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MARKET
REPORT

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Saint Paul is a river-centric city with a downtown dotted with parks and open spaces. From the jewels of Rice Park and Mears Park to the flowered and fountained riverfront plazas, those of us downtown have no problem finding a bench or path with a view.

The river has always been a draw in this community. It started as the key to settlement

and commerce. By the 1840s, it was being built up for transportation and industry. Businesses settled nearby, and the beginnings of downtown Saint Paul were formed.

The Mississippi River continues to be an important commercial hub for the city, region and nation. In 2010, nearly 5.2 million tons of commodities were either loaded or unloaded from Saint Paul's three river terminals, which are home to more than 20 shippers. Grains including corn, soybeans and wheat were the leading commodities shipped. These and other trade goods connect us to the Gulf Coast and to markets all over the world.

But along with being a working river, the Mississippi is also appreciated for its scenic, cultural and recreational value. In June 2011, the Great River Park Master Plan was unveiled. This plan is intended to improve access to the river, enhance sustainable parks and open spaces, focus on ecological restoration, and boost economic development. It is one of numerous efforts underway to benefit the river and riverfront for Saint Paul, for fish and wildlife, and for future generations.

BOMA, along with downtown businesses, residents and organizations, has a stake in preserving the river's natural and economic value to the downtown area. Our river, parks, and open spaces are part of who we are as a city – and part of why we enjoy living and working here.

Photos on pages 1, 3, 5, 8, 9, and the top of page 12 were provided by the Saint Paul Port Authority.

Highlights

of this Office Market Report

- Overall occupancy for Competitive, Government, and Owner-occupied office space generally remains stable, with a minimal decrease from 91% in 2010 to 90% in 2011.
- The Saint Paul Central Business District has 17,307,606 total square feet of Competitive, Government, and Owner-occupied office space. This is a decrease of 74,712 square feet, or less than half a percent, since 2010 and an increase of 569,041 square feet, or 3%, over the total universe in 2002.
- The total universe of office space in the Central Business District consists of 48% Competitive space, 33% Government space, and 19% Owner-occupied space.
- The most significant reason for the decrease in office space from 2010 to 2011 is due to the removal of the Diamond Products Company Building (35,000 square feet) from the universe.
- The universe experienced negative absorption of 269,684 square feet in 2011. For Competitive space alone, absorption in downtown Saint Paul is -196,338 square feet.
- In Competitive office space from 2010 to 2011, Class A occupancy decreased from 89.4% to 85.7%, Class B occupancy decreased from 78.4% to 76.9%, and Class C occupancy decreased from 83.3% to 83.1%.
- Competitive office space in the Saint Paul Central Business District consists of 8,303,310 square feet; 25.7% is Class A space, 64.3% is Class B space, and 10.0% is Class C space.
- The number of Competitive buildings in the Saint Paul Central Business District has decreased from 62 buildings and 8,311,465 square feet 10 years ago to 55 buildings and 8,303,310 square feet in 2011.
- Space available for sublease decreased from 97,508 square feet in 2010 to 23,366 square feet in 2011.
- Quoted median gross rental rates decreased in Class A and B space, but have remained flat in Class C space since 2007. The quoted median rate for Class A space is \$22.95 per square foot (down \$2.22 since 2010), Class B space is \$17.83 (down \$0.17 since 2010), and Class C space is \$15.00 per square foot. (Numbers quoted are based on gross rentable square feet.)

Significant

The total universe contains 17,307,606 square feet of Competitive, Government, and Owner-occupied office space. This is a net decrease of 74,712 square feet (0.43%) from 2010.

Competitive office space

CLASS A SPACE

- Lawson Commons, 380 St. Peter Street. Occupancy decreased by 57,060 square feet, due primarily to two tenants vacating subleased space: Lawson Software (34,490 square feet) and Surescripts (17,579 square feet).
- 400 Building, 400 Robert Street. Occupancy decreased by 31,864 square feet. Securian downsized by 16,139 square feet, the Insurance Federation of Minnesota vacated 5,007 square feet, Great Northwest Insurance Company vacated 5,638 square feet, and two other tenants vacated smaller spaces.
- Bremer Tower, 445 Minnesota Street. This building reported an increase in occupancy by 16,181 square feet, including two new tenants – Genesys Works and Axis Capital.
- Landmark Towers, 345 St. Peter Street. Green Tree Servicing is commencing with a lease of 11,597 square feet. The resulting occupancy changes will be included in the 2012 report.



- Wells Fargo Place, 30 East 7th Street. Two tenants vacated and one downsized, decreasing occupancy by 7,855 square feet. AgriBank's lease of 74,736 is scheduled to begin on November 1, 2011. The resulting occupancy changes will be included in the 2012 report.

CLASS B SPACE

- 180 East Fifth Street. Occupancy decreased by 44,401 square feet. Several tenants vacated, including Health Partners (17,182 square feet of temporary space occupied during renovations), the U.S. Census Bureau (6,500 square feet), and United Way (5,635 square feet). Burlington Northern Railroad downsized by 18,898 square feet.
- Town Square, 445 Minnesota Street. This building reported a decrease in occupancy of 25,139 square feet, primarily due to the Department of Public Safety vacating 28,181 square feet.
- Gallery Professional Building, 17 West Exchange Street. Occupancy decreased by 17,312 square feet, with the largest losses being the closure of St. Paul Cardiology's office (4,097 square feet) and the downsizing of Summit Orthopedics (7,702 square feet).

CLASS C SPACE

- Liberty Square, 133 East 7th Street. Occupancy decreased by 13,000 square feet when Minnesota Transitions Charter School vacated. The school moved to 180 East 5th Street in September and will be included in next year's report.

GOVERNMENT OFFICE SPACE

- Ramsey County Government Center West, 50 West Kellogg Boulevard. Ramsey County is scheduled to vacate this 400,000-square-foot building before the end of 2011.
- Minnesota State Capitol Building, 75 Reverend Dr. Martin Luther King Jr. Boulevard. Total square footage decreased by 18,918 square feet due to changes in space and space standards.

OWNER-OCCUPIED OFFICE SPACE

- Diamond Products Company Building, 310 East 5th Street. A portion of this building has been demolished to make room for the Central Corridor Light Rail Operations and Maintenance Facility (OMF). This eliminates 35,000 square feet of office space.
- Chicago Greatwestern Freight Condos, 381 East Kellogg Boulevard. Total square footage decreased by 18,160 square feet. The square footage that was previously reported included the building's parking.

BUILDING SALES

- Pioneer-Endicott Buildings, 336 North Robert Street. PAK Properties purchased the 288,000-square-foot Pioneer-Endicott Building and its 400-space parking ramp. Work to repair and reopen the ramp is underway and should be completed by November. PAK intends to renovate the buildings, create new retail and commercial use on the first two floors, and provide Class A rental housing in the remainder of the building.
- Empire and Endicott Arcade Buildings, 360 North Robert Street. Jim Crockarell purchased the buildings containing 55,000 square feet of Class B space. He also owns Park Square Court, 375 Jackson, and the Degree of Honor buildings in Saint Paul.
- Bremer Bank Building, 50 East 5th Street. The Metropolitan Council acquired the building and its parking facility, which it razed to make way for the Central Corridor. The sales price was \$2.65 million.



