakefield: Aaron Barnard & Skye C 952-465-3372 aaron.barnard@cushwake.com
AЗ	Landmark Towers 345 St. Peter Street	25	212,959 22,334	11,597	11,597	\$12-\$13.00 \$11.34	В	NAI Welsh: Eric Rapp 952-837-3060 erapp@welschco.com
Α4	Lawson Commons 380 St. Peter Street	12	436,000 23,052	9,007	34,000	\$14.50 \$11.97	В	Frauenshuh, Inc: Sherry Hastings 952-829-3468 sherry.hastings@frauenshuh.com
A5	UBS Plaza (fka Piper Jaffray Plaza) 444 Cedar Street	25	229,653 47,794	24,746	12,373	\$11-\$13.00 \$11.64	В	NorthMarq: Eric King 651-734-2385 eric.king@northmarq.com
A6	Wells Fargo Place 30 East 7th Street	37	634,895 78,016	51,000	14,682 in tower; 3-level atrium approx. 65,000 per floor	\$17.50 -Tower \$12-\$20-Atrium \$13.57	В	Zeller Realty: Mike Wilhelm 612-317-2924 mwilhelm@zellerrealty.com
	Total S.F.		2,137,147					
	Total Available S.F.		239,562					
			11.21%					

Class B

Map	Name	# of Floors	Total S.F.	Contiguous	Floor Plate	Net Rate	Building (B)	Company/Contact
Key	Address		Avail. S.F.	Space	SF	Op. & Taxes	or Close (C)	Phone/Email
BI	180 East 5th Street 180 East 5th Street	13	675,130 202,514	135,782	approx. 51,000	\$8.50-\$10.50 \$8.91	С	Jackson I, LLC: Julie A. Bauch 651-291-3586 julie@bauchenterprises.com
B2	375 Jackson 375 Jackson Street	7	212,395 27,000	2,000	15,000 E. Bldg 20,000 W. Bldg	\$8-\$10.00 \$10.07	В	375 Jackson Building, LLC: Rob Crockarell 612-239-8200 robcrockarell@yahoo.com
B3	443 Lafayette Road 443 Lafayette Road	4	84,398 0	0		\$9.00 \$11.00	B tenants only	Meritex Enterprises: Fred Koehler 651-228-4505 fkoehler@meritex.com
B4	444 Lafayette Road 444 Lafayette Road	6	239,494 0	0		\$9.00 \$11.00	B tenants only	Meritex Enterprises: Fred Koehler 651-228-4505 fkoehler@meritex.com
B5	500 Lafayette Road 500 Lafayette Road	6	132,041 0	0		\$9.00 \$11.00	B tenants only	Meritex Enterprises: Fred Koehler 651-228-4505 fkoehler@meritex.com
B6	520 Lafayette Road 520 Lafayette Road	6	150,374 0	0		\$9.00 \$11.00	B tenants only	Meritex Enterprises: Fred Koehler 651-228-4505 fkoehler@meritex.com
B7	555 Park Office Building 555 Park Street	4	50,215 12,999	8,857	13,400	\$7.00 \$9.86	В	Kraus Anderson: Dave Stalsberg 952-948-9398 dstalsberg@karealty.com
88	81 on Seventh 81 East 7th Street	4 flrs above grade + the lower level	59,000 59,000	59,000	12,000	\$15-17.00 \$7.50	С	Commercial Real Estate Svcs, Inc.: Pat Wolf 651-290-8890 patwolf@cres-inc.com
	Alliance Bank Center 55 East 5th Street	16	202,128 67,252	14,095	11,600	\$8-\$10.00 \$9.75	В	Security National Properties: Shawn Wiski 651-221-0999 swiski@snsc.com
B10	Brooks Building* 366 Jackson Street	5	25,000 2 private offices available only	0	5,000	\$825 per private office	С	Brooks Group: Jaunae Brooks 651-231-2765 jaunae@brooksgroup.net
B11	Capitol Office Building 525 Park Street	5	75,309 679	679	15,426	\$12.00 \$9.81	B/C	NorthMarq: Tom Stella 651-734-2383 tom.stella@northmarq.com
B12	Capitol Professional Office Building 590 Park Street	4	34,668 11,260	4,082	9,125	\$7.00 \$8.81	В	Kraus Anderson: Dave Stalsberg 952-948-9398 dstalsberg@karealty.com
B13	Cray Plaza (fka Galtier Plaza) 380 Jackson Street	7	219,779 16,570	9,157	varies per floor average-31,142	\$7.00-\$9.00 \$9.40	В	CB Richard Ellis: Chris Gliedman 612-336-4311
B14	Degree of Honor Building 325 Cedar Street		81,500 5,000	3,200	6,885	\$6.00 \$8.17	С	Degree of Honor Building LLC: Rob Crockarell 612-239-8200 robcrockarell@yahoo.com
B15	Drake Building 60 Plato Blvd. East	4	84,240 12,431	4,978	21,060	\$10.00 \$10.16	С	Wellington Management: Kori DeJong 651-999-5540 kdejong@wellingtonmgt.com
B16	Ecolab University Center 386 North Wabasha Street	15	150,012 0		10,941	\$12.00 \$9.41	С	Welsh Companies: Eric Rapp 952-837-3060 erapp@welshco.com
B17	Empire Building 360 North Robert Street	7	55,000 7,872	6,000	7,800	Gross \$12-\$15.00	В	Power Management: Nicky Scarrella 651-298-9977 pminc@popp.net
B18	First National Bank Bldg. 332 Minnesota Street	31 West 16 East	662,854 186,444	19,000	10,213 W. Bldg 15,000 E. Bldg 60,000 N. Bldg	Modified Gross \$17.50-\$18.50 \$9.73	В	Cushman & Wakefield: Aaron Barnard 952-465-3372 or 3314 aaron.barnard@cushwake.co
B19	Gallery Professional Bldg. 17 West Exchange Street	8	105,433 34,990	13,000	13,957	\$16-\$18.00 \$12.85	В	Grubb & Ellis/North Co.: Dan Emerson 952-820-1617 demerson@northco.com
B20	Gallery Towers 514 St. Peter Street	2 Commercial 20 Total	25,407 0	0	12,500	\$12.00 \$5.00	С	Ted Glasrud & Associates: Paul Buchmayer 612-341-2651 pbuchmayer@tedglasrud.com
B21	Gilbert Building 413 Wacouta Street	Basement + 5 floors	35,303 1,700	1,755		\$10-\$12.00 \$5.90	С	McCollough Companies: Barb Lenahan 651-464-7000 blenahan@msn.com
B22	Golden Rule Building 85 East 7th Place	7 including lwr lvl office space	289,378	7,966	50,000	\$8-\$10.00 \$8.00	C (connected by skyway)	Commercial Real Estate Svcs, Inc.: Pat Wolf 651-290-8890 patwolf@cres-inc.com
B23	Hamm Building 408 St. Peter Street	6 + skyway above grade	184,886 17,655	11,288	2 flrs/38,000 4 flrs/28,000	\$9.00 \$11.25	C	The Markham Co. of Saint Paul: Kristel Hansen 651-222-2812 kristel@visi.com
B24	Kellogg Square 111 East Kellogg Blvd.	3	41,660 12,076	3,613	varies	\$9.00 \$8.00	В	James Miller Investment Realty Co.: Jim Miller 651-222-2561 jmiller@jmrealty.com

