

Celebrating Saint Paul's Parks and Green Spaces

BOMA *2012* MARKET REPORT



table of contents

Introduction	1	Competitive office space analysis	7
Highlights of the <i>Saint Paul Office Market Report</i>	2	Absorption	8
Significant market activity	3	Absorption history	9
Total universe	5	Market rental rates	10
Overall vacancy/occupancy	6	<i>Saint Paul Office Market Report</i> map	11
Competitive vacancy/occupancy	6	Central Business District building list	13
Competitive vacancy trends	7	Health Care space	16

INTRODUCTION

Many of us know firsthand that one of the best benefits of living or working in downtown Saint Paul is the green space. Saint Paul is home to more than 170 parks and open spaces, including 14 parks in the Central Business District* alone, as well as more than 100 miles of trails.

Some people love to listen to music from the Mears Park band shell while sitting next to the stream enjoying their lunch. Others walk to Kellogg Mall to take in the spectacular view of the Mississippi River and the tranquil splash of the fountains. Runners hit the trail at Harriet Island Regional Park during all four seasons. Still others skate or play broomball on the Rice Park ice rink below the twinkling tree lights and snow covered peaks of Landmark Center in winter. In so many ways, Saint Paul's parks are friendly to residents, employees and visitors, not to mention our canine friends.

Gems in the Central Business District include:

- Cass Gilbert Memorial Park
- Chestnut Park
- Culture Park
- Downtown Dog Park
- Ecolab Plaza Park
- Harriet Island Regional Park
- Irvine Park
- Kellogg Mall
- Landmark Plaza
- Mears Park
- Raspberry Island Park
- Rice Park
- Upper Landing Park
- Wacouta Commons Park

A planned new park, Pedro Park, on the site of the former Pedro Luggage building at 501 Robert Street, would add to this impressive list. The city is in the planning and design stage of a phased implementation of the park. Construction on the first phase, located on the corner of Tenth and Robert streets, is currently scheduled to begin in 2014.

Parks are very much at home in Saint Paul, thanks in part to the city's hills, bluffs, and more than 17 miles of Mississippi River shoreline (more shoreline than any other city along the river). This topography has helped shape the more than 4,500 acres of parkland in Saint Paul and the many trails used by walkers, runners, cyclists, and in-line skaters. Moreover, studies conducted around the nation indicate that parks increase nearby residential and commercial property values.

In addition to the views from Saint Paul's parks and trails, some of the city's building owners and managers have created views from balconies and atop their own buildings as amenities that benefit tenants and help attract prospective tenants. Local examples include:

- Cray Plaza has a rooftop green space featuring an enclosed glass area that helps light the entire building.
- Buildings like 500 Jackson, Securian's 400 Building, and Ecolab's Corporate Center all incorporate private exterior open space for their employees and visitors.
- Children's Hospital – Saint Paul is planning an 8,000-square-foot rooftop garden off of its new sky tower. It is proposed to include a greenhouse, labyrinth, sculptures, arbors, planter towers, benches, and more.
- The Saint Paul Fire Department headquarters is the first city-owned building to feature a roof that is LEED-certified for energy efficiency. It includes a garden and native planting area and filters pollution from rainwater before it reaches the river.
- St. Joseph's and Regions hospitals have green roofs.

Green roofs have both environmental and economic benefits, including storm water management, improved air quality, habitat creation, mitigation of the "urban heat island effect" (in which cities are warmer than the surrounding rural areas), and energy conservation.

"Utilizing rooftop space to help make a building more environmentally friendly and more compatible with people's desire to enjoy the outdoors is an excellent way to add value to a building," said Patrick Skinner, chair of Greater Saint Paul BOMA's board of directors. "This is a trend we will likely continue to see in Saint Paul and a complement to the city's other great vantage points."

* See the map of the Central Business District as defined by the Saint Paul Office Market Report on page 11.



highlights OF THE 2012 OFFICE MARKET REPORT

- Overall occupancy for Competitive, Government, and Owner-occupied office space remains stable at 90%.
- The total universe of office space in the Central Business District consists of 48% Competitive space, 33% Government space, and 19% Owner-occupied space. These percentages are unchanged from last year.
- The Saint Paul Central Business District has 17,179,596 total square feet of Competitive, Government, and Owner-occupied office space. This is a decrease of 128,010 square feet, or less than 1%, since 2011, but an increase of 373,107 square feet, or 2%, over the total universe in 2003.
- The most significant reasons for the decrease in total office space from 2011 to 2012 are:
 - The removal of the Public Safety Building (72,327 square feet of Government space) and University Club Downtown (25,466 square feet of Class C space) from the report. These removals reduce the total universe of space by a combined 97,793 square feet.
 - The Exchange Building's square footage decreased by 23,000 square feet because its basement space is no longer being marketed for lease.
- The total universe decreased by 128,010 square feet and occupancy decreased by 63,713 square feet, a change of 191,723 from 2011 to 2012. This led to negative absorption in the market. Please see page 8 for further details on absorption.
- In Competitive office space from 2011 to 2012, Class A occupancy increased from 85.7% to 86.8%, Class B occupancy decreased from 76.9% to 75.7%, and Class C occupancy decreased from 83.1% to 80.4%.
- Competitive office space in the Saint Paul Central Business District consists of 8,304,513 square feet; 25.73% is Class A space, 64.87% is Class B space, and 9.40% is Class C space.
- The number of Competitive buildings in the Saint Paul Central Business District has decreased from 59 buildings and 9,390,953 million square feet in 2003 to 55 buildings and 8,304,513 square feet in 2012.
- Space available for sublease increased from 23,366 square feet in 2011 to 71,424 square feet in 2012.
- Quoted median gross rental rates increased in Class A and Class B space, and have remained flat in Class C space since 2007. The quoted median rate for Class A space is \$24.43 per square foot (up \$0.52 since 2011), Class B space is \$18.17 (up \$0.34 since 2011), and Class C space is \$15.00 per square foot. (Numbers quoted are based on gross rentable square feet.)
- Building sales from the past year include First National Bank Building, sold to The Nightingale Group; UBS Plaza, acquired by Rait Financial Trust; and the Pioneer-Endicott Buildings, purchased by PAK Properties.





significant MARKET ACTIVITY

The total universe, consisting of 17,179,596 square feet of Competitive, Government, and Owner-occupied office space, decreased 128,010 square feet (0.74%) from 2011 to 2012.