Total Universe

In 2011, the total universe of office space in the Saint Paul Central Business District is 17,307,606 square feet. This is a decrease of less than half a percent (74,712 square feet) since last year and an increase of 3% (569,041 square feet) over the past 10 years.

In the past year, the significant changes primarily occurred in Owner-occupied and Government space. One building was removed from the universe covered by this report, and several other buildings reported adjustments in total square footage.

Building removed from the universe:

- Diamond Products Company Building, 310 East 5th Street. A portion of this building has been demolished to make room for the Central Corridor Light Rail Operations and Maintenance Facility (OMF). This eliminates 35,000 square feet of office space from the total universe.

Buildings that significantly adjusted their reported square feet:

- Minnesota State Capitol Building, 75 Reverend Dr. Martin Luther King Jr. Boulevard. Due to changes in space and space standards, total square footage decreased by 18,918 square feet.
- Chicago Greatwestern Freight Condos, 381 East Kellogg Boulevard. Total square footage decreased by 18,160 square feet. The square footage that was previously reported included the building's parking space.

Total Universe

(17,307,606 SF)

48%

Competitive (8,303,310 SF)

33%

Government (5,786,286 SF)

19%

Owner-occupied (3,218,010 SF)



Total Universe Historic Comparison

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Competitive	58%	56%	55%	56%	53%	50%	50%	50%	48%	48%
Government	25%	25%	27%	25%	29%	31%	31%	31%	33%	33%
Owner-occupied	17%	19%	18%	19%	18%	19%	19%	19%	19%	19%
Total Square Feet (Million Sq.Ft.)	16.74	16.81	16.52	16.46	17.69	17.27	17.10	17.15	17.38	17,307,606

Overall Vacancy/Occupancy

Overall Universe (17,307,606 SF)

Occupancy (15,626,289 SF)

90%

Vacancy (1,681,317 SF)

10%

Overall vacancy/occupancy statistics include Competitive office space, Government space, and Owner-occupied space. Government space and Owner-occupied space are considered fully occupied.

Vacancy for the total universe of office space in the Saint Paul Central Business District is 10% (1,681,317 square feet) in 2011, compared to 9% (1,486,345) in 2010.

Competitive Vacancy/Occupancy

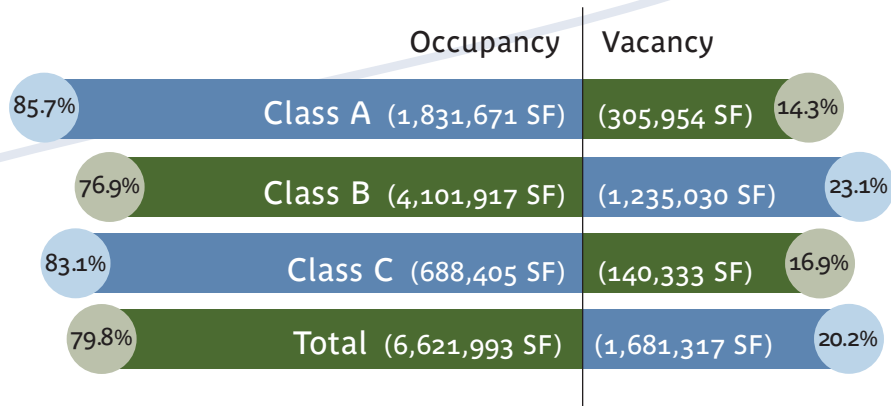
The vacancy rate for Competitive office space in the Saint Paul Central Business District is 20.2% (1,681,317 square feet) in 2011, an increase from 17.9% (1,486,345 square feet) in 2010. Vacancy is lowest (14.3%) in Class A space and highest (23.1%) in Class B space. The amount of leased space that is available for sublease is 23,366 square feet.

Numerous Competitive buildings experienced vacancy/occupancy changes:

- Lawson Commons, 380 St. Peter Street. Occupancy decreased by 57,060 square feet, due primarily to subleased space being vacated by Lawson Software (34,490 square feet) and Surescripts (17,579 square feet).
- 180 East Fifth Street. Occupancy decreased by 44,401 square feet due to Burlington Northern Railroad vacating 18,898 square feet, Health Partners vacating 17,182 square feet of temporary space occupied during renovations, the U.S. Census Bureau vacating 6,500 square feet, and United Way vacating 5,635 square feet.
- 400 Building, 400 Robert Street. Occupancy decreased by 31,864 square feet. Securian reduced its lease by 16,139 square feet (an entire floor of shadow space), the Insurance Federation of Minnesota vacated 5,007 square feet,

Great Northwest Insurance Company vacated 5,638 square feet, and two other tenants vacated smaller spaces.

- Town Square, 445 Minnesota Street. This building reported a decrease in occupancy of 25,139 square feet, primarily because of the Department of Public Safety vacating 28,181 square feet.
- Gallery Professional Building. Occupancy decreased by 17,312 square feet, with the largest losses being the closure of St. Paul Cardiology's office (4,097 square feet) and Summit Orthopedics' downsizing (7,702 square feet).
- Bremer Tower, 445 Minnesota Street. This building reported an increase in occupancy by 16,181 square feet, including two new tenants – Genesys Works and Axis Capital.
- Liberty Square, 133 East 7th Street. Minnesota Transitions Charter School vacated the building, decreasing occupancy by 13,000 square feet. The school moved to 180 East 5th Street in September, which will be included in the 2012 BOMA report.
- Wells Fargo Place, 30 East 7th Street. Occupancy decreased by 7,855 square feet after two tenants vacated and one downsized.

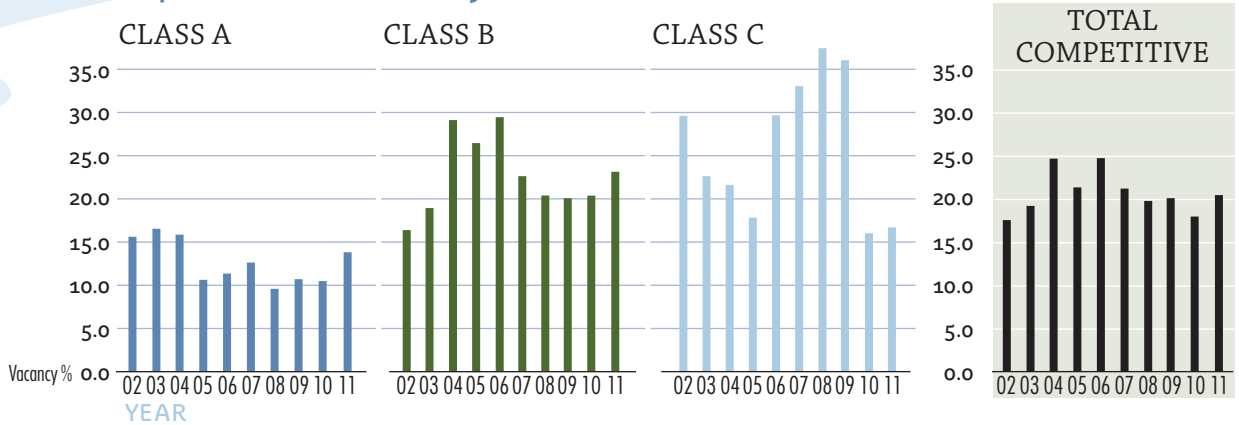


Overall & Competitive Vacancy/Occupancy

Competitive

Vacancy Trends & Office Space Analysis

Competitive Vacancy Trends



Overall vacancy in Competitive space increased from 17.9% (1,486,345 square feet) in 2010 to 20.2% (1,681,317 square feet) in 2011. This year's vacancy is higher than the rate of 18.4% (1,790,278 square feet) a decade ago. (Note: office space available for sublease is not included in available square footage.)