Central Business District

Class B continued

Мар Кеу	Name Address	# of Floors	Total S.F. Avail. S.F.	Contiguous Space	Floor Plate SF	Net Rate Op. & Taxes	Building (B) or Close (C)	Company/Contact Phone/Email
B25	Park Square Court 400 East Sibley Street	6	129,321 6,500	6,500	26,000	Gross \$11.00 \$8.00-\$9.00	В	Park Square Court Building, L.L.C.: Rob Crockarell 612-239-8200 robcrockarell@yahoo.com
B26	Public Housing Agency Saint Paul 555 North Wabasha St.	4	48,525 0	0	14,503	Gross \$16.00	B & C	Public Housing Agency Saint Paul: Ron Moen 651-292-6142 rpm_blue@yahoo.com
B27	River Park Plaza 10 River Park Plaza	9	328,100 140,000	140,000	30,000- 40,000	\$11-\$15.00 \$9.95	В	Welsh Companies: Eric Rapp 952-837-3060 erapp@welshco.com
B28	Saint Paul Building* 6 West 5th Street	9	39,946 2,387	1,226		\$11.00 \$8.50	С	Commonwealth Properties: Debra Burgwald 651-224-5845 dburgwald@commonwealthproperties.inc
B29	Sibley Square 190 East 5th Street	8	206,390 53,448	37,764	27,593	Gross \$12-\$18.00	В	Welsh Companies: Eric Rapp 952-837-3060 erapp@welshco.com
B30	Town Square 445 Minnesota Street		220,405 14,863	12,000	varies	\$18-\$20.00 \$10.18	В	Cushman & Wakefield: Aaron Barnard 952-465-3372 aaron.barnard@cushwake.com
B31	US Bank Center 101 East 5th Street	26	371,081 136,223	35,807	13,432	Gross \$18-\$20.00	В	The Hearn Company: William Thurmes 651-222-2048 bthurmes@hearncompany.com
	Total S.F.		5,219,372					* February 2009 data used
	Total Available S.F.		1,043,299					
			19.99%					

