

# 2014



Greater Saint Paul  
BOMA



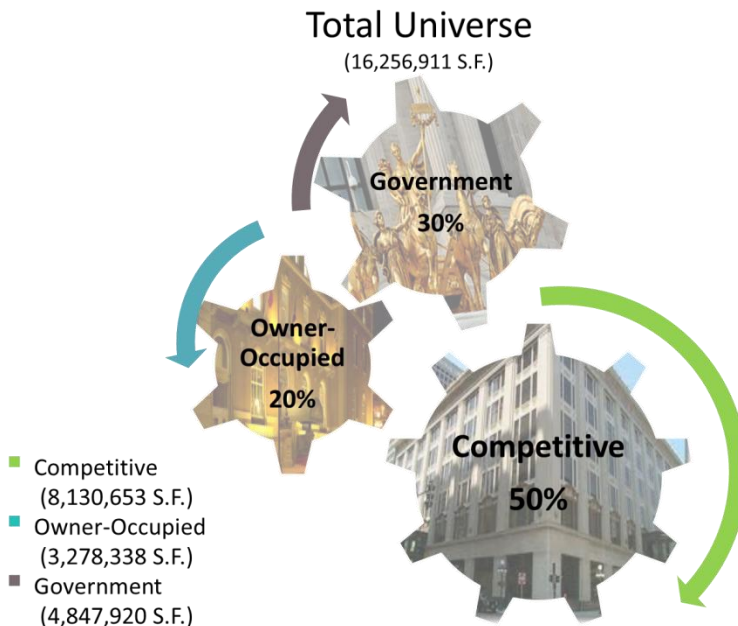
## [2014 OFFICE MARKET DATA]

## Total Universe/Historic Comparison

The Total Universe of office space in the Saint Paul Central Business District is 16,256,911 square feet. This total is divided among Competitive, Owner-occupied and Government space. The Total Universe Historical Comparison provides a valuable long term perspective on market trends within these three categories in downtown Saint Paul. In reviewing the current data, several trends are noteworthy.

- Competitive and Owner-occupied space, as a percentage of the Total Universe, is trending upward.
- Government space, as a percentage of the Total Universe, is trending downward.
- The total square feet is trending downward.

All three of these trends are primarily the result of two large government buildings (Ramsey County Government Center-West & Eugene McCarthy Post Office) totaling 860,000 sq. ft. being removed from the market over the past two years. One site (Post Office) is being redeveloped while the other (Government Center) is a prime investment opportunity.



Total Universe Historic Comparison											
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Competitive	55%	56%	53%	50%	50%	50%	48%	48%	48%	49%	50%
Government	27%	25%	29%	31%	31%	31%	33%	33%	33%	32%	30%
Owner-Occupied	18%	19%	18%	19%	19%	19%	19%	19%	19%	19%	20%
Total Sq. Ft (in millions)	16.52	16.46	17.69	17.27	17.10	17.15	17.38	17.38	17.18	16.74	16.26

## Competitive Occupancy/Vacancy

The Saint Paul CBD consists of 8,130,653 square feet of Competitive office space. For the purposes of comparison, this office space is grouped into three classes, A, B & C. These classes represent a subjective quality rating of buildings which indicates the competitive ability of each building to attract similar types of tenants. A combination of factors including rent, building finishes, system standards and efficiency, building amenities, location/accessibility and market perception are used as relative measures.

### Class A

Most prestigious buildings competing for premier office users with rents above average for the area. Buildings have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence.

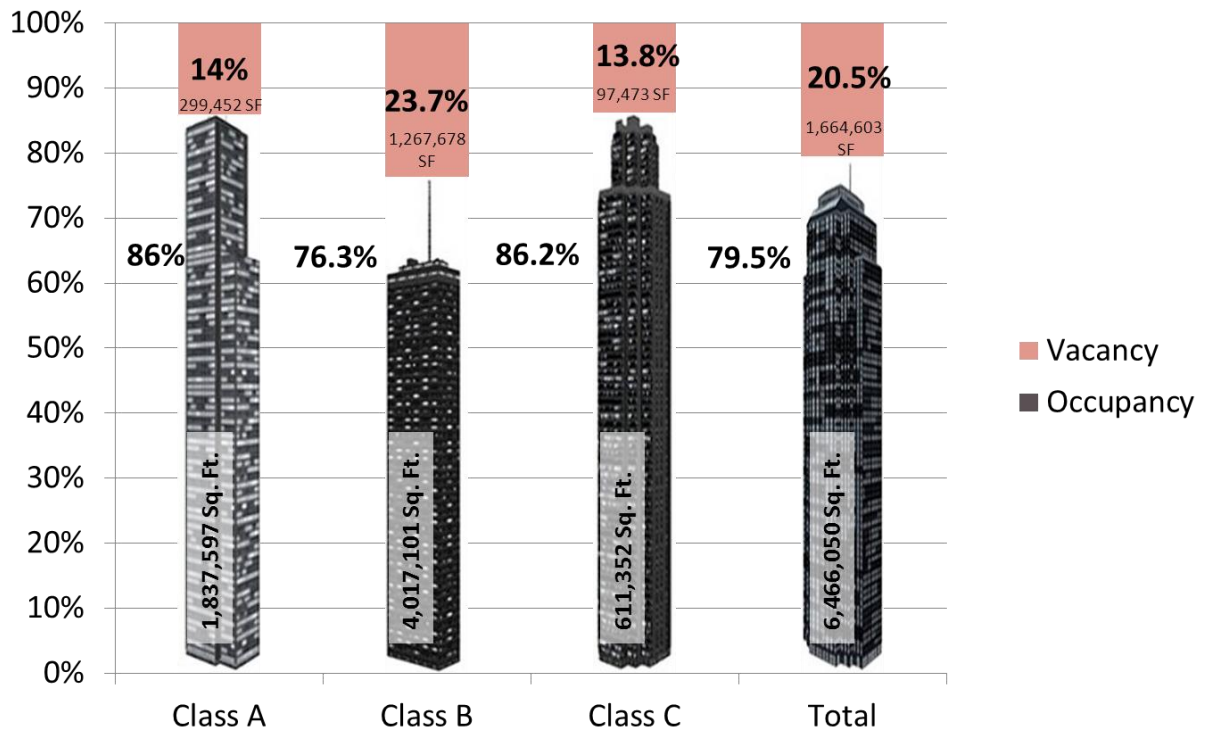
### Class B

Buildings competing for a wide range of users with rents in the average range for the area. Building finishes are fair to good for the area. Building finishes are fair to good for the area and systems are adequate, but the building does not compete with Class A at the same price.