- Class A vacancy increased from 10.6% (226,597 square feet) in 2010 to 14.3% (305,954 square feet) in 2011 – a total of 79,357 square feet. In 2002, Class A vacancy was 15.6% (387,250 square feet) – higher than the 2011 figure by 81,296 square feet.
- Class B vacancy increased from 21.0% (1,121,104

square feet) in 2010 to 23.1% (1,235,030 square feet) in 2011 – a total of 113,926 square feet. In 2002, Class B vacancy was 16.4% (930,224 square feet) – lower than the 2011 figure by 304,786 square feet.

- Class C vacancy increased from 16.7% (138,644 square feet) in 2010 to 16.9% (140,333 square feet) in 2011 – a total of 1,689 square feet. In 2002, Class C vacancy was 29.9% (472,221 square feet) – higher than this year's figure by 331,888 square feet.
- Competitive sublease space totals 23,366 square feet in 2011. This is lower than the 97,508 square feet available for sublease reported in 2010.

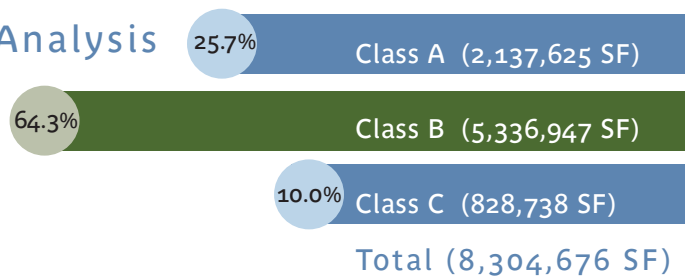
Competitive Office Space Analysis

The Saint Paul Central Business District has 8,303,310 million square feet of Competitive office space. This is 48% of the total universe of office space. Government space and Owner-occupied space make up the remaining 33% and 19% of the universe, respectively.

Competitive space is further classified as A, B or C. In Saint Paul, the Central Business District consists of 25.7% Class A space, 64.3% Class B space, and 10.0% Class C space.

Comparison of percentages of the current Class A, B and C categories with percentages ten years ago (2002):

- Class A office space:
 - ✦ Decrease from seven to six buildings
 - ✦ Decrease from 2,487,679 square feet to 2,137,625 square feet (difference of 350,054 square feet)
 - ✦ Little change from 25.5% of Competitive space to 25.7%

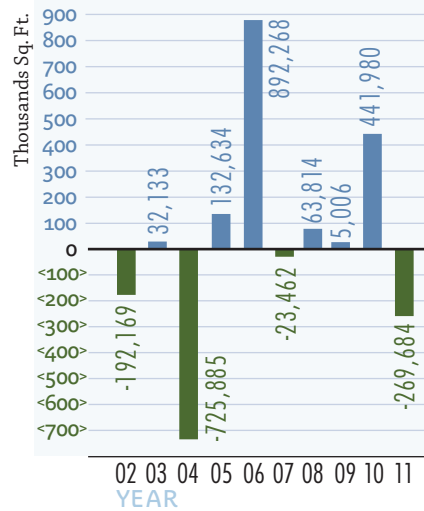


- Class B office space:
 - ✦ Decrease from 35 to 31 buildings
 - ✦ Decrease from 5,673,733 square feet to 5,336,947 square feet (difference of 336,786 square feet)
 - ✦ Increase from 58.2% of Competitive space to 64.3%
- Class C office space:
 - ✦ Decrease from 20 to 18 buildings
 - ✦ Decrease from 1,580,053 square feet to 828,738 square feet (difference of 751,315 square feet)
 - ✦ Decreased from 16.2% of Competitive space to 10.0%

Absorption

2011 Absorption

Competitive	-196,338
Owner-occupied	-53,160
Government	-20,186
TOTAL ABSORPTION	-269,684



Absorption is a measurement of the increase or decrease in occupied office space that occurs during a given period of time. From 2010 to 2011, absorption in the Saint Paul Central Business District is -269,684 square feet. This means that 269,684 fewer square feet of the total universe are considered occupied this year than last year – which is explained by a decrease in overall occupancy and a reduction in square footage. Tracked for Competitive office space alone, absorption in downtown Saint Paul is -196,338 square feet from 2010 to 2011. The reasons for the change include increased and decreased occupancy, remeasurement of buildings, and adjustments in the reported square footage of buildings in Government and Owner-occupied space (because they are considered fully occupied). Specifically, the Minnesota State Capitol and the Chicago Greatwestern Freight Condos reported decreases in their square footage, and part of the Diamond Products Building has been demolished.

During the past 10 years, the total universe of the Central Business District has absorbed a net total of 386,664 square feet, or an annual average of approximately 38,666 square feet.

Significant absorption activity

COMPETITIVE OFFICE SPACE

- Significant net occupancy increases: Bremer Tower (16,181 square feet)
- Significant net occupancy decreases due to tenants leaving or consolidation of space:
 - ♦ Lawson Common (57,060 square feet)
 - ♦ 180 East Fifth Street (44,401 square feet)
 - ♦ 400 Building (31,864 square feet)
 - ♦ Town Square (25,139 square feet)
 - ♦ Gallery Professional Building (17,312 square feet)
 - ♦ Liberty Square (13,000 square feet)
 - ♦ Wells Fargo Place (7,855 square feet)

GOVERNMENT OFFICE SPACE

- Minnesota State Capitol Building – decrease of 18,918 square feet

OWNER-OCCUPIED OFFICE SPACE

- Diamond Products Company Building – demolition of part of the building; removal of 35,000 square feet
- Chicago Greatwestern Freight Condos – decrease of 18,160 square feet

Absorption History

2002 The negative absorption of -192,169 square feet was largely due to significant occupancy decreases in Class B buildings, including the Army Corps of Engineers Center (-27,593 square feet; U.S. General Services Administration downsized), First National Bank Building (-77,504 square feet; primarily attributable to the loss of Oppenheimer, Wolff and Donnelly), and Farm Credit Buildings (-74,914 square feet; Co-Bank vacated while AgriBank and the Government Services Agency downsized).