Competitive office space

Class A space

- Lawson Commons, 380 St. Peter Street. Occupancy increased by 25,000 square feet due to a combination of new tenants leasing space and existing tenants expanding.
- Landmark Towers, 345 St. Peter Street. Occupancy increased by 12,000 square feet when Green Tree Servicing expanded.
- Wells Fargo Place, 30 East 7th Street. AgriBank moved to the building from 375 Jackson, leasing 74,736 square feet and contributing to a total increase in occupancy of 6,015 square feet. Exeter Realty vacated 4,522 square feet in its move to First National Bank Building, and Saint Paul Eye Clinic vacated more than 5,000 square feet in an effort to consolidate operations at its Grand Avenue location.
- 400 Building, 400 North Robert Street. Occupancy decreased by 5,200 square feet due to a law firm vacating its space.
- Bremer Tower, 445 Minnesota Street. The Minnesota Attorney General's Office downsized its space by 16,700 square feet, which is the primary reason why the building's net occupancy decreased by 15,172 square feet.

Class B space

- 166 East 4th Street (formerly Saint Paul Radiology Building). This building was moved from Owner-occupied space to Class B space, an addition of 55,000 square feet to the Class B category. Saint Paul Radiology occupies all but the top floor. There are 15,000 square feet available for sublease and another 15,000 square feet vacant. The addition of this building to the Class B category contributed 15,000 square feet in competitive vacancy.
- Empire Building, 360 North Robert Street. Several smaller tenants leased a combined 9,000 square feet.
- 180 East 5th Street. Occupancy increased by 31,011 square feet, primarily due to Ecova leasing 14,898 square feet; HealthPartners' Specialty Coders leasing 6,439 square feet; and Three Deep Marketing expanding by 2,844 square feet.
- Hamm Building, 408 St. Peter Street. Occupancy increased by 8,581 square feet. GovDelivery leased an additional 4,400 square feet, F&B Specialty Linen leased 1,693 square feet, and Heritage Wealth Architects leased 1,650 square feet.
- Capitol Office Building, 525 Park Street. HealthPartners Specialty Coders vacated 5,256 square feet and Walsh & Gaertner vacated 3,800 square feet after purchasing another building in Saint Paul, which contributed to a decrease in total occupancy by 8,250 square feet.
- First National Bank Building, 332 Minnesota Street. Exeter Realty leased 3,000 square feet in its move from Wells Fargo Place, contributing to total increased occupancy of 7,000 square feet despite the building losing a few smaller tenants and another tenant downsizing.
- Drake Building, 60 East Plato Boulevard. Conservation Corps Minnesota leased 4,156 square feet, and Catholic Charities leased 6,000 square feet. Total occupancy increased by 6,255 square feet.

- Degree of Honor Building, 325 Cedar Street. Total Air Communications leased 6,000 square feet for a net occupancy increase of 3,133 square feet.
- Saint Paul Building, 6 West 5th Street. Occupancy decreased by 6,216 square feet.
- 555 Park Office Building, 555 Park Street. The Minnesota Department of Corrections moved to the Metro Square Building, decreasing occupancy at 555 Park by 13,000 square feet.
- Sibley Square, 190 East 5th Street. Occupancy decreased by 26,343 square feet, due in part to the Minnesota Department of Human Rights vacating 13,000 square feet in a move to consolidate its operations.
- 375 Jackson Street. AgriBank moved to Wells Fargo Place, decreasing occupancy at 375 Jackson by approximately 80,000 square feet.

Class C space

- University Club Downtown, 340 Cedar Street. This building, consisting of 100,000 total square feet and 8,000 square feet available for office leasing, has been removed from the universe. The reduction in space available for leasing, from 25,466 in previous years to just 8,000 square feet this year, led to its removal. The building's primary use is as a private club.
- Exchange Building, 26 East Exchange Street. Total space decreased by 23,000 square feet. This change resulted from basement space that is no longer being marketed for lease.

- 213 East 4th Street. Occupancy increased by 6,454 square feet when the Bedlam Theatre, Restaurant and Bar leased the building's entire first floor.
- The Lowry, 350 St. Peter Street. Occupancy decreased by 10,000 square feet, largely due to Larson King vacating 7,000 square feet.

Government office space

- Public Safety Building, 100 East 11th Street. This building has been removed from the report due to demolition, which reduces the universe by 71,327 square feet. The site is under complete redevelopment for the Penfield/Lunds project.
- Elmer L. Andersen Building, 540 Cedar Street. Due to remeasurement, this building has an additional 5,213 square feet.

Owner-occupied office space

- 166 East 4th Street (formerly Saint Paul Radiology Building). This building was reclassified as Class B space, as Saint Paul Radiology occupies 25,000 square feet, 15,000 square feet is available for sublease, and 15,000 square feet is available for lease.

Building sales

- First National Bank Building, 332 Minnesota Street. Houston-based Fairfield Financial Group, which bought the First National Bank Building for \$27.1 million in 2007, recently sold the Saint Paul landmark to The Nightingale Group, based in New York City, for \$19.8 million. This building is The Nightingale Group's first property in Minnesota.
- UBS Plaza, 444 Cedar Street. Rait Financial Trust acquired this 229,653-square-foot building in June 2012.
- Pioneer-Endicott Buildings, 336 North Robert Street. PAK Properties purchased both buildings and the adjacent parking ramp. Restoration and redevelopment efforts are underway to create 200+ new market-rate apartments, some additional commercial space, as well as a rooftop garden. Work on the 400-stall Jackson Ramp was completed earlier this year. Leasing for the new housing units is scheduled to begin in 2013.



TOTAL UNIVERSE HISTORIC COMPARISON

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Competitive	56%	55%	56%	53%	50%	50%	50%	48%	48%	48%
Government	25%	27%	25%	29%	31%	31%	31%	33%	33%	33%
Owner-occupied	19%	18%	19%	18%	19%	19%	19%	19%	19%	19%
Total Square Feet (Million Sq. Ft.)	16.81	16.52	16.46	17.69	17.27	17.10	17.15	17.38	17.38	17,179,596

total UNIVERSE

In 2012 the total universe of office space in the Saint Paul Central Business District is 17,179,596 square feet. This is a decrease of 0.74% (128,010 square feet) since 2011 and an increase of 2% (373,107 square feet) since 2003.

In the past year the most significant changes were the removal of one Class C building and one Government building from the universe, the reclassification of a building from Owner-occupied to Class B space, and two buildings reporting adjustments in total square footage.