### Class C

Buildings competing for tenants requiring functional space at rents below the average for the area. The overall vacancy rate for Competitive office space in the Saint Paul CBD is 20.5% (1,664,603 square feet), an increase from 19.5% (1,597,841 square feet) in 2013. Vacancy is lowest (13.8%) in Class C space and highest (23.7%) in Class B space.

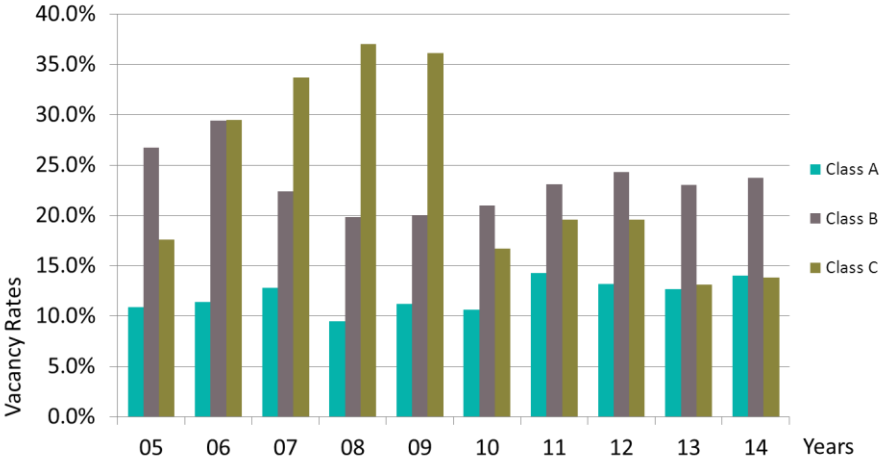
## Competitive Occupancy/Vacancy



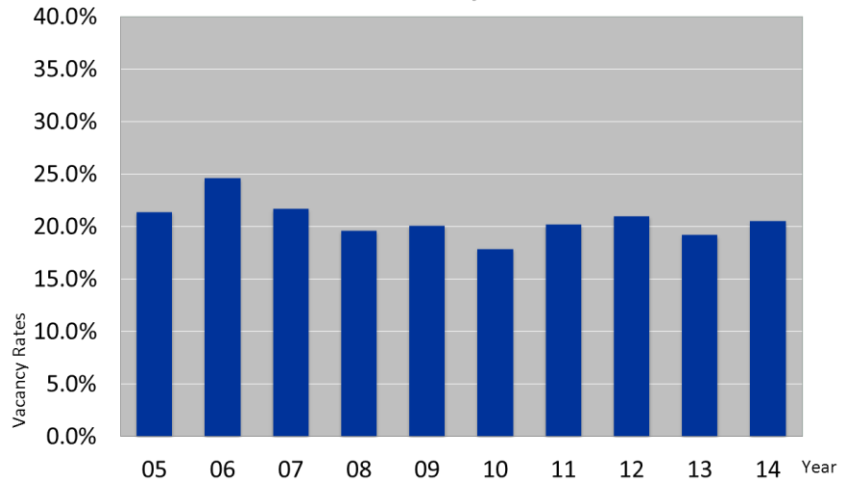
## Competitive Vacancy Trends

While vacancy rates moved slightly higher from 2013 to 2014, the overall vacancy trend over the past 10 years has moved downward. The vacancy trend for Individual classes (A, B & C) varies. All three are higher than 2013, but B & C are down from their vacancy levels in 2005.