2003 The market absorbed 32,133 square feet, largely due to the addition of the fully occupied US Bank Operation Center (+350,000 square feet) and the Ramsey County Adult Detention Center (+32,002 square feet). This more than made up for some significant occupancy losses in Competitive space, including MetLife downsizing in the U.S. Bank Trust Center (-51,000 square feet) and Conesco Finance vacating the First National Bank Building (-110,000 square feet).

2004 All categories reported negative absorption, leading to a net of -725,885 square feet. There were occupancy losses in several buildings, most significantly in the First National Bank Building (-170,331 square feet), Pioneer-Endicott (-184,000 square feet), and 180 East Fifth (-200,000 square feet, largely due to US Bank vacating space). The Rossmor Building (-162,000 square feet), 480 Cedar Street (-67,798 square feet), the Bureau of Criminal Apprehension Building (69,298 square feet), and the WorkForce Center (-65,000 square feet) were removed from the report. The Rossmor had been well-occupied in the previous year, and the others had been fully occupied.

2005 The market absorbed 132,634 square feet, primarily due to higher occupancy levels at Wells Fargo Place (+140,000 square feet; new leases with

the IRS and Minnesota State Colleges and Universities System), the First National Bank Building (+183,000 square feet; new lease with the Department of Employment and Economic Development), and 180 East Fifth Street (+88,500 square feet; new lease with Gander Mountain and a temporary lease with the U.S. General Services Administration).

2006 The market absorbed a record 892,268 square feet, due primarily to the addition of MPR's new Owner-occupied office space (+110,000 square feet) and several additions to Government office space, including the Griffin Building (+100,000 square feet) and three new state office buildings totaling more than 837,000 square feet.

2007 Despite significant space being removed from the market, there was a negative absorption of -23,462 square feet. This was mainly due to the removal of three buildings from the inventory that had all reported occupancies in 2006: the Pioneer-Endicott Buildings were taken off the market for repositioning (-288,000 square feet), 505 North Wabasha was sold to the Church of Scientology (-40,000 square feet), and Renaissance Box was repositioned as housing (-62,500 square feet).

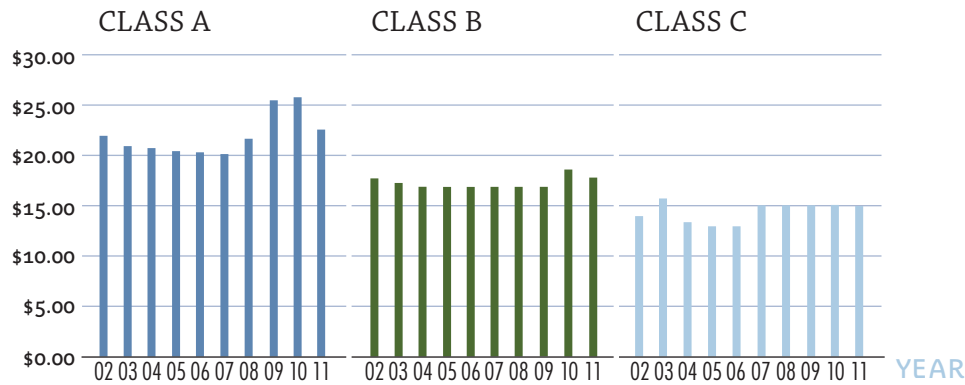
2008 The market absorbed 63,814 square feet due to small net occupancy increases in 11 buildings. Two properties were removed from the report that had been reported as vacant in 2007: Mears Park Center was converted to housing (-132,958 square feet), and 360 Cedar was removed from the market to potentially become part of the Central Corridor project (-42,138 square feet).

2009 The market absorbed 5,006 square feet despite US Bank Center losing EMMC (-94,505 square feet). Other changes were due to numerous buildings gaining or losing occupancy, remodeling, and re-measuring.

2010 The market absorbed 441,980 square feet, largely due to Metro Square's transfer from Competitive space to Government space and the re-measurement of the Lafayette buildings.

2011 The negative absorption of -269,684 square feet is primarily due to occupancy losses in several Competitive, Government, and Owner-occupied buildings and the demolition of the Diamond Products Company Building (35,000 square feet). For Competitive space alone, the absorption is -196,338 square feet (see page 8 for details).

Quoted Gross Rental Rates



The 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 quoted median gross rental rates for office space in each Competitive classification are compared to one another and with past years. For buildings that provided a range for their rental rates, we used the middle of the range provided for the median analysis.

- Class A: The quoted median gross rental rate decreased \$2.22 from \$25.17 per square foot in 2010 to \$22.95 per square foot in 2011. The median gross rental rate has increased \$0.42 since 2002, when it was \$22.53 per square foot.
- Class B: The quoted median gross rental rate decreased \$0.17 from \$18.00 per square foot in 2010 to \$17.83 in 2011. The median gross rental

rate has decreased \$0.30 since 2002, when it was \$18.13 per square foot.

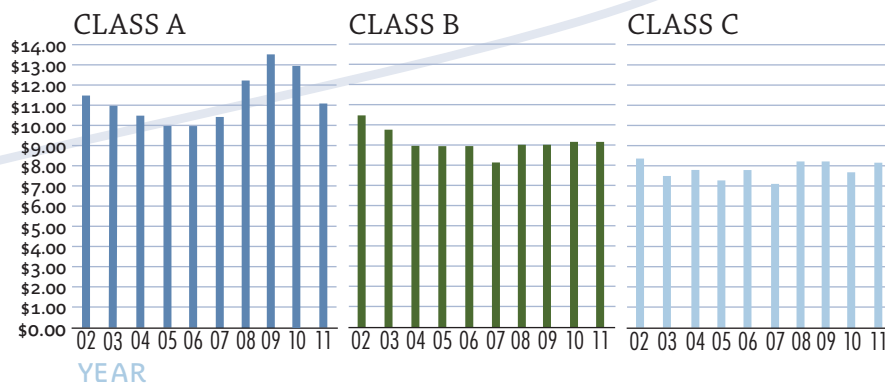
- Class C: The quoted median gross rental rate has remained the same (\$15.00 per square foot) for five consecutive years. The median gross rental rate has increased \$1.00 since 2002, when it was \$14.00 per square foot.

Operating expenses and taxes

An analysis of operating expenses and taxes reported by the building owners, managers, and leasing agents during the past 10 years for each class indicates the amount paid in operating expenses and taxes per square foot:

- Decreased from \$11.50 in 2002 to \$11.00 in 2011 for Class A space
- Decreased from \$10.50 in 2002 to \$9.13 in 2011 for Class B space
- Decreased from \$8.25 in 2002 to \$8.12 in 2011 for Class C space (Because building representatives often quote gross rental rates in this class, to the extent reported, we can extrapolate a 2011 median net rental rate of \$8.12.)