Buildings removed from the universe:

- Public Safety Building, 100 East 11th Street. This vacant building, consisting of 71,327 square feet in the Government category, has been removed from the report due to demolition and site redevelopment for the Penfield/Lunds project.

- University Club Downtown, 340 Cedar Street. This building has been removed from the report because the square footage that is office space is less than 20,000 square feet, the amount needed to be included in this report. This removal eliminates 25,466 square feet of Class C office space from the total universe.

Reclassified building:

- 166 East 4th Street (formerly Saint Paul Radiology Building). This 55,000-square-foot building was re-categorized from Owner-occupied space to Class B space.

Buildings that have been remeasured or adjusted their square footage:

- Elmer L. Andersen Building, 540 Cedar Street. Following remeasurement, this Government building has an additional 5,213 square feet.
- Exchange Building, 26 East Exchange Street. Total space decreased by 23,000 square feet, as its basement space is not being marketed for lease.



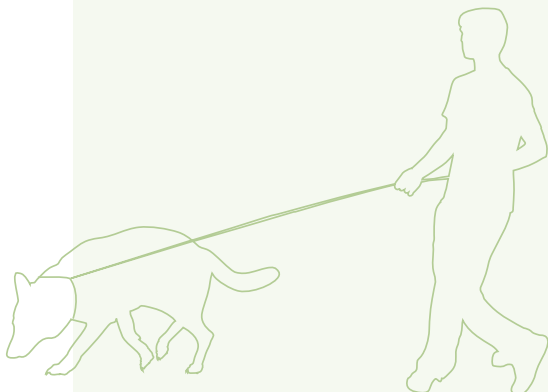
TOTAL UNIVERSE

(17,179,596 SF)

Competitive 48%
(8,304,513 SF)

Government 33%
(5,709,745 SF)

Owner-occupied 19%
(3,165,338 SF)



OVERALL UNIVERSE

(17,179,596 SF)

Occupancy
(15,434,566 SF)

90%

Vacancy
(1,745,030 SF)

10%

overall

VACANCY/OCCUPANCY

Vacancy for the total universe of office space in the Saint Paul Central Business District is 10%, unchanged from 2011. However, due to the total universe shrinking, the number of vacant square feet is 1,745,030 square feet in 2012, compared to 1,681,317 in 2011.

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

competitive

VACANCY/OCCUPANCY

The vacancy rate for Competitive office space in the Saint Paul Central Business District is 21.0% (1,745,030 square feet) in 2012, an increase from 20.2% (1,681,317 square feet) in 2011. Vacancy is lowest (13.2%) in Class A space and highest (24.3%) in Class B space.

Numerous Competitive buildings experienced vacancy/occupancy changes, as follows:

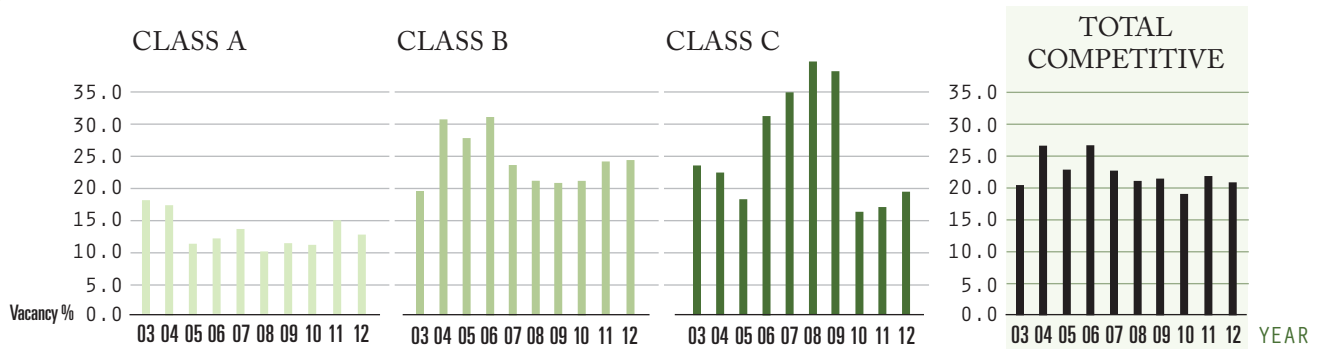
- 180 East 5th Street. Total occupancy increased by 31,011 square feet. Ecova leased 14,898 square feet; HealthPartners' Specialty Coders leased 6,439 square feet; and Three Deep Marketing expanded by 2,844 square feet.
- Lawson Commons, 380 St. Peter Street. Occupancy increased by 25,000 square feet due to a combination of new tenants leasing space and existing tenants expanding.
- Landmark Towers, 345 St. Peter Street. Occupancy increased by 12,000 square feet due to Green Tree Servicing's expansion.
- Hamm Building, 408 St. Peter Street. Occupancy increased by 8,581 square feet. GovDelivery expanded by 4,400 square feet, F&B Specialty Linen leased 1,693 square feet, and Heritage Wealth Architects leased 1,650 square feet.
- First National Bank Building, 332 Minnesota Street. Exeter Realty leased 3,000 square feet in its move from Wells Fargo Place, contributing to total increased occupancy of 7,000 square feet. The building lost a few small tenants, and another tenant downsized.
- 213 East 4th Street. Occupancy increased by 6,454 square feet when the Bedlam Theatre, Restaurant and Bar leased the building's first floor.
- Drake Building, 60 East Plato Boulevard. Conservation Corps Minnesota leased 4,156 square feet, and Catholic Charities leased 6,000 square feet. Total occupancy increased by 6,255 square feet.
- Wells Fargo Place, 30 East 7th Street. AgriBank moved to the building from 375 Jackson, leasing 74,736 square feet and contributing to a total increase in occupancy of 6,015 square feet. Exeter Realty vacated 4,522 square feet in its move to the First National Bank Building, and Saint Paul Eye Clinic vacated more than 5,000 square feet in an effort to consolidate operations at its Grand Avenue location.