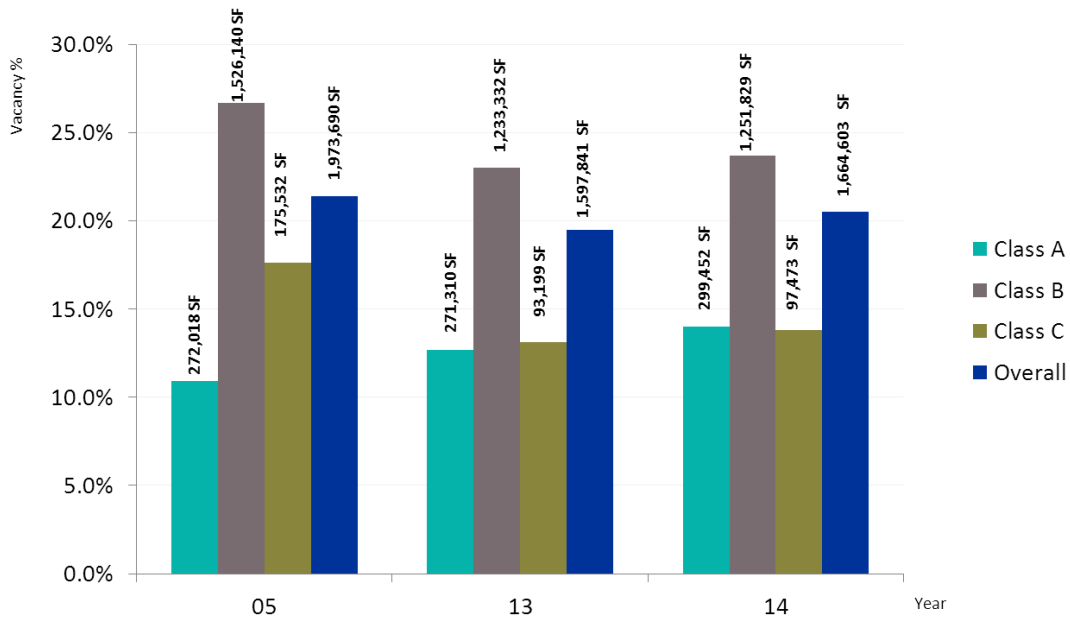
### Competitive Vacancy Trends



### Total Competitive



## Vacancy Trends 2005, 2013, 2014



## History of Absorption

**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 U.S. 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).

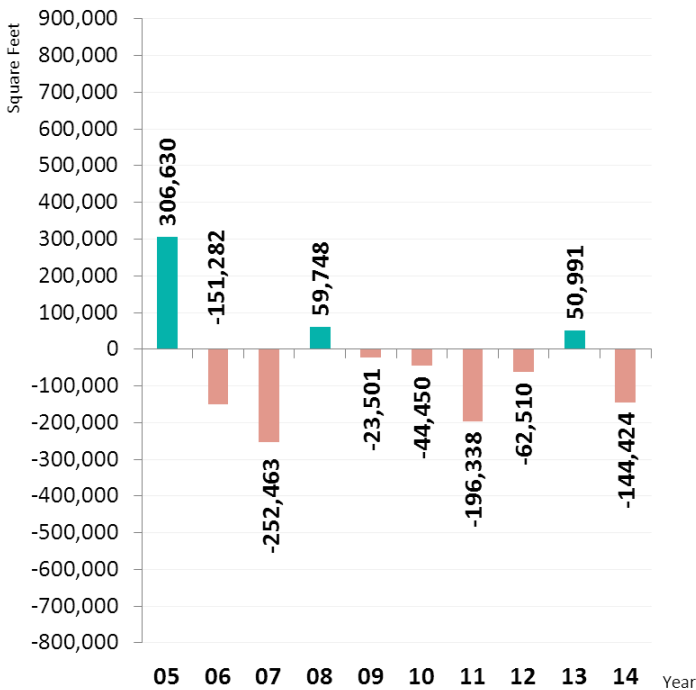
**2012** The negative absorption of -191,723 square feet results primarily from the removal of the University Club Downtown (25,466 square feet) and the Public Safety Building (71,327 square feet) from the report, the Exchange Building's square footage decreasing by 23,000 square feet, and a 63,713 square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

**2013** While Competitive space alone experienced positive absorption thanks to the addition of The Lowry Hotel Building and greater gains than losses in leasing activity, absorption overall was -291,009. The negative absorption was primarily due to the removal of the 400,000-square-foot Ramsey County Government Center – West from the report and the loss of 22,000 square feet when The Lowry moved from the Competitive category (80,000 square feet) to the Owner-occupied category (58,000 square feet).

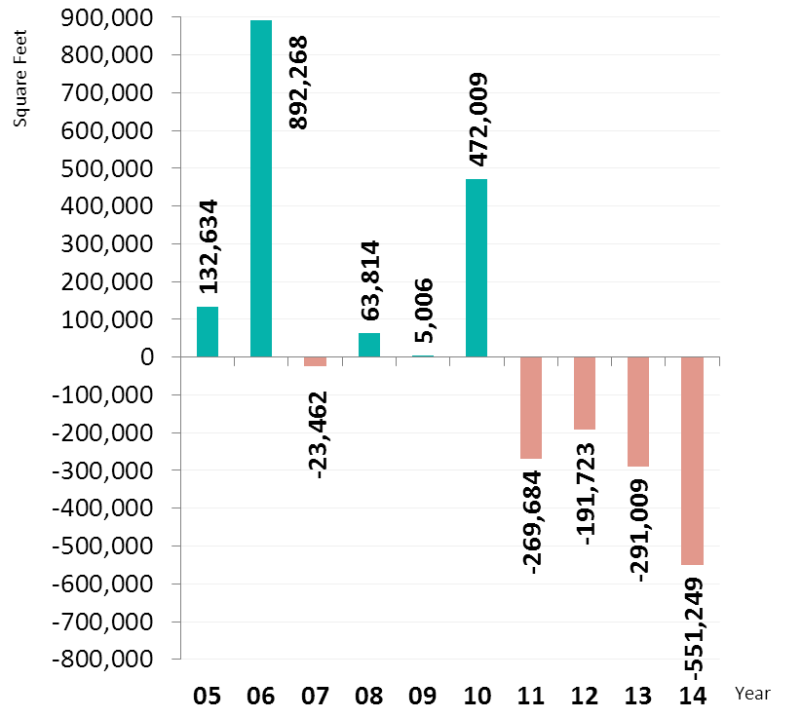
## Absorption

Absorption is a measurement of the increase or decrease in occupied office space that occurs during a given period of time. Absorption in downtown Saint Paul’s Competitive office space from 2013 to 2014 is -144,424 square feet. In general, the reasons for positive absorption include changes in occupancy, building reclassification, building remeasurement, and adjustments in square footage being offered for lease. Absorption figures are negatively impacted when buildings are removed from the total universe. Both the Competitive and overall absorption totals were impacted by the removal of buildings from the survey or a change in classification. In the case of the Competitive market, 166 East Fourth Street and Kellogg Square moved to owner occupied and residential, respectively. Looking at the overall market, the absorption total was skewed by the removal of the Eugene McCarthy Post Office. This one property accounts for 83% of the -551,249 square feet of absorption. This property is currently under redevelopment as the Custom House.