Quoted Net Rental Rates





H14

H15



- A Class A
- B Class B
- C Class C
- G Government
- O Owner-occupied
- H Health Care
- B12 same as H3
- B19 same as H8
- B20 same as H9
- O3 same as H2

Saint Paul Office

Market Report

Map



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	Parking at Building (B) or Close (C)	Company/Contact Phone/Email	
A1	400 Building 400 North Robert Street	21	375,500 31,864	16,139	16,139	\$9.50 \$12.81	B	McGough Properties, LLC: Ann Stahley 651-248-6946 astahley@mcgough.com	
A2	Bremer Tower 445 Minnesota Street	27	248,140 52,185	24,000	12,000	\$9-\$10.00 \$10.25	B	NorthMarq: Tom Stella 651-734-2383 tom.stella@northmarq.com	
A3	Landmark Towers 345 St. Peter Street	20	212,959 28,055	11,597	11,597	\$10-\$12.00 \$12.55	B	Colliers International: Eric Rapp 952-837-3060 eric.rapp@colliers.com	
A4	Lawson Commons 380 St. Peter Street	13	436,478 61,761	34,490	34,000	\$13-\$14.00 \$12.44	B	Frauenschuh, Inc: Sherry Hastings 952-829-3468 sherry.hastings@frauenschuh.com	
A5	UBS Plaza* 444 Cedar Street	25	229,653 49,589	24,746	12,373	\$10-\$12.00 \$11.34	B	HEMPEL: Benjamin Krsnak 612-355-2608 bkrsnak@hempelproperties.com	
A6	Wells Fargo Place 30 East 7th Street	37	634,895 82,500	18,000	14,682 in tower; 3-level atrium approx. 65,000 per floor	\$17.00 -tower \$12-\$20-atrium \$13.94	B	Zeller Realty: Mike Wilhelm 612-317-2924 mwilhelm@zellerrealty.com	
Total S.F.			2,137,625						* August 2010 data used
Total Available S.F.			305,954						
			14.31%						

Class B

Map Key	Name Address	# of Floors	Total S.F. Avail S.F.	Contiguous Space	Floor Plate SF	Net Rate Op & Taxes	Parking at Building (B) or Close (C)	Company/Contact Phone/Email
B1	180 East Fifth Street 180 East 5th Street	13	675,130 265,185	135,782	approx. 51,000	\$8.00-\$10.00 \$9.17	C	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	B	375 Jackson Building, LLC: Rob Crockarell 612-239-8200 robcrockarell@yahoo.com
B3	443 Lafayette Road 443 Lafayette Road	4	112,882 0	0		\$7.00 \$8.50	C tenants only	Meritex Enterprises: Fred Koehler 651-228-4505 fkoehler@meritex.com
B4	444 Lafayette Road 444 Lafayette Road	6	302,265 0	0		\$8.25 \$7.75	C tenants only	Meritex Enterprises: Fred Koehler 651-228-4505 fkoehler@meritex.com
B5	500 Lafayette Road 500 Lafayette Road	6	147,009 0	0		\$7.50 \$9.50	C tenants only	Meritex Enterprises: Fred Koehler 651-228-4505 fkoehler@meritex.com
B6	520 Lafayette Road 520 Lafayette Road	6	164,225 0	0		\$9.25 \$9.50	C 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 \$9.82	B	Kraus Anderson: Dave Stalsberg 952-948-9398 dstalsberg@karealty.com
B8	81 on Seventh 81 East 7th Street	4 flrs above grade + the lower level	59,000 59,000	59,000	12,000	Negotiable \$8.65	C	Commercial Real Estate Svcs, Inc.: Pat Wolf 651-290-8890 patwolf@crest-inc.com
B9	Alliance Bank Center 55 East 5th Street	16	202,227 41,358	14,095	11,600	\$10-\$12.00 \$9.45	B	Security National Properties: Shawn Wiski 651-221-0999 swiski@sns.com
B10	Brooks Building** 366 Jackson Street	5	25,000 2 private offices available only	0	5,000	\$825 per private office	C	Brooks Group: Jaunae Brooks 651-231-2765 jaunae@brooksgroup.net
B11	Capitol Office Building 525 Park Street	5	75,309 4,058	2,347	15,426	\$10-12.00 \$10.01	B/C	NorthMarq: Tom Stella 651-734-2383 tom.stella@northmarq.com
B12	Capitol Professional Office Building 590 Park Street	4	34,668 16,161	6,422	9,125	\$7.00 \$9.13	B	Kraus Anderson: Dave Stalsberg 952-948-9398 dstalsberg@karealty.com
B13	Cray Plaza 380 Jackson Street	7	219,796 18,191	7,261	varies per floor; average 31,142	\$7-\$9.00 Office: \$9.68 Retail: \$14.71	B	CB Richard Ellis: Joe Hughes 612-336-4293 joseph.hughes@cbre.com
B14	Degree of Honor Building 325 Cedar Street		81,500 11,798	3,200	6,885	\$6.00 \$8.17	C	Degree of Honor Building LLC: Rob Crockarell 612-239-8200 robcrockarell@yahoo.com
B15	Drake Building 60 Plato Boulevard East	4	83,859 9,255	5,329	21,060	\$10-\$12.00 \$10.00	C	Wellington Management: Kori L. DeJong 651-999-5540 kdejong@wellingtonmgt.com
B16	Ecolab University Center 386 North Wabasha Street	15	150,012 0	0	10,941	\$12.00 \$9.83	C	Colliers International: Eric Rapp 952-837-3060 eric.rapp@colliers.com
B17	Empire Building 360 North Robert Street	7	55,000 19,000	6,000	7,800	gross \$12-\$15.00	B	NorthMarq: Rob Davis 651-734-2386 rob.davis@northmarq.com
B18	First National Bank Building 332 Minnesota Street	31 West 16 East	660,640 209,000	28,000	10,213 W Bldg 15,000 E Bldg 60,000 N Bldg	modified gross \$17.50-\$18.50 \$10.67	B	Cushman & Wakefield: Aaron Barnard 952-465-3372 aaron.barnard@cushwake.com
B19	Gallery Professional Building 17 West Exchange Street	8	105,433 52,302	14,262	14,262	\$16.00 \$12.85	B	The Davis Group: Jill Rasmussen 612-341-3247 jrasmussen@davisrealestatemn.com
B20	Gallery Towers 514 St. Peter Street	2 commercial 20 total	25,407 0	0	12,500	\$12.00 \$5.00	C	Ted Glasrud & Associates: Paul Buchmayer 651-361-8941 pbuchmayer@tedglasrud.com
B21	Gilbert Building 413 Wacouta Street	basement + 5 floors	35,303 1,500	1,500		\$10-\$12.00 \$5.90	C	McCullough 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 14,436	7,966	50,000	\$8-\$10.00 \$8.68	C (connected by skyway)	Commercial Real Estate Svcs, Inc.: Pat Wolf 651-290-8890 patwolf@crest-inc.com
B23	Hamm Building 408 St. Peter Street	6 + skyway above grade	184,866 23,445	15,148	2 flrs/38,000 4 flrs/28,000	\$8.00 \$12.41	C	The Markham Co. of Saint Paul: Kristel Hansen 651-222-2812 kristel@visi.com
B24	Kellogg Square 111 East Kellogg Boulevard	3	41,660 13,279	3,613	varies	\$9.00 \$8.00	B	James Miller Investment Realty Co.: Jim Miller 651-222-2561 jmiller@jmlrealty.com