- Degree of Honor Building, 325 Cedar Street. Total Air Communications leased 6,000 square feet for a net occupancy increase of 3,133 square feet.
- 400 Building, 400 North Robert Street. Occupancy decreased by 5,200 square feet after a law firm vacated its space.
- Saint Paul Building, 6 West 5th Street. Occupancy decreased by 6,216 square feet.
- Capitol Office Building, 525 Park Street. HealthPartners Specialty Coders vacated 5,256 square feet, and Walsh & Gaertner vacated 3,800 square feet after purchasing another building in Saint Paul, which contributed to a decrease in total occupancy by 8,250 square feet.
- The Lowry, 350 St. Peter Street. Occupancy decreased by 10,000 square feet, primarily due to Larson King vacating 7,000 square feet.
- 555 Park Office Building, 555 Park Street. Total occupancy decreased by 13,000 square feet after the Minnesota Department of Corrections moved to the Metro Square Building.
- Bremer Tower, 445 Minnesota Street. The Minnesota Attorney General's Office downsized its space by 16,700 square feet, which is the primary reason for the building's net occupancy decreasing by 15,172 square feet.
- Sibley Square, 190 East 5th Street. Occupancy decreased by 26,343 square feet, partially due to the Minnesota Department of Human Rights vacating 13,000 square feet in a move to consolidate its operations.
- 375 Jackson. AgriBank vacated approximately 80,000 square feet in a move to Wells Fargo Place.

COMPETITIVE OCCUPANCY / VACANCY

86.8%	Class A (1,854,517 SF)	(282,632 SF)	13.2%
75.7%	Class B (4,077,644 SF)	(1,309,443 SF)	24.3%
80.4%	Class C (627,322 SF)	(152,955 SF)	19.6%
79.0%	TOTAL (6,559,483 SF)	(1,745,030 SF)	21.0%

COMPETITIVE VACANCY TRENDS



competitive VACANCY TRENDS & OFFICE SPACE ANALYSIS

Competitive Vacancy Trends

Overall vacancy in Competitive space increased from 20.2% (1,681,317 square feet) in 2011 to 21.0% (1,745,030 square feet) in 2012. This year's vacancy is higher than the rate of 19.4% (1,826,069 square feet) a decade ago.

- Class A vacancy decreased from 14.3% (305,954 square feet) in 2011 to 13.2% (282,632 square feet) in 2012, a total of 23,322 square feet. In 2003, Class A vacancy was 16.8% (417,669 square feet), higher than the 2012 figure by 135,037 square feet.
- Class B vacancy increased from 23.1% (1,235,030 square feet) in 2011 to 24.3% (1,309,443 square feet) in 2012, a total of 74,413 square feet. In 2003, Class B vacancy

was 19.4% (1,109,231 square feet), lower than the 2012 figure by 200,212 square feet.

- Class C vacancy increased from 16.9% (140,333 square feet) in 2011 to 19.6% (152,955 square feet) in 2012, a total of 12,622 square feet. In 2003, Class C vacancy was 22.4% (299,169 square feet), higher than this year's figure by 146,214 square feet.
- Competitive sublease space totals 71,424 square feet in 2012. This is greater than the 18,449 square feet available for sublease reported in 2011. (Note: Office space available for sublease is not included in available square footage.)

Competitive Office Space Analysis

The Saint Paul Central Business District consists of 8,304,513 million square feet of Competitive office space, which 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 25.73% Class A space, 64.87% Class B space, and 9.40% Class C space.

Comparison of percentages of the current Class A, B and C categories with percentages 10 years ago (2003):

- Class A office space:
 - Decrease from seven to six buildings
 - Decrease from 2,487,679 square feet to 2,137,149 square feet (difference of 350,530 square feet)
 - Minimal change from 26.5% of Competitive space to 25.73%
- Class B office space:
 - Decrease from 35 to 32 buildings

- Decrease from 5,568,832 square feet to 5,387,087 square feet (difference of 181,745 square feet)
- Increase from 59.3% of Competitive space to 64.87%
- Class C office space:
 - Decrease from 18 to 17 buildings
 - Decrease from 1,334,442 square feet to 780,277 square feet (difference of 554,165 square feet)
 - Decreased from 14.2% of Competitive space to 9.40%

COMPETITIVE OFFICE SPACE ANALYSIS

(8,304,513 SF)

Class A
(2,137,149 SF) — 25.73%

Class B
(5,387,087 SF) — 64.87%

Class C
(780,277 SF) — 9.40%

ABSORPTION

Absorption is a measurement of the increase or decrease in occupied office space that occurs during a given period of time. From 2011 to 2012, absorption in the Saint Paul Central Business District is -191,723 square feet, meaning that 191,723 fewer square feet of the total universe are considered occupied this year than last year.

The negative absorption is explained by a 128,010 square foot reduction in the total universe and a 63,713 square foot decrease in occupied space from 2011 to 2012. Tracked for Competitive office space alone, absorption in downtown Saint Paul is -62,510 square feet from 2011 to 2012. The reasons include changes in occupancy, building reclassification, building remeasurement, and adjustments in square footage being offered for lease.

During the past 10 years, the total universe of the Central Business District has absorbed a net total of 194,941 square feet, or an annual average of approximately 19,494 square feet.

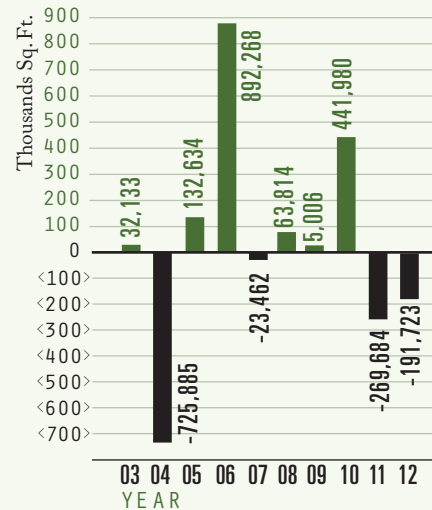
Significant absorption activity

Competitive office space

- 166 East 4th Street (formerly Saint Paul Radiology Building): Moved from Owner-occupied space to Competitive space, 55,000 square feet
- University Club Downtown: Removed from the universe, 25,466 square feet
- Exchange Building: Basement space removed (not being marketed for lease), 23,000 square feet
- Significant net occupancy increases due to new or expanding tenants:
 - 180 East 5th Street, 31,011 square feet
 - Lawson Commons, 25,000 square feet
 - Landmark Towers, 12,000 square feet
 - Hamm Building, 8,581 square feet
 - First National Bank Building, 7,000 square feet
 - 213 East 4th Street, 6,454 square feet
 - Drake Building, 6,255 square feet
 - Wells Fargo Place, 6,015 square feet
- Significant net occupancy decreases due to tenants leaving or consolidating space:
 - 375 Jackson Street, 80,000 square feet
 - Sibley Square, 26,343 square feet
 - Bremer Tower, 15,172 square feet
 - 555 Park Office Building, 13,000 square feet
 - The Lowry, 10,000 square feet
 - Capitol Office Building, 8,250 square feet
 - Saint Paul Building, 6,216 square feet
 - 400 Building, 5,200 square feet