### 2014 Competitive Office Space Absorption



### 2014 Overall Absorption

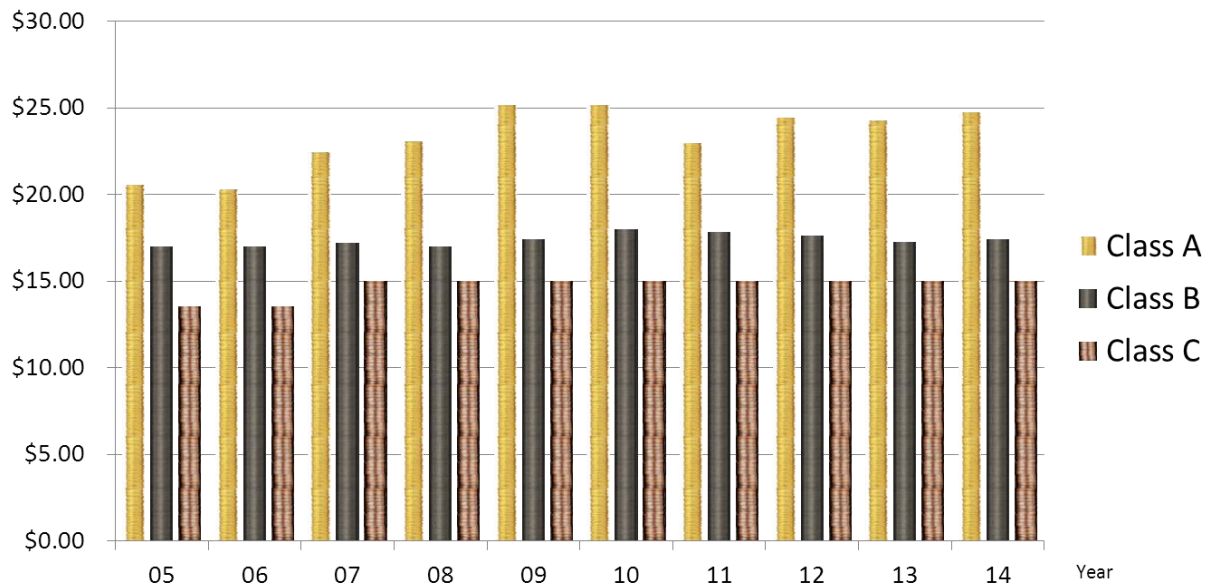


## Gross and Net Rental Rates

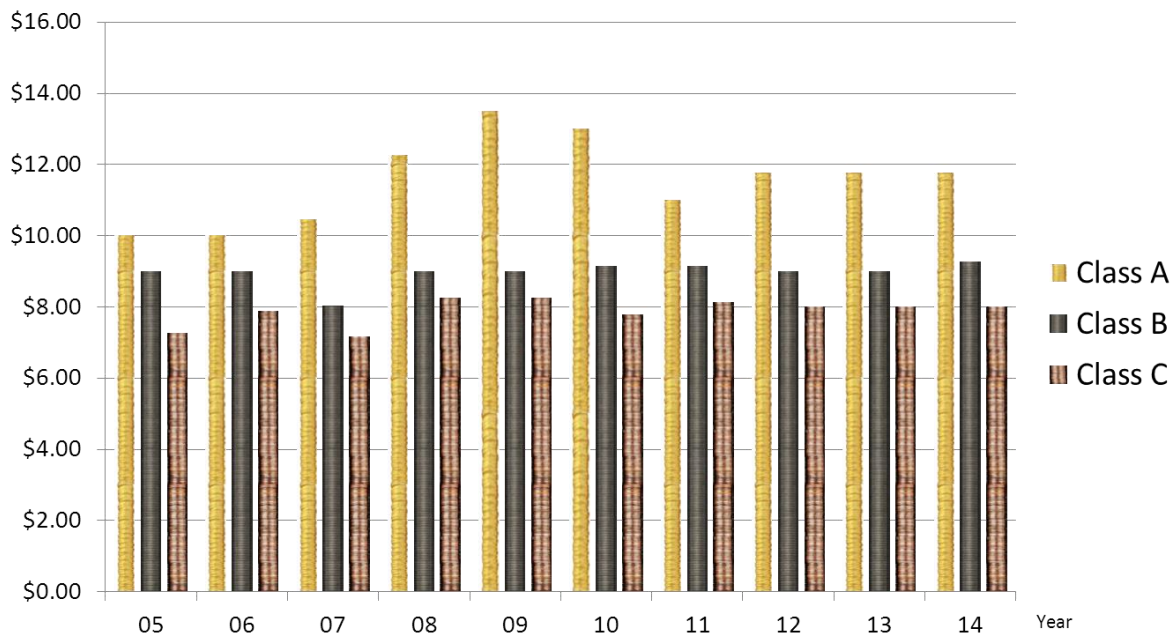
The quoted median gross rental rate for office space is the sum of the net rental rate and operating expenses, including property taxes. Net rental rates and operating expenses were provided by the building owners, managers, and leasing agents surveyed for this report.

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.

### Gross Rental Rates



### Quoted Net Rental Rates



## Building Data

This building data section provides detailed information on each of the office market survey participants. The building information includes:

- Building address
- Number of floors in the building
- Total square feet
- Available square feet
- The largest available contiguous space
- Floor plate square feet
- Average net lease rate/square foot
- Operating expenses/square foot
- Parking availability
- Contact information

The building data is grouped by the following categories.