Class B continued

Map Key	Name Address	# of Floors	Total S.F. Avail S.F.	Contiguous Space	Floor Plate SF	Net Rate Op & Taxes	Parking at Building (B) or Close (C)	Company/Contact Phone/Email
B25	Park Square Court Building 400 East Sibley Street	6	129,321 8,000	8,000	26,000	\$11.00 \$8-\$9.00	B	Park Square Court Building, LLC: Rob Crockarell 612-239-8200 robcrockarell@yahoo.com
B26	Public Housing Agency Saint Paul 555 North Wabasha Street	4	48,525 0	0	14,503	gross \$16.00	B & C	Public Housing Agency Saint Paul: Ron Moen 651-292-6142 ron.moen@stpha.org
B27	River Park Plaza 10 River Park Plaza	9	328,100 140,000	140,000	30,000- 40,000	\$9-\$12.00 \$9.95	B	Colliers International: Eric Rapp 952-837-3060 eric.rapp@colliers.com
B28	Saint Paul Building*** 6 West 5th Street	9	39,946 2,387	1,226		\$11.00 \$8.50	C	Colliers International: Eric Rapp 952-837-3060 eric.rapp@colliers.com
B29	Sibley Square 190 East 5th Street	8	206,390 112,594	37,764	27,593	gross \$10-\$15.00	B	Transwestern: George Janssen 612-359-1621 george.janssen@transwestern.net
B30	Town Square 445 Minnesota Street		220,405 40,002	14,863		\$18-\$20.00 \$10.25	B	NorthMarq: Eric King 952-734-2385 eric.king@northmarq.com
B31	US Bank Center 101 East 5th Street	26	371,081 134,080	35,807	13,432	gross \$18-\$20.00	B	NorthMarq: Rob Davis 651-734-2386 rob.davis@northmarq.com
Total S.F.			5,336,947					* August 2010 data used
Total Available S.F.			1,235,030					** August 2009 data used
			23.14%					*** August 2008 data used

Class C

Map Key	Name Address	# of Floors	Total S.F. Avail S.F.	Contiguous Space	Floor Plate SF	Net Rate Op & Taxes	Parking at Building (B) or Close (C)	Company/Contact Phone/Email
C1	213 East 4th Street* 213 East 4th Street	5	32,271 18,000	18,000	6,454	\$7.50-\$9.50 \$7.56	C	CoCo Coworking and Collaborative Space: Jeff Heegaard 651-491-9223 jeff@cocomsp.com
C2	Allen Building* 287 East 6th Street	7	112,553 10,911	5,000		gross \$9-\$15.00	C	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	C	Common Bond: Pam Turner 651-291-1750
C4	Exchange Building*** 26 East Exchange Street	7	65,000 1,322	725		\$8-\$10.00 \$7.25	C	Commonwealth Properties: Debra Burgwald 651-224-5845 dburgwald@commonwealthproperties.inc
C5	Goff & Howard Building 255 East Kellogg Boulevard	2	26,000 18,000	13,000	13,000	gross \$13-\$14.00	C	G&H Partners: Ginger Wassman 651-292-8062 ginger@goffpublic.com
C6	Grace Building 421 North Wabasha Street	3	40,500 15,210	10,210	15,000	\$7.50 \$5.00	C	Victory Real Estate Services: Tom Hoffman 651-621-2528 tom@victoryrealestateservices.com
C7	JAX Building 253 East 4th Street	5	60,000 3,347	3,347	12,000	\$8.00 \$4.00	B	James Miller Investment Realty Co.: Jim Miller 651-222-2561 jmiller@jmrealty.com
C8	Labor Professional Center 411 Main Street	4	28,000 0	0	8,000	gross \$17.00	B	GRM Holdings, LLC: George McMahon 651-292-9493 grmholdings@visi.com
C9	Landmark Center 75 West 5th Street	6 above ground 2 below ground	48,012 0	0	varies between 14,700 - 15,700	\$8.24 \$10.50	C	Minnesota Landmarks: Steve Budas 651-292-4375 admin@landmarkcenter.org
C10	Liberty Square 133 East 7th Street	4	50,000 13,000	13,000	13,000	\$4 - \$8.00 \$6 - \$8.00	B	Flagship USA: Bill Weller 612-750-8877 weller@flagshipusa.com
C11	Market House* 289 East 5th Street	3	34,000 11,000	11,000	18,000	gross \$14-\$17.00	C	
C12	Northwestern Building 275 East 4th Street	8	81,057 10,813	3,000	approx. 10,000 each floor	gross \$12.00	C	Halverson Blaiser, LTD: Ardis Hafdahl 651-227-7053 ahafdahl@hgbtld.net
C13	O'Connor Building** 266 East 7th Street	4	20,000 20,000	7,500	4,000	gross \$15.00	C	Brooks Group: Jaunae Brooks 651-231-2765 jaunae@brooksgroup.net
C14	One West Water Street 1 West Water Street	5	27,326 8,916	5,000	varies	\$8.00 \$8.00	B	James Miller Investment Realty Co.: Jim Miller 651-222-2561 jmiller@jmrealty.com
C15	Railroader Printer Building** 235 East 6th Street	4&5	35,053 6,100	3,600	3,600	\$695 per private office gross \$15.00	C	Brooks Group: Jaunae Brooks 651-231-2765 jaunae@brooksgroup.net
C16	Southbridge 155 Wabasha South	1	22,000 0	0		modified gross \$13	B	Nicky Scarrella 651-298-9977 pminc@popp.net
C17	The Lowry* 350 St. Peter Street	3	80,000 3,714	4,271		varies \$8.44	B	Colliers International: Eric Rapp 952-837-3060 eric.rapp@colliers.com
C18	University Club Downtown*** 340 Cedar Street	13	25,466 0	0		\$10-\$11.00 \$7.00	C	Colliers International: Eric Rapp 952-837-3060 eric.rapp@colliers.com
Total S.F.			828,738					* August 2010 data used
Total Available S.F.			140,333					** August 2009 data used
			16.93%					*** August 2008 data used

Sublease Space

Name	Building Class	Address	Sublease S.F.	Contact	Phone	Email
Lawson Commons	A	380 St. Peter Street	14,909	Claire Roberts	612-605-4071	claire.roberts@ugl-equis.com
Wells Fargo Place	A	30 E. 7th Street	3,540	Rob Davis	651-734-2386	rob.davis@northmarq.com
Saint Paul Building	B	6 West Fifth Street	2,417	Jim Miller	651-222-2561	jmiller@jmrealty.com
Labor Professional Center	C	411 Main Street	2,500	George McMahon	651-292-9493	grmholdings@visi.com
401 Building	OO	401 Robert Street	2,284	Ann Stahley	651-248-6946	astahley@mcgough.com
Jemne Building	OO	305 St. Peter Street	4,500	Virginia Dahm	651-227-7773	vdahm@woldae.com
St. Paul Radiology	OO	166 East 4th Street	15,000	Craig Lien	952-837-3055	clien@welshco.com
Total			45,150			