2012

Competitive	-62,510
Owner-occupied	-52,672
Government	-76,541
TOTAL ABSORPTION	-191,723

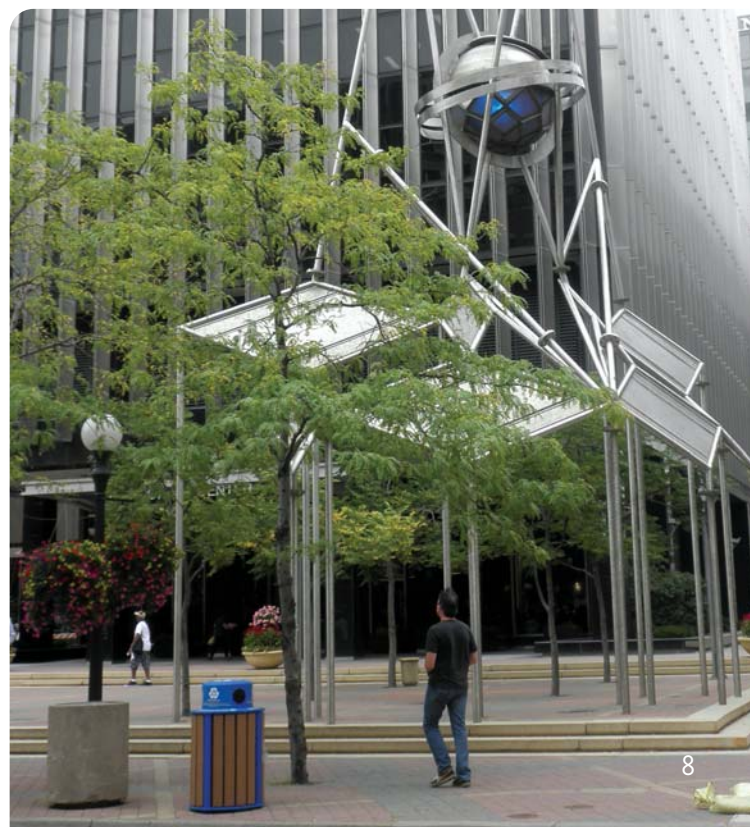


Government office space

- Public Safety Building: Removed from the universe, 71,327 square feet
- Elmer L. Andersen Building: Remeasured, now has 5,213 more square feet

Owner-occupied office space

- 166 East 4th Street (formerly Saint Paul Radiology Building): Reclassified as Class B space, 55,000 square feet





absorption HISTORY

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 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 (new leases with the IRS and Minnesota State Colleges and Universities System, +140,000 square feet), the First National Bank Building (new lease with the Department of Employment and Economic Development, +183,000 square feet), and 180 East Fifth Street (new lease with Gander Mountain and a temporary lease with the U.S. General Services Administration totaling +88,500 square feet).

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).

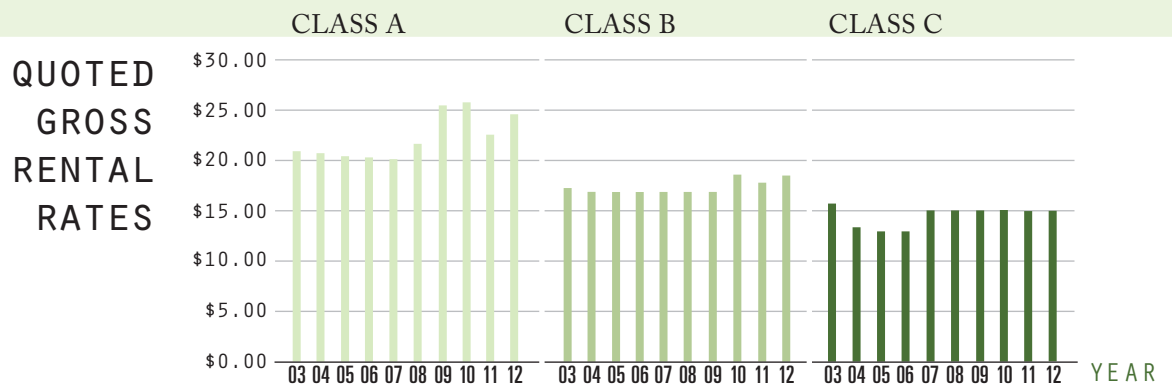
2008 The market absorbed 63,814 square feet due to small net occupancy increases in 11 buildings. Two properties were removed from the report that had been reported as vacant in 2007: Mears Park Center was converted to housing (-132,958 square feet), and 360 Cedar was removed from the market to potentially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

2009 The market absorbed 5,006 square feet despite U.S. Bank Center losing ECMC (-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 was 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).

2012 The negative absorption of -191,723 square feet results primarily from the removal of University Club Downtown (25,466 square feet) and the Public Safety Building (71,327 square feet) from the report, the Exchange Building's square footage decreasing by 23,000 square feet, and a 63,713 square foot vacancy increase in other Competitive office buildings.



market 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 previous 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 increased \$1.48 from \$22.95 per square foot in 2011 to \$24.43 in 2012. The median gross rental rate has increased \$2.98 since 2003, when it was \$21.45 per square foot. The 2012 median net rental rate is \$11.75.

- **Class B:** The quoted median gross rental rate increased \$0.34 from \$17.83 in 2011 to \$18.17 in 2012. The median gross rental rate has increased \$0.58 since 2003, when it was \$17.36 per square foot. The 2012 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 six consecutive years. The median gross rental rate has decreased \$0.25 since 2003, when it was \$15.25 per square foot.