- Class A
- Class B
- Class C
- Owner-Occupied
- Health Care
- Government
- Sublease

### Class A

Name Address	# of Floors	Total S.F Avail S.F	Floor Plate S.F	Net Rate OP & Taxes	Parking at Building (B) or Close (C)	Company/Contact Phone/Email
400 Building	21	375,024 56,538	17,895	\$10.00-\$12.00 – Office \$13.00-\$16.00 – Retail \$11.46	B	Cushman Wakefield/NorthMarq: Tom Stella 952-734-2383 tom.stella@cushwakenm.com
Bremer Tower 445 Minnesota Street	27	248,140 49,605	12,000	\$8.00-\$9.00 \$10.50	B	Cushman Wakefield/NorthMarq: Eric King 952-734-2385 eric.king@cushwakenm.com
Landmark Towers 345 St. Peter Street	20	212,959 14,572	34,000	\$12.00-\$13.00 14.47	B	Thompson National Properties, LLC: Jerry Hersman 651-209-3700 j.hersman@tnpre.com
Lawson Commons 380 St. Peter Street	13	436,378 47,221	34,000	\$13.50-\$16.00 \$12.95	B	Frauenschuh, Inc.: Sherry Hastings 952-829-3468 sherry.hastings@frauenschuh.com
UBS Plaza 444 Cedar Street	25	229,653 53,850	12,373	\$9.00-\$11.00 \$10.84	B	Jones Lang LaSalle: Jon Dahl 612-217-5130 jon.dahl@am.jll.com
Wells Fargo Plaza 30 East 7 <sup>th</sup> Street	37	634,895 77,666	14,682 in tower, 3 level atrium 65,000 per floor	\$17.00 – Tower \$12.00- \$20.00- Atrium	B	Zeller Realty: Mike Wilhelm 612-317-2924 mwilhelm@zellerrealty.com
<b>Total S.F.</b>		<b>2,137,049</b>				
<b>Total Available S.F</b>		<b>299,452</b>				
<b>Vacancy Rate</b>		<b>14.01%</b>				



## Class B

Name Address	# of Floors	Total S.F Avail S.F	Floor Plate S.F	Net Rate OP & Taxes	Parking at Building (B) or Close (C)	Company/Contact Phone/Email
180 E. 5 <sup>th</sup> Street 180 E. 5 <sup>th</sup> Street	13	672,806 258,265	Approx. 51,000	\$8.00- \$10.00 \$9.82	C	Talon First Trust, LLC.: Julie A. Bauch 651-291-3586 julie@bauchenterprises.com
375 Jackson 375 Jackson Street	7	212,395 94,023	15,000 (E. Bldg) 20,000 (W. Bldg)	\$5.82 \$8.94	B	375 Jackson Building, LLC:
443 Lafayette Road 443 Lafayette Road	4	112,882 0		\$8.52 \$8.71	C (Tenants Only)	Meritex Enterprises: Fred Koehler 651-228-4505 fkoehler@meritex.com
444 Lafayette Road 444 Lafayette Road	6	302,265 0		\$9.65 \$9.91	C (Tenants Only)	Meritex Enterprises: Fred Koehler 651-228-4505 fkoehler@meritex.com
500 Lafayette Road 500 Lafayette Road	6	147,009 0		\$7.00 \$9.79	C (Tenants Only)	Meritex Enterprises: Fred Koehler 651-228-4505 fkoehler@meritex.com
520 Lafayette Road 520 Lafayette Road	6	164,225 0		\$9.25 \$9.50	C (Tenants Only)	Meritex Enterprises: Fred Koehler 651-228-4505 fkoehler@meritex.com
555 Park Office Building 555 Park Street	4	50,215 21,225	13,406	\$7.00 \$9.88	B	Kraus Anderson: Dan Mossey 952-948-9398 dmossey@karerealty.com
81 On Seventh 81 East 7th Street	4	47,273 14,084	12,500	Negotiable \$10.22	C	Commercial Real Estate Services, Inc.: Pat Wolf 651-290-8890 patwolf@cres-inc.com
Alliance Bank Center 55 East 5 <sup>th</sup> Street	16	202,127 76,824	11,600	\$11.00- \$14.00 \$9.97	B	Security National Properites: Shawn Wiski 651-221-0999 swiski@sns.com
Brooks Building* 366 Jackson Street	5	25,000	5,000		C	Brooks Group: Jaunae Brooks 651-231-2765 jaunae@brooksgroup.net
Capitol Office Building 525 Park Street	5	75,309 12,858	15,426	\$10.00- \$12.00 \$11.16	B/C	NorthMarq: Tom Stella 651-734-2383 tom.stella@cushwakenm.com

Capitol Professional Building 590 Park Street	4	34,320 26,919	9,300	\$7.00 \$9.39	B	Kraus Anderson: Dan Mossey 952-948-9398 dmossey@karerealty.com
Cray Plaza 380 Jackson Street	7	220,134 25,139	Varies average - 31,142	\$7.00-\$9.00 Office: \$9.81 Retail: \$14.71	B	CBRE: Chris Gliedman 612-336-4311 chrisgliedman@cbre.com
Degree of Honor Building 325 Cedar Street	10	81,500 14,302	6,885	\$6.00 \$8.17	C	Degree of Honor Building LLC:
Drake Building 60 Plato Blvd East	4	83,759 3,000	21,060	\$10.00- \$12.00 \$10.00	C	Wellington Management: Kori L. DeJong 651-999-5540 kdejong@wellingtonmgt.com
Ecolab University Center 386 North Wabasha Street	15	150,012 0	10,941	\$12.00 \$11.00	C	Colliers International: Eric Rapp 952-837-3060 eric.rapp@colliers.com
Empire Bldg, Endicott, Arcade Bldg. 360 North Robert Street	7	57,165 12,876	7,000	\$3.31 \$5.69	C	Empire Bldg. LLC
First National Bank Building 332 Minnesota Street	31 West 16 East	660,640 213,445	10,213 (W) 15,000 (E) 60,000 (N)	\$18.00- \$20.00 modified gross \$10.43	B	Jones Lang LaSalle: Jon Dahl 612-217-5130 jon.dahl@am.jll.com
Gallery Professional Building 17 West Exchange Street	8	107,514 41,319	14,262	\$15.00 \$12.71	B	Healthcare Mgmt of America, Inc.: Andrew Nordhoff 317-550-2800 andrewnordhoff@htareit.com
Gallery Towers 514 St. Peter Street	2 Com. 20 total	25,407 2,680	12,500	\$12. \$7.08 00	C	Ted Glasrud & Associates: Paul Buchmayer 651-361-8941 pbuchmayer@tedglasrud.com
Gilbert Building 413 Wacouta Street	5	35,303 5,681		\$10.00- \$12.00 \$5.90	C	Wakota Commercial Advisors: Jeff Houge 651-275-0884 jeff@wakota.com
Golden Rule Building 85 East 7th Place	6	289,378 664	50,000	\$8.00- \$10.00 \$9.70	C	Commercial Real Estate Services, Inc.: Pat Wolf 651-290-8890 patwolf@cres-inc.com
Hamm Building 408 St. Peter Street	6	184,866 18,894	2 floors at 38,000 4 floors at 28,000	\$8.00 \$12.41	C	The Markham Company of Saint Paul: Kristel Hansen 651-222-2812 kristel@visi.com