Central Business District

Government

Map Key	Name	Address	Total S.F.	Entity	Contact	Phone	Email
G1	321 Grove Street 1 & 2	321 Grove Street	53,948	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
G2	90 West Plato	90 West Plato	80,000	Ramsey County	Jolly Mangine	651-266-2261	jolly.mangine@co.ramsey.mn.us
G3	Administration Building	50 Sherburne Avenue	71,481	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
G4	Centennial Building	658 Cedar Street	286,752	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
G5	City Hall Annex*	25 West 4th Street	85,384	City of Saint Paul	Dave Nelson	651-266-8860	david.h.nelson@ci.stpaul.mn.us
G6	City Hall/Courthouse	15 West Kellogg Boulevard	240,000	Ramsey County	Jolly Mangine	651-266-2261	jolly.mangine@co.ramsey.mn.us
G7	Don Junemann Building	555 Cedar Street	27,000	Ramsey County	Jolly Mangine	651-266-2261	jolly.mangine@co.ramsey.mn.us
G8	Elmer L. Anderson Building*	540 Cedar Street	373,215	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
G9	Eugene McCarthy Post Office	180 East Kellogg Boulevard	460,000	U.S. Government	Joe Hughes	651-336-4293	josephh.hughes@cbre.com
G10	Ford Building	117 University Avenue	51,493	Real Estate Management	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
G11	Griffin Building*	367 Grove Street	114,904	City of Saint Paul	Dave Nelson	651-266-8860	david.h.nelson@ci.stpaul.mn.us
G12	Harold E. Stassen Building	600 North Robert Street	396,261	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
G13	Judicial Center, Minnesota	25 Rev. Dr. Martin Luther King Jr. Blvd.	231,441	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
G14	Juvenile Family Justice Center	25 West 7th Street	59,000	Ramsey County	Jolly Mangine	651-266-2261	jolly.mangine@co.ramsey.mn.us
G15	Law Enforcement Center	425 Grove Street	100,000	Ramsey County	Jolly Mangine	651-266-2261	jolly.mangine@co.ramsey.mn.us
G16	Metro Square Building	121 East 7th Place	390,971	Ramsey County	Jolly Mangine	651-266-2261	jolly.mangine@co.ramsey.mn.us
G17	Metropolitan Council Building	390 North Robert Street	116,129	Metropolitan Council	Michael Karels	651-602-1767	michael.karels@metc.state.mn.us
G18	Minnesota State Capitol Building	75 Rev. Dr. Martin Luther King Jr. Blvd.	294,597	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
G19	Orville L. Freeman Building	625 North Robert Street	294,433	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
G20	Public Safety Annex*	100 East 10th Street	76,162	City of Saint Paul	Dave Nelson	651-266-8860	david.h.nelson@ci.stpaul.mn.us
G21	Public Safety Building*	100 East 11th Street	71,327	City of Saint Paul	Dave Nelson	651-266-8860	david.h.nelson@ci.stpaul.mn.us
G22	Ramsey County Gov Ctr - East	160 East Kellogg Boulevard	237,518	Ramsey County	Jolly Mangine	651-266-2261	jolly.mangine@co.ramsey.mn.us
G23	Ramsey County Gov Ctr - West	50 West Kellogg Boulevard	400,000	Ramsey County	Jolly Mangine	651-266-2261	jolly.mangine@co.ramsey.mn.us
G24	State Lab Building	610 North Robert Street	166,035	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
G25	State Office Building	100 Rev. Dr. Martin Luther King Jr. Blvd.	259,260	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
G26	Transportation Building	395 John Ireland Boulevard	318,296	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
G27	Veterans Service Building	20 West 12th Street	78,542	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
G28	Warren E. Burger Federal Courts Bldg	316 North Robert Street	452,137	U.S. Government	Cha You	651-290-4128	elikreutya.you@gsa.gov
Total			5,786,286				

* August 2010 data used
 ** August 2009 data used
 *** August 2008 data used

Health Care

Map Key	Name	Address	Total S.F.	Entity	Contact	Phone	Email
H1	American Red Cross*	134 Fillmore Avenue East	63,888	American Red Cross			
H2	American Red Cross St. Paul Area Blood Donation Center*	176 Robert Street South	21,263	American Red Cross			
H3	Capitol Professional Office Building	590 Park Street	34,668	Kraus Anderson	Dave Stalsberg	952-948-9398	dstalsberg@karealty.com
H4	Children's Hospital - St. Paul	345 Smith Avenue	155,893	Children's Hospitals and Clinics of Minnesota	Bill Karkula	651-241-8395	william.karkula@allina.com
H5	Doctor's Professional Building	280 Smith Avenue	101,664	United Properties	Bill Karkula	651-241-8395	william.karkula@allina.com
H6	ExerCare	266 North Smith	10,234	Allina Health System/United Hospital	Bill Karkula	651-241-8395	william.karkula@allina.com
H7	Fort Road Medical	360 Sherman Street	50,050	NATH	Diane Clark	651-291-1880	fortroad@nathcompanies.com
H8	Gallery Professional Building	17 West Exchange Street	105,433	Cushman & Wakefield	Jill Rasmussen	612-341-3247	jrasmussen@davisrealstatemn.com
H9	Gallery Towers	514 St. Peter Street	25,407	Ted Glasrud & Associates	Paul Buchmayer	651-361-8941	pbuchmayer@tedglasrud.com
H10	Garden View	347 Smith Avenue	153,629	Allina, Children's I.R.E.T.	Bill Karkula	651-241-8395	william.karkula@allina.com
H11	Gillette Children's Specialty Healthcare	200 University Avenue East	262,890	Gillette Children's Specialty Healthcare	Patty Dunn	651-229-1753	patty.dunn@gillettechildrens.com
H12	Gillette Children's Specialty Healthcare	205 University Avenue East	52,000	Gillette Children's Specialty Healthcare	Patty Dunn	651-229-1753	patty.dunn@gillettechildrens.com
H13	HealthPartners St. Paul Clinic	8 West Plato Boulevard	65,268	HealthPartners	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
H14	HealthPartners Specialty Center 401	401 Phalen Parkway	124,000	HealthPartners	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
H15	HealthPartners Specialty Center 435	435 Phalen Parkway	82,243	HealthPartners	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
H16	John Nasseff Medical Center	255 Smith Avenue	43,689	Smith Avenue Realty Assoc.	Bill Karkula	651-241-8395	william.karkula@allina.com
H17	Nasseff Specialty Center	225 Smith Avenue	132,213	Smith Avenue Realty Assoc.	Bill Karkula	651-241-8395	william.karkula@allina.com
H18	Regions Building #1	640 Jackson Street	1,064,466	Regions Hospital	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
H19	Regions Building #2	640 Jackson Street	65,917	Regions Hospital	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
H20	Regions Building #3	640 Jackson Street	74,649	Regions Hospital	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
H21	Regions Building #5	640 Jackson Street	156,620	Regions Hospital	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
H22	Ritchie Medical Plaza	310 Smith Avenue	114,728	Allina, I.R.E.T.	Bill Karkula	651-241-8395	william.karkula@allina.com
H23	Sky Tower (United Hospital/Children's Hospital-St. Paul)	333 North Smith	230,854	Allina Health System	Bill Karkula	651-241-8395	william.karkula@allina.com
H24	St. Joseph's Hospital	45 West 10th Street	603,000	HealthEast	Kyle Davis	651-232-4963	kdavis@healtheast.org
H25	St. Paul Radiology	250 Thompson	21,334	St. Paul Radiology	Barry Lindo	651-292-2000	blindo@stpaulrad.com
H26	United Hospital	333 Smith Avenue	662,079	Allina Health System	Bill Karkula	651-241-8395	william.karkula@allina.com
Total			4,478,079				