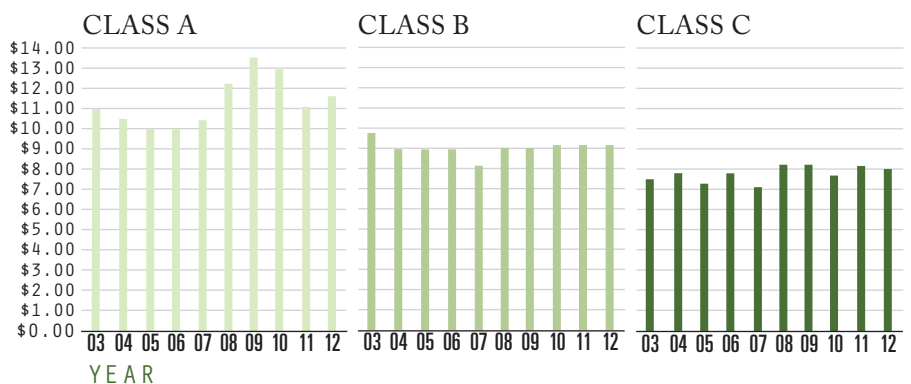
Operating expenses and taxes

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:

- Increased from \$11.00 in 2003 to \$12.50 in 2012 for Class A space
- Decreased from \$9.84 in 2003 to \$9.48 in 2012 for Class B space
- Decreased from \$7.50 in 2003 to \$7.00 in 2012 for Class C space



QUOTED NET RENTAL RATES







saint paul office
MARKET REPORT MAP

- A** CLASS A
- B** CLASS B
- C** CLASS C
- G** GOVERNMENT
- O** OWNER-OCCUPIED
- H** HEALTH CARE
- B13** SAME AS H3
- B20** SAME AS H8
- B21** SAME AS H9
- 03** SAME AS H2



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	375,024 37,145	16,850	16,850	\$10-\$12 - office \$13-\$16 - retail \$12.63	B	McGough Properties, LLC: Ann Stahley 651-248-6946 astahley@mcgough.com
A2	Bremer Tower 445 Minnesota Street	27	248,140 67,357	35,931	12,000	\$8-\$9.00 \$10.50	B	Cushman Wakefield/NorthMarq: Eric King 952-734-2385 eric.king@cushwakenm.com
A3	Landmark Towers 345 St. Peter Street	20	212,959 14,848	7,940	11,597	\$12-\$13.00 \$12.98	B	Thompson National Properties, LLC: Jerry Hersman 651-209-3700 jhersman@tnpre.com
A4	Lawson Commons 380 St. Peter Street	13	436,478 36,421	17,579	34,000	\$13-\$14.00 \$12.53	B	Frauenschuh, Inc: Sherry Hastings 952-829-3468 sherry.hastings@frauenschuh.com
A5	UBS Plaza 444 Cedar Street	25	229,653 50,376	24,746	12,373	\$9-\$11.00 \$11.15	B	Jones Lang LaSalle: Jon Dahl 612-217-5130 jon.dahl@am.jll.com
A6	Wells Fargo Place 30 East 7th Street	37	634,895 76,485	18,000	14,682 in tower; 3-level atrium approx. 65,000 per floor	\$17.00 - tower \$12-\$20 - atrium \$14.24	B	Zeller Realty: Mike Wilhelm 612-317-2924 mwillhelm@zellerrealty.com
Total S.F.			2,137,149					
Total Available S.F.			282,632					
			13.22%					

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	166 East Fourth Street 166 East 4th Street	3	55,000 15,000	30,000	13,750	\$10.00 gross	C	CBRE: Joe Hughes 612-336-4293 joesph.hughes@cbre.com
B2	180 East Fifth Street 180 East 5th Street	13	672,806 234,174	135,782	approx. 51,000	\$8.00-\$10.00 \$9.17	C	Jackson I, LLC: Julie A. Bauch 651-291-3586 julie@bauchenterprises.com
B3	375 Jackson 375 Jackson Street	7	212,395 100,646	95,000	15,000 E Bldg 20,000 W Bldg	\$5.00 \$10.72	B	375 Jackson Building, LLC: Rob Crockarell 612-239-8200 robcrockarell@yahoo.com
B4	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
B5	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
B6	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
B7	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
B8	555 Park Office Building 555 Park Street	4	50,215 26,343	13,406	13,406	\$7.00 \$9.82	B	Kraus Anderson: Dave Stalsberg 952-948-9398 dstalsberg@karealty.com
B9	81 On Seventh 81 East 7th Street	4 flrs above grade + the lower level	55,000 47,828	47,828	12,500	Negotiable \$8.65	C	Commercial Real Estate Svcs, Inc.: Pat Wolf 651-290-8890 patwolf@cres-inc.com
B10	Alliance Bank Center 55 East 5th Street	16	202,127 40,396	14,095	11,600	\$10-\$12.00 \$9.45	B	Security National Properties: Shawn Wiski 651-221-0999 swiski@sns.com
B11	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
B12	Capitol Office Building 525 Park Street	5	75,309 12,308	5,256	15,426	\$10-12.00 \$10.88	B/C	NorthMarq: Tom Stella 651-734-2383 tom.stella@northmarq.com
B13	Capitol Professional Office Building 590 Park Street	4	34,668 16,161	6,422	9,300	\$7.00 \$9.13	B	Kraus Anderson: Dave Stalsberg 952-948-9398 dstalsberg@karealty.com
B14	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	NEA Galtier, LLC: Chris Gliedman 612-336-4311 chrisgliedman@cbre.com
B15	Degree of Honor Building 325 Cedar Street	10	81,500 8,665	3,200	6,885	\$6.00 \$8.17	B	Degree of Honor Building LLC: Rob Crockarell 612-239-8200 robcrockarell@yahoo.com
B16	Drake Building 60 Plato Boulevard East	4	83,859 3,000	1,173	21,060	\$10-\$12.00 \$10.00	C	Wellington Management: Kori L. DeJong 651-999-5540 kdejong@wellingtonmgt.com
B17	Ecolab University Center 386 North Wabasha Street	15	150,012 0	0	10,941	\$12.00 \$11.00	C	Colliers International: Eric Rapp 952-837-3060 eric.rapp@colliers.com
B18	Empire Building 360 North Robert Street	7	57,165 16,023	6,076	7,000	\$3.31 \$5.69	B	Empire Bldg, LLC: Rob Crockarell 612-239-8200 robcrockarell@yahoo.com
B19	First National Bank Building 332 Minnesota Street	31 West 16 East	660,640 202,000	28,000	10,213 W Bldg 15,000 E Bldg 60,000 N Bldg	modified gross \$18.00-\$20.00 \$10.67	B	Cushman & Wakefield: Aaron Barnard 952-465-3372 aaron.barnard@cushwakenm.com
B20	Gallery Professional Building 17 West Exchange Street	8	105,433 52,302	24,000	14,262	\$11.00 \$12.85	B	The Davis Group: Jill Rasmussen 612-341-3247 jrasmussen@davisrealestatemn.com
B21	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
B22	Gilbert Building 413 Wacouta Street	basement + 5 floors	35,303 2,721	2,721		\$10-\$12.00 \$5.90	C	McCullough Companies: Barb Lenahan 651-464-7000 blenahan@msn.com
B23	Golden Rule Building 85 East 7th Place	7 including lwr lvl office space	289,378 9,571	3,100	50,000	\$8-\$10.00 \$9.29	C (connected by skyway)	Commercial Real Estate Svcs, Inc.: Pat Wolf 651-290-8890 patwolf@cres-inc.com
B24	Hamm Building 408 St. Peter Street	6 + skyway above grade	184,866 14,864	8,000	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