Park Square Court Building 400 East Sibley Street	6	129,321 0	26,000	\$11.00 \$8.00 - \$9.00	B	Park Square Court Bldg., LLC
Public Housing Agency Saint Paul 555 N. Wabasha St.	4	48,633 1,579	14,503	\$16.00 gross	B & C	Public Housing Agency of the City of Saint Paul: Ron Moen 651-292-6142 ron.moen@stpha.org
River Park Plaza 10 River Park Plaza	9	328,100 168,000	27000- 42000 SF	\$8.00-\$12.0 0 \$7.30	B	Colliers International: Eric Rapp 952-837-3060 eric.rapp@colliers.com
Saint Paul Building* 6 West 5th Street	9	40,239 14,659	4,000	Varies \$8.00	C	Commonwealth Properties: Debbie Burgwald 651-224-5845 dburgwald@commonwealthproperties.com
Sibley Square 190 East 5th Street	8	206,390 138,937	27,727	\$10.00- \$14.00 gross	B	Transwestern: Steve Kellogg 612-359-1670 steve.kellogg@transwestern.net
Town Square 445 Minnesota Street		220,405 36,485		\$8.00- \$15.00 \$10.50	B	Cushman Wakefield/NorthMarq: Eric King 651-734-2385 eric.king@cushwakenm.com
US Bank Center 101 East 5th Street	26	370,187 65,810	13,432	\$9.00 \$10.33	B	Cassidy Turley
<b>Total S.F. Total Available S.F</b>		<b>5,284,779</b> <b>1,267,678</b>				
<b>Vacancy Rate</b> *2013 Data Used		<b>23.99%</b>				

## Class C

Name Address	# of Floors	Total S.F Avail S.F	Floor Plate S.F	Net Rate OP & Taxes	Parking at Building (B) or Close (C)	Company/Contact Phone/Email
213 E. 4th Street 213 E. 4th Street	5	32,271 1,500	6,454	\$7.50-\$9.50 \$7.56	C	Summit Realty: Rob Clapp 612-508-6350 rob@summitrealtymn.com
Allen Building 287 East 6th Street	7	106,563 6,000	13, 418	\$9.00- \$15.00 gross	C	Dacotah Properties: Sandra Erickson 651-224-2907 lease@allenbuilding.com
Exchange Building* 26 East Exchange Street	7	42,005 3,761	4,660	\$8.00 \$7.00	C	Commonwealth Properties: Debbie Burgwald 651-224-5845 dburgwald@commonwealthproperties.com
Goff Public Building 255 E. Kellogg Blvd	2	26,0 00 13,000	13,000	\$13.00- \$14.00 gross	C	Goff Partners: Paul Goff 612-770-1752 pgoff@sbs-intl.com
Grace Building 421 North Wabasha Street	3	40,500 15,210	15,000	\$7.50 \$5.00	C	Victory Real Estate Services: Todd Geller 612-730-5430 todd@victorycapital.com
JAX Building 253 East 4th Street	5	60,000 0	12,000	\$8.00 \$4.00	B	John O'Brien 651-222-2561 john@commodoresquashclub.com
Labor Professional Center 411 Main Street	4	28,000 1,200	8,000	\$17.00 gross	B	GRM Holdings, LLC: George McMahon 651-292-9493 grmholdings@visi.com
Landmark Center 75 West 5th Street	8	48,012 7,000	varies - between 14,700 to 15,700	\$12.00-\$18 .00 \$10.50	C	200 Minnesota Landmarks: Steve Budas 651-292-4375 admin@landmarkcenter.org
Liberty Square 133 East 7th Street	4	50,000 13,500	13,000	\$4.00-\$8.00 \$6.00-\$8.00	B	Flagship USA: Bill Weller 612-750-8877 weller@flagshipusa.com
Market House 289 E. 5th Street	3	34,000 15,000	18,000	\$14.00- \$17.00 gross	C	Cushman Wakefield/NorthMarq: Rob Davis rob.davis@cushwakenm.com
Northwestern Building 275 East 4th Street	8	81,057 6,404	Approx. 10,000 each floor	\$13.00 gross	C	Halverson Blaiser, LTD: Ardis Hafdahl 651-227-7053 ahafdahl@hbg ltd.net
O'Connor Building* 266 East 7th Street	4	20,000 8,000	4,000	\$15.00 gross	C	Brooks Group: Jaunae Brooks 651-231-2765 jaunae@brooksgroup.net