* August 2010 data used
 ** August 2009 data used
 *** August 2008 data used

Owner-occupied

Map Key	Name	Address	Total S.F.	Entity	Contact	Phone	Email
O1	317 On Rice Park	317 Washington Street	24,000	Minnesota Wild	Tim Wolfgram	651-602-6000	twolfgram@wild.com
O2	401 Building	401 North Robert Street	572,044	Minnesota Life	Ann Stahley	651-248-6946	astahley@mcgough.com
O3	American Red Cross St. Paul Area Blood Donation Center*	176 Robert Street South	21,263	American Red Cross			
O4	Chicago Greatwestern Freight Condos	381 East Kellogg Boulevard	32,000		Wayne Mahoney	651-224-7518	wsmahoney@hotmail.com
O5	Ecolab Corporate Center	370 North Wabasha Street	238,088	Ecolab, Inc.	Jim Jachymowski	651-293-2307	james.jachymowski@ecolab.com
O6	Ecolab Global Communications Center	360 North Wabasha Street	72,815	Ecolab, Inc.	Jim Jachymowski	651-293-2307	james.jachymowski@ecolab.com
O7	Jemme Building	305 St. Peter Street	25,000	Wold Architects & Engineers	Virginia Dahm	651-227-7773	vdahm@woldae.com
O8	League of Minnesota Cities Building	145 West University Avenue	64,000	League of Minnesota Cities	Nancy Tindall	651-215-4014	ntindall@lmc.org
O9	Market Street Towers	70 West 4th Street	339,000	Century Link	Bill Eakins	651-221-4962	william.eakins@centurylink.com
O10	Minnesota Public Radio Building	45 East 7th Street	142,000	Minnesota Public Radio	Stacie Moncrief	651-290-1524	smoncrief@americanpublicmedia.org
O11	Rafferty Rafferty Tollefson Lindeke Architects*	278 7th Street East	12,000	Rafferty Rafferty Tollefson Lindeke			
O12	Saint Paul Pioneer Press Building	345 Cedar Street	150,000	Saint Paul Pioneer Press	Kevin Marquette	651-228-5090	kmarquette@pioneerpress.com
O13	Science Museum of Minnesota	120 West Kellogg Boulevard	38,000	Science Museum of MN	Tom Carlson	651-221-4774	tcarlson@smm.org
O14	St. Paul Radiology Building	166 East 4th Street	52,800	St. Paul Radiology	Barry Lindo	651-292-2000	blindo@stpaulrad.com
O15	The Travelers Cos.	385 Washington Street	1,000,000	St. Paul Travelers	Jim Scannell	651-310-3393	jscannell@travelers.com
O16	Twin Cities Public Television Bldg	172 East 4th Street	85,000	Twin Cities Public Television	JoAnn Hawkins	651-229-1341	jhawkins@tpt.org
O17	U.S. Bank West Side Flats Op Center	60 Livingston Avenue	350,000	U.S. Bank	David Grandpre	651-495-3136	david.grandpre@usbank.com
Total			3,218,010				

* August 2010 data used
 ** August 2009 data used
 *** August 2008 data used

Health Care Space Analysis

Total Health Care Space:

(3,293,699 SF) 2007

(3,293,699 SF) 2008

(3,473,544 SF) 2009

(4,271,877 SF) 2010

(4,478,079 SF) 2011

Health Care space is a stand-alone category that does not impact the statistical data contained in this report. It shows the significant impact that Health Care space has on Saint Paul and the Central Business District.

The Health Care space category includes 26 buildings and 4,478,079 square feet. Four of these buildings – Gallery Professional Building, Gallery Towers, Capitol Professional Office Building, and the American Red Cross St. Paul Area Blood Donation Center – are included in other categories of this report because they provide office space.

Health Care space has gained 1,184,380 square feet from 2007 (the first year it was recorded in this report) to 2011. The gains are the result of building expansions, renovations, and the addition of new buildings to the report.

The following notable Health Care projects are recently completed:

- Gillette Children's Specialty Healthcare, 205 University Avenue East. This facility opened a 52,000-square-foot patient care building in January 2011. It features expanded waiting areas and clinical space for rehabilitation therapies and motion analysis testing. The building is connected by skyway to Gillette's hospital and clinic at 200 University Avenue East.
- Sky Tower, 333 North Smith Avenue. This newly completed patient care tower is a joint venture of Children's Hospital, which owns the top four floors, and United Hospital, which owns the bottom two floors of the tower. The Children's Hospital space includes operating rooms, private patient rooms, an expanded emergency room, and a new entrance. United is using its space for an emergency department and future expansion opportunities. The tower contains 230,854 square feet.
- St. Joseph's Hospital, 69 West Exchange Street. The hospital reported 603,000 square feet this year, which is 77,000 fewer square feet than last year, due to the demolition of its north wing. St. Joseph's is expanding its emergency department by 23,000 and adding parking spaces, a \$13 million project.

(Please refer to the Health Care space table on page 15.)

Health Care Space

About the Greater Saint Paul Building Owners and Managers Association

The Greater Saint Paul Building Owners and Managers Association (BOMA) has a membership of more than 300 commercial real estate and building management professionals, and is one of more than 100 BOMA chapters in North America. The organization works to provide leadership to the commercial real estate industry through legislative and regulatory advocacy, education, research, and informational networking. It also keeps its members up to date on trends and developments that are important to building management and a vital downtown.

The 2011 Saint Paul Office Market Report is the 17th annual report of the Greater Saint Paul BOMA.

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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, Colliers International

Matt Anfang, Greater Saint Paul BOMA

Aaron Barnard, Cushman & Wakefield

Julie Bauch, Jackson I LLC

Rob Davis, NorthMarq

Pete Dufour, Cassidy Turley

Joe Hughes, CB Richard Ellis

George Janssen, MarketPointe

William Thurmes, The Hearn Company