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	Kellogg Square 111 East Kellogg Boulevard	3	41,660 14,468	3,613	varies	\$9.00 \$8.00	B	James Miller Investment Realty Co.: Jim Miller 651-222-2561 jmiller@jmrealty.com
B26	Park Square Court Building 400 East Sibley Street	6	129,321 5,120	5,120	26,000	\$11.00 \$8-\$9.00	B	Park Square Court Building, LLC: Rob Crockarell 612-239-8200 robcrockarell@yahoo.com
B27	Public Housing Agency Saint Paul 555 North Wabasha Street	4	48,525 4,550	4,550	14,503	gross \$16.00	B & C	Public Housing Agency Saint Paul: Ron Moen 651-292-6142 ron.moen@stpha.org
B28	River Park Plaza 10 River Park Plaza	9	328,100 140,000	140,000	30,000- 40,000	\$8-\$12.00 \$9.95	B	Colliers International: Eric Rapp 952-837-3060 eric.rapp@colliers.com
B29	Saint Paul Building 6 West 5th Street	9	40,239 8,603	4,000	4,000	varies \$8.00	C	Commonwealth Properties: Debra Burgwald 651-224-5845 dburgwald@commonwealthproperties.inc
B30	Sibley Square 190 East 5th Street	8	206,390 138,937	100,000	27,727	gross \$10-\$14.00	B	Transwestern: Dan Mueller 612-359-1670 dan.mueller@transwestern.net
B31	Town Square 445 Minnesota Street		220,405 39,653	19,339		\$8-\$20.00 \$10.50	B	Cushman Wakefield/NorthMarq: Eric King 952-734-2385 eric.king@cushwakennm.com
B32	US Bank Center 101 East 5th Street	26	370,187 137,919	35,807	13,432	gross \$18-\$20.00	B	Cassidy Turley: Pete Dufour 612-347-9342 peter.dufour@cassidyurley.com
	Total S.F.		5,387,087					
	Total Available S.F.		1,309,443					* August 2009 data used
			24.31%					

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 11,546	11,546	6,454	\$7.50-\$9.50 \$7.56	C	Summit Realty: Rob Clapp 612-508-6350 rob@summitrealtymn.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: Lori Schmidt 651-292-0200 lorischmidt@commonbond.org
C4	Exchange Building 26 East Exchange Street	7	42,005 3,761	5,000	4,660	\$8.00 \$7.00	C	Commonwealth Properties: Debra Burgwald 651-224-5845 dburgwald@commonwealthproperties.inc
C5	Goff Public Building 255 East Kellogg Boulevard	2	26,000 17,000	13,000	13,000	gross \$13-\$14.00	C	Summit Realty: Rob Clapp 612-508-6350 rob@summitrealtymn.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 2,500	2,500	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	48,012 324	324	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 13,500	13,500	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 15,000	11,000	18,000	gross \$14-\$17.00	C	Cushman & Wakefield: Rob Davis 651-734-2386 rob.davis@cushwakennm.com
C12	Northwestern Building 275 East 4th Street	8	81,057 13,287	3,000	approx. 10,000 each floor	gross \$12.00	C	Halverson Blaiser, LTD: Ardis Hafdah 651-272-7053 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 6,752	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	5 private offices & 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	Power Management: Nicky Scarrella 651-298-9977 pmnc@popp.net
C17	The Lowry 350 St. Peter Street	3	80,000 13,717	6,930		varies \$8.44	B	Colliers International: Eric Rapp 952-837-3060 eric.rapp@colliers.com
	Total S.F.		780,277					* August 2010 data used
	Total Available S.F.		152,955					** August 2009 data used
			19.60%					

SUBLEASE SPACE

MAP KEY	NAME	BUILDING CLASS	ADDRESS	SUBLEASE S.F.	CONTACT	PHONE	EMAIL
A4	Lawson Commons	A	380 St. Peter Street	50,376	Brent Robertson	612-217-5132	brent.robertson@am.jll.com
A6	Wells Fargo Place	A	30 East 7th Street	3,631	Eric Rapp	952-837-3060	eric.rapp@colliers.com
B1	166 East 4th Street	B	166 East 4th Street	15,000	Joe Hughes	612-336-4293	joseph.hughes@cbre.com
B29	Saint Paul Building	B	6 West Fifth Street	2,417	Jim Miller	651-222-2561	jmiller@jmrealty.com
o7	Jemne Building	OO	305 St. Peter Street	4,500	Matt Mooney	651-227-7773	mmooney@woldae.com
o8	League of Minnesota Cities	OO	145 West University Ave.	3,100	Nancy Tindall	651-215-4014	ntindall@lmc.com
	Total			79,024			