Class C

Map	Name	# of Floors	Total S.F.	Contiguous	Floor Plate	Net Rate	Building (B)	Company/Contact
Key	Address		Avail. S.F.	Space	SF	Op. & Taxes	or Close (C)	Phone/Email
C1	213 East 4th Street (fka Home Styles Building) 213 East 4th Street	5	32,271 18,000	19,362	6,454	\$7.50-\$9.50 \$7.56	С	Sean Fetterman 651-247-3304 management@rumours-stpaul.com
C2	Allen Building 287 East 6th Street	7	112,553 10,911	5,000		Gross \$9-\$15.00	С	Dacotah Properties: Sandra Erickson 651-224-2907 lease@allenbuilding.com
C3	Commerce Building 8 East 4th Street	5	41,500 0	41,500	8,300	Gross \$14-\$16.00	С	Common Bond: Pam Schmidt 612-205-0221
C4	Exchange Building* 26 East Exchange Street	7	65,000 1,322	725		\$8-\$10.00 \$7.25	С	Commonwealth Properties: Debra Burgwald 651-224-5845 dburgwald@commonwealthproperties.inc
C5	Goff & Howard Building 255 East Kellogg Blvd.	2	26,000 18,000	13,000		Gross \$13-\$14.00	С	Goff & Howard: Paula Howard 651-292-8062 paulah@goffhoward.com
	Grace Building 421 North Wabasha Street	3	40,500 8,000	8,000	15,000	\$3.00 \$4.75	С	Victory Capital Corporation: Randy Geller 651-222-8971 randy@victorycapital.com
	JAX Building 253 East 4th Street	5	60,000 7,387	3,347		\$8.00 \$4.00	В	James Miller Investment Realty Co.: Jim Miller 651-222-2561 jmiller@jmrealty.com
C8	Labor Professional Center 411 Main Street	4	28,000 500	250	8,000	Gross \$17.00	В	GRM Holdings, L.L.C.: George McMahon 651-292-9493 grmholdings@visi.com
С9	Landmark Center 75 West 5th Street	6 above ground 2 below ground	48,012 324	0	varies between 14,700 to 15,700	\$7.54 \$10.50	С	Minnesota Landmarks: Steve Budas 651-292-4375 admin@landmarkcenter.org
C10	Liberty Square 133 East 7th Street	4	50,000 0	12,750	13,000	\$4-\$8.00 \$6-\$8.00	В	Flagship USA: Bill Weller 612-750-8877 weller@flagshipusa.com
	Market House 289 East 5th Street	3	34,000 34,000	15,000	18,000	Gross \$14-\$17.00	С	NorthMarq: Rob Davis 651-734-2386 rob.davis@northmarq.com
C12	Metro Square Building 121 East 7th Place	5	390,971 294,755	136,533	60,712	\$9-\$10.00 \$7.05	С	CB Richard Ellis: George Hill 612-353-2100 george.hill@cbre.com
C13	Northwestern Building 275 East 4th Street	8	81,057 14,596	3,000	Approx. 10,000 each floor	Gross \$12.00	С	Halverson Blaiser, LTD: Amy Petersen 651-227-7053 apeterson@hgbltd.net
	O'Connor Building* 266 East 7th Street	4	20,000 20,000	7,500	4,000	Gross \$15.00	С	Brooks Group: Jaunae Brooks 651-231-2765 jaunae@brooksgroup.net
	One West Water Street 1 West Water Street	5	27,326 7,512	5,000	varies	\$8.00 \$8.00	В	James Miller Investment Realty Co.: Jim Miller 651-222-2561 jmiller@jmrealty.com
	Railroader Printer Building* 235 East 6th Street	4&5	35,053 6,100	3,600	3,600	Gross \$15.00	С	Brooks Group: Jaunae Brooks 651-231-2765 jaunae@brooksgroup.net
	The Lowry 350 St. Peter Street	3	116,900 4,079	4,271		Varies \$8.44	В	PAK: Alissa Kellogg 651-224-6901 akellogg@pakproperties.net
C18	University Club Downtown* 340 Cedar Street	13	25,466 0	0		Net \$10-\$11.00 \$7.00	С	Commonwealth Properties: Debra Burgwald 651-224-5845 dburgwald@commonwealthproperties.inc
	Total S.F.		1,234,609					* February 2009 data used
	Total Available S.F.		445,486					
			36.08%					

Sublease Space

Na	me/Class		Address	Sublease S.F.	Contact P	hone	Email
Lav	vson Commons	А	380 St. Peter Street	68,974	Tom Stella	651-734-2383	tom.stella@northmarq.com
Lav	vson Commons	А	380 St. Peter Street	5,779	Sherry Hastings	952-829-3468	sherry.hastings@frauenshuh.com
We	lls Fargo Place	А	30 E. 7th Street	3,540	Rob Davis	651-734-2386	rob.davis@northmarq.com
We	lls Fargo Place	А	30 E. 7th Street	5,488	Skye Cook	952-465-3314	skyecook@cushwake.com
We	lls Fargo Place	А	30 E. 7th Street	1,753	Mary Burnton	612-317-2970	mburnton@zellerrealty.com
Firs	st National Bank Building	В	332 Minnesota Street	12,000	Joe Hughes	612-336-4293	joseph.hughes@cbre.com
All	iance Bank Center	В	55 East 5th Street	3,309	Mike Honsa	612-359-1631	mhonsa@equitytranswestern.net
Tot	al			100,843			