One West Water Street 1 West Water Street	5	27,326 6,898	varies	\$8.00 \$8.00	B	James Miller Investment Realty Co. : Jim Miller 651-222-2561 jmill@jmrealty.com
Railroader Printer Building* 235 East 6th Street	4&5	35,053 0	3,600 5 private offices & 3600	\$695 per private office \$15.00 gross	C	Brooks Group: Jaunae Brooks 651-231-2765 jaunae@brooksgroup.net
Southbridge 155 Wabasha S	1	22,000 0		\$13.00 modified gross	B	Nicky Scarrella 651-298-9977 pminc@popp.net
The Lowry Hotel Building 345 Wabasha	11	56,038 0	varies		N	Empire Bldg. LLC
<b>Total S.F.</b>		<b>708,825</b>				
<b>Total Available S.F.</b>		<b>97,473</b>				
<b>Vacancy Rate</b> *2013 Data Used		<b>13.75%</b>				

## Sublease Space

Name	Class	Address	Total S.F.	Contact	Phone	Email
League of Minnesota Cities	OO	145 West University Avenue	3,100	Nancy Tindall	651-215-4014	<a href="mailto:ntindall@lmc.org">ntindall@lmc.org</a>
Northwestern Building	C	275 E. 4th Street	4,000	Ardis Hafdahl	651-227-7053	<a href="mailto:ahafdahl@hbg ltd.net">ahafdahl@hbg ltd.net</a>
Bremer Tower	A	445 Minnesota Street	11,977	Eric Rapp	952-837-3060	<a href="mailto:eric.rapp@colliers.com">eric.rapp@colliers.com</a>
UBS Plaza	A	444 Cedar Street	12,095	Chris Gliedman	612-336-4311	<a href="mailto:chrisgliedman@cbre.com">chrisgliedman@cbre.com</a>
<b>Total</b>			<b>31,172</b>			

## Owner-Occupied

Name	Address	Total S.F.	Company	Contact	Phone	Email Address
166 E. 4th Street	166 E. 4th Street	55,000	South Metro Human Services			
317 On Rice Park	317 Washington Street	24,000	Minnesota Wild	Tim Wolfgram	651-602-6000	twolfgram@wild.com
401 Building	401 North Robert Street	572,172	NorthMarq	Tom Stella	651-734-2383	tom.stella@cushwakenm.com
American Red Cross St. Paul Area Blood Donation Center	176 Robert Street South	21,263	American Red Cross	Steve Golias	651-291-3853	steve.golias@redcross.org
Chicago Greatwestern Freight Condos	381 East Kellogg Blvd.	32,000		Wayne Mahoney	651-224-7518	wsmahoney@hotmail.com
Ecolab Corporate Center	370 North Wabasha Street	238,088	Ecolab, Inc.	Tim Yohnk	651-293-4574	tim.yohnk@ecolab.com
Ecolab Global Communications Center	360 North Wabasha Street	72,815	Ecolab, Inc.	Tim Yohnk	651-293-4574	tim.yohnk@ecolab.com
Jemne Building	305 St. Peter Street	25,000	Wold Architects and Engineers	Matt Mooney	651-227-7773	mmooney@woldae.com
League of Minnesota Cities Building	145 West University Avenue	64,000	League of Minnesota Cities	Nancy Tindall	651-215-4014	ntindall@lmc.org
Market Street Towers	70 West 4th Street	339,000	Century Link	Neal Anerson	612-668-2372	neal.anderson@centurylink.com
Minnesota Public Radio Building*	480 Cedar Street	142,000	Minnesota Public Radio	Nick Kereakos	651-290-1524	nkereakos@americanpublicmedia.org
Rafferty Rafferty Tollefson Lindeke Architects*	278 7th St E	12,000	Rafferty Rafferty Tollefson Lindeke Architects, Owners Atelaier, LLC	Lee Tollefson	651-224-4831	
Saint Paul Pioneer Press Building	345 Cedar Street	150,000	Saint Paul Pioneer Press	Kevin Marquette	651-228-5090	kmarquette@pioneerpress.com
Science Museum of Minnesota*	120 West Kellogg Blvd.	38,000	Science Museum of Minnesota	Tom Carlson	651-221-4774	tcarlson@smm.org
The Lowry	350 St. Peter Street	58,000	St. Paul Conservatory Building Co.	Alissa Kellogg	612-805-2306	akellogg@pakproperties.net
Travelers*	385 Washington Street	1,000,000	Travelers	Greg Sharpe	651-310-7086	gsharpe@travelers.com
Twin Cities Public Television Building	172 East 4th Street	85,000	Twin Cities Public Television	JoAnn Hawkins	651-229-1341	jhawkins@tpt.org
US Bank West Side Flats Operation Center*	60 Livingston Avenue	350,000	US Bank	David Grandpre	651-466-5638	david.grandpre@usbank.com
<b>TOTAL</b>		<b>3,278,338</b>				
*2013 Data Used						