GOVERNMENT

MAP KEY	NAME	ADDRESS	TOTAL S.F.	ENTITY	CONTACT	PHONE	EMAIL
61	321 Grove Street 1&2	321 Grove Street	53,948	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
62	90 West Plato	90 West Plato	80,000	Ramsey County	Bruce Thompson	651-266-2262	bruce.thompson@co.ramsey.mn.us
63	Administration Building	50 Sherburne Avenue	71,479	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
64	Centennial Building	658 Cedar Street	286,752	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
65	City Hall Annex	25 West 4th Street	85,384	City of Saint Paul	Bruce Engelbrekt	651-266-8854	bruce.engelbrekt@ci.stpaul.mn.us
66	City Hall/Courthouse	15 West Kellogg Boulevard	240,000	Ramsey County	Bruce Thompson	651-266-2262	bruce.thompson@co.ramsey.mn.us
67	Don Junemann Building	555 Cedar Street	27,000	Ramsey County	Bruce Thompson	651-266-2262	bruce.thompson@co.ramsey.mn.us
68	Elmer L. Anderson Building	540 Cedar Street	368,002	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
69	Eugene McCarthy Post Office	180 East Kellogg Boulevard	460,000	U.S. Government	Joe Hughes	612-336-4293	josephh.hughes@cbre.com
610	Ford Building	117 University Avenue	51,493	Real Estate Management	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
611	Griffin Building	367 Grove Street	114,904	City of Saint Paul	Bruce Engelbrekt	651-266-8854	bruce.engelbrekt@ci.stpaul.mn.us
612	Harold E. Stassen Building	600 North Robert Street	396,261	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
613	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
614	Juvenile Family Justice Center	25 West 7th Street	59,000	Ramsey County	Bruce Thompson	651-266-2262	bruce.thompson@co.ramsey.mn.us
615	Law Enforcement Center	425 Grove Street	100,000	Ramsey County	Bruce Thompson	651-266-2262	bruce.thompson@co.ramsey.mn.us
616	Metro Square Building	121 East 7th Place	390,971	Ramsey County	Bruce Thompson	651-266-2262	bruce.thompson@co.ramsey.mn.us
617	Metropolitan Council Building	390 North Robert Street	116,129	Metropolitan Council	Steve Ylitalo	651-602-1767	Steven.Ylitalo@metc.state.mn.us
618	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
619	Orville L. Freeman Building	625 North Robert Street	294,433	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
620	Public Safety Annex	100 East 10th Street	76,162	City of Saint Paul	Bruce Engelbrekt	651-266-8854	bruce.engelbrekt@ci.stpaul.mn.us
621	Ramsey County Gov Ctr - East	160 East Kellogg Boulevard	237,518	Ramsey County	Bruce Thompson	651-266-2262	bruce.thompson@co.ramsey.mn.us
622	Ramsey County Gov Ctr - West	50 West Kellogg Boulevard	400,000	Ramsey County	Bruce Thompson	651-266-2262	bruce.thompson@co.ramsey.mn.us
623	State Lab Building	610 North Robert Street	166,035	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
624	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
625	Transportation Building	395 John Ireland Boulevard	318,296	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
626	Veterans Service Building	20 West 12th Street	78,542	State of Minnesota	Bev Kroiss	651-201-2540	bev.kroiss@state.mn.us
627	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			5,709,745				

OWNER-OCCUPIED

MAP 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	572,172	Minnesota Life	Ann Stahley	651-248-6946	astahley@mcgough.com
03	American Red Cross St. Paul Area Blood Donation Center	176 Robert Street South	21,263	American Red Cross	Steve Goliaf	651-291-3853	steve.goliaf@redcross.org
04	Chicago Greatwestern Freight Condos	381 East Kellogg Boulevard	32,000		Wayne Mahoney	651-224-7518	wsmahoney@hotmail.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 Center	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	Matt Mooney	651-227-7773	mamooney@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	Century Link	Bill Eakins	651-221-4962	william.eakins@centurylink.com
010	Minnesota Public Radio Building	480 Cedar Street	142,000	Minnesota Public Radio	Nick Kereakos	651-290-1524	nkereakos@americanpublicmedia.org
011	Rafferty Rafferty Tollefson Lindeke Architects	278 7th Street East	12,000	Rafferty Rafferty Tollefson Lindeke Architects	Lee Tollefson	651-224-4831	
012	Saint Paul Pioneer Press Building	345 Cedar Street	150,000	Saint Paul Pioneer Press	Kevin Marquette	651-228-5090	kmarquette@pioneerpress.com
013	Science Museum of Minnesota	120 West Kellogg Boulevard	38,000	Science Museum of MN	Tom Carlson	651-221-4774	tcarlson@smm.org
014	St. Paul Radiology Building	166 East 4th Street	52,800	St. Paul Radiology	Barry Lindo	651-292-2000	blindo@stpaulrad.com
015	The Travelers Cos.	385 Washington Street	1,000,000	St. Paul Travelers	Jim Scannell	651-310-3393	jscannell@travelers.com
016	Twin Cities Public Television Bldg	172 East 4th Street	85,000	Twin Cities Public Television	JoAnn Hawkins	651-229-1341	jhawkins@tpt.org
017	U.S. Bank West Side Flats Op Center	60 Livingston Avenue	350,000	U.S. Bank	David Grandpre	651-466-5638	david.grandpre@usbank.com
Total			3,165,338				



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	Steve Goliaf	651-291-3853	steve.goliaf@redcross.org
H2	American Red Cross St. Paul Area Blood Donation Center	176 Robert Street South	21,263	American Red Cross	Steve Goliaf	651-291-3853	steve.goliaf@redcross.org
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 Avenue	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	The Davis Group	Jill Rasmussen	612-341-3247	jrasmussen@davisrealestatemn.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 Avenue	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 Street	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				



HEALTH CARE SPACE

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

Health Care space consists of 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 Saint Paul Area Blood Donation Center) are included in other categories of this report because they provide office space.

Health Care has not gained any space since last year, but since 2007 (the first year it was recorded in this report), it has increased by 1,184,380 square feet. The gains resulted from building expansions, renovations, and the addition of new buildings to the report.

Health Care Space Analysis

TOTAL HEALTH CARE SPACE

3,293,699 square feet 2007

3,293,699 square feet 2008

3,473,544 square feet 2009

4,271,877 square feet 2010

4,478,079 square feet 2011

4,478,079 square feet 2012

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 2012 *Saint Paul Office Market Report* is the 18th annual report of the Greater Saint Paul BOMA.

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

Aaron Barnard, Cushman & Wakefield/NorthMarq

Julie Bauch, Jackson I LLC

Rob Clapp, Summit Realty

Rob Davis, Cushman & Wakefield/NorthMarq

Pete Dufour, Cassidy Turley

George Janssen, MarketPointe

Ann Stahley, McGough Properties LLC

William Thurmes, Cassidy Turley

Thank you

Thank you to the Saint Paul Parks and Recreation Department, Friends of the Parks and Trails of Saint Paul and Ramsey County, Saint Paul Parks and Recreation Commission, Saint Paul Parks Conservancy, and countless other organizations and individuals for their hard work, planning, and commitment to parks and trails. They inspire active lifestyles and help provide a beautiful setting for Saint Paul residents, local workers, and guests to enjoy.

Copyright 2012, Greater Saint Paul Building Owners and Managers Association. All rights reserved. No part of this report may be reproduced without written permission from the Greater Saint Paul Building Owners and Managers Association. Figures contained in this report may be published by the media with attribution to the Greater Saint Paul Building Owners and Managers Association. Report methodology and building classification criteria are posted at www.bomastpaul.org.

Produced in cooperation with Greater MSP



W-2950 First National Bank Building
332 Minnesota Street
Saint Paul, MN 55101
www.bomastpaul.org
Telephone: 651-291-8888
Fax: 651-291-1031