## Health Care Space

Name	Address	Total S.F.	Listing Contact or Owner	Contact Name	Contact Phone Number	Contact Email
American Red Cross	134 Fillmore Avenue East	63,888	American Red Cross	Steve Golias	651-291-3853	steve.golias@redcross.org
American Red Cross St. Paul Area Blood Donation Center	176 Robert Street South	41,140	American Red Cross	Steve Golias	651-291-3853	steve.golias@redcross.org
Capitol Professional Office Building	590 Park Street	34,320	Kraus Anderson	Dan Mossey	952-948-9398	dmossey@karerealty.com
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
Doctor's Professional Building	280 Smith Avenue	101,664	United Properties	Bill Karkula	651-241-8395	William.Karkula@allina.com
ExerCare	266 North Smith	10,234	Allina Health System/ United Hospital	Bill Karkula	651-241-8395	William.Karkula@allina.com
Fort Road Medical	360 Sherman Street	50,265	Healthcare Trust of America, Inc.	Andrew Nordhoff	317-550-2800	andrewnordhoff@htareit.com
Gallery Professional Building	17 West Exchange Street	107,514	Healthcare Trust of America, Inc.	Andrew Nordhoff	317-550-2800	andrewnordhoff@htareit.com
Gallery Towers	514 St. Peter Street	25,407	Ted Glasrud & Associates	Paul Buchmayer	651-361-8941	pbuchmayer@tedglasrud.com
Garden View	347 Smith Avenue	153,629	Allina, Children's I.R.E.T.	Bill Karkula	651-241-8395	William.Karkula@allina.com
Gillette Children's Specialty Healthcare	200 University Avenue East	165,000	Gillette Children's Specialty Healthcare	Beth Closner	651-229-3871	eclosner@gillettechildrens.com
Gillette Children's Specialty Healthcare	205 University Avenue East	52,000	Gillette Children's Specialty Healthcare	Beth Closner	651-229-3871	eclosner@gillettechildrens.com
Gillette Children's Specialty Healthcare	183 University Avenue East	17,000	Gillette Children's Specialty Healthcare	Beth Closner	651-229-3871	eclosner@gillettechildrens.com
HealthPartners Specialty Center 401	401 Phalen Parkway	124,000	HealthPartners	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
HealthPartners Specialty Center 435	435 Phalen Parkway	82,243	HealthPartners	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
HealthPartners St. Paul Clinic	8 West Plato Boulevard	65,268	HealthPartners	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
John Nasseff Medical Center	255 Smith Avenue	43,689	Smith Avenue Realty Association	Bill Karkula	651-241-8395	William.Karkula@allina.com
Nasseff Specialty Center	225 Smith Avenue	132,213	Smith Avenue Realty Association	Bill Karkula	651-241-8395	William.Karkula@allina.com
Regions Building #1	640 Jackson Street	1,064,466	Regions Hospital	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com

Regions Building #2	640 Jackson Street	65,917	Regions Hospital	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
Regions Building #3	640 Jackson Street	74,649	Regions Hospital	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
Regions Building #5	640 Jackson Street	156,620	Regions Hospital	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
Regions Building #8	640 Jackson Street	630,000	Regions Hospital	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
Regions Building #9	640 Jackson Street	96,000	Regions Hospital	Rick Huston	651-254-3629	rick.a.huston@healthpartners.com
Ritchie Medical Plaza	310 Smith Avenue	114,728	Allina, I.R.E.T.	Bill Karkula	651-241-8395	William.Karkula@allina.com
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
St. Joseph's Hospital	45 W. 10th Street	608,000	HealthEast	Kyle Davis	651-232-4963	kdavis@healtheast.org
St. Paul Radiology	250 Thompson	21,334	South Metro Human Services	Tom Paul	651-291-1979	tom.paul@south-metro.org
United Hospital	333 Smith Avenue	662,079	Allina Health System	Bill Karkula	651-241-8395	William.Karkula@allina.com
<b>TOTAL</b>		<b>5,133,014</b>				

## Government

Name	Address	SF	Company	Contact	Phone	Email
321 Grove Street 1 & 2	321 Grove Street	53,948	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
90 West Plato	90 West Plato	80,000	Ramsey County	Bruce Thompson	651-266-2262	Bruce.Thompson@co.ramsey.mn.us
Administration Building	50 Sherburne Avenue	70,554	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
Centennial Building	658 Cedar Street	286,752	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
City Hall Annex	25 W. 4th Street	85,384	City of Saint Paul	Bruce Engelbrekt	651-266-8854	bruce.engelbrekt@ci.stpaul.mn.us
City Hall/Courthouse	15 W. Kellogg Blvd.	240,000	Ramsey County	Bruce Thompson	651-266-2262	Bruce.Thompson@co.ramsey.mn.us
Don Junemann Building	555 Cedar Street	27,000	Ramsey County	Bruce Thompson	651-266-2262	Bruce.Thompson@co.ramsey.mn.us
Elmer L. Andersen Building	540 Cedar Street	368,002	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
Ford Building	117 University Avenue	51,493	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
Griffin Building	367 Grove Street	114,904	City of Saint Paul	Bruce Engelbrekt	651-266-8854	bruce.engelbrekt@ci.stpaul.mn.us
Harold E. Stassen Building	600 North Robert Street	396,261	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us



Judicial Center, Minnesota	25 Rev. Dr. Martin Luther King Jr. Blvd.	231,442	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
Juvenile Family Justice Center	25 West 7th Street	59,000	Ramsey County	Bruce Thompson	651-266-2262	Bruce.Thompson@co.ramsey.mn.us
Law Enforcement Center	425 Grove St.	100,000	Ramsey County	Bruce Thompson	651-266-2262	Bruce.Thompson@co.ramsey.mn.us
Metro Square Building	121 East 7th Place	390,971	Ramsey County	Bruce Thompson	651-266-2262	Bruce.Thompson@co.ramsey.mn.us
Metropolitan Council Building	390 North Robert Street	116,129	Metropolitan Council	Steve Ylitalo	651-602-1767	Steven.Ylitalo@metc.state.mn.us
Minnesota State Capitol Building	75 Rev. Dr. Martin Luther King Jr. Blvd.	294,597	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
Orville L. Freeman Building	625 N. Robert Street	294,433	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
Public Safety Annex	100 East 10th Street	76,162	City of Saint Paul	Bruce Engelbrekt	651-266-8854	bruce.engelbrekt@ci.stpaul.mn.us
Ramsey County Government Center - East	160 East Kellogg Blvd.	237,518	Ramsey County	Bruce Thompson	651-266-2262	Bruce.Thompson@co.ramsey.mn.us
State Lab Building	610 North Robert Street	166,035	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
State Office Building	100 Rev. Dr. Martin Luther King Jr. Blvd.	258,360	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
Transportation Building	395 John Ireland Blvd.	318,296	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
Veterans Service Building	20 West 12th Street	78,542	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
Warren E. Burger Federal Courts Building	316 North Robert Street	452,137	U.S. Government	Tim Scully	651-290-4128	tim.scully@gsa.gov
<b>TOTAL</b>		<b>4,847,920</b>				