

2015 BOMA Market Report

10/5/2015

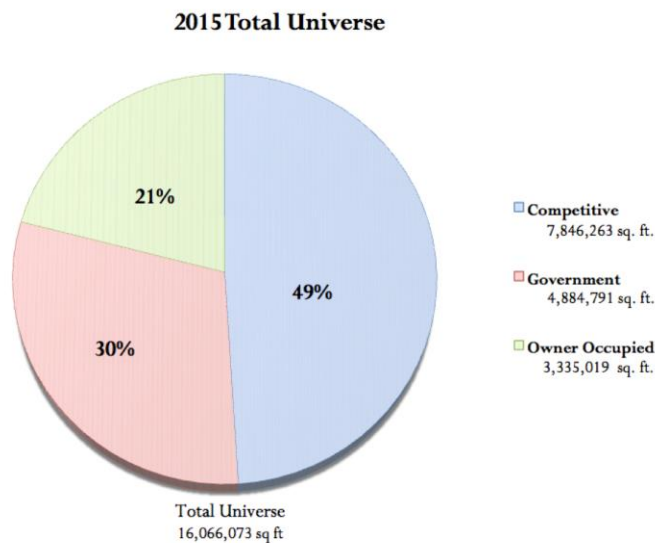
GREATER SAINT PAUL BOMA

Total Universe/Historic Comparison

The Total Universe of office space in the Saint Paul Central Business District is 16,066,073 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.

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

The most significant impact on the Total Universe is the reduction of Competitive space by 284,390. This change is the result of three properties being removed from the report. Sibley Square (208,000 sq. ft.) and Liberty Square (37,000 sq. ft.) are being converted to residential. The third property, Labor Professional (28,000 sq. ft.) has been demolished as part of the Higher Ground project.



Total Universe Historic Comparison											
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Competitive	56%	53%	50%	50%	50%	48%	48%	48%	49%	50%	49%
Government	25%	29%	31%	31%	31%	33%	33%	33%	32%	30%	30%
Owner Occupied	19%	18%	19%	19%	19%	19%	19%	19%	19%	20%	21%
Total Sq Ft (in millions)	16.46	17.69	17.27	17.10	17.15	17.38	17.38	17.18	16.74	16.25	16.06

Competitive Occupancy/Vacancy

The Saint Paul CBD consists of 7,846,263 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.

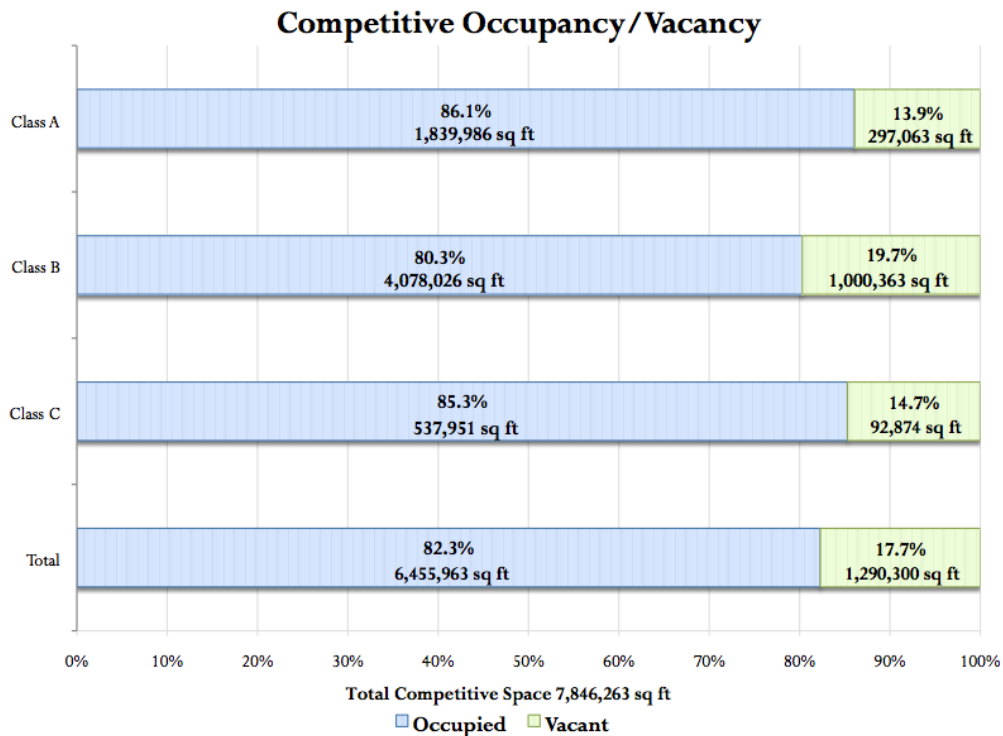
Class B

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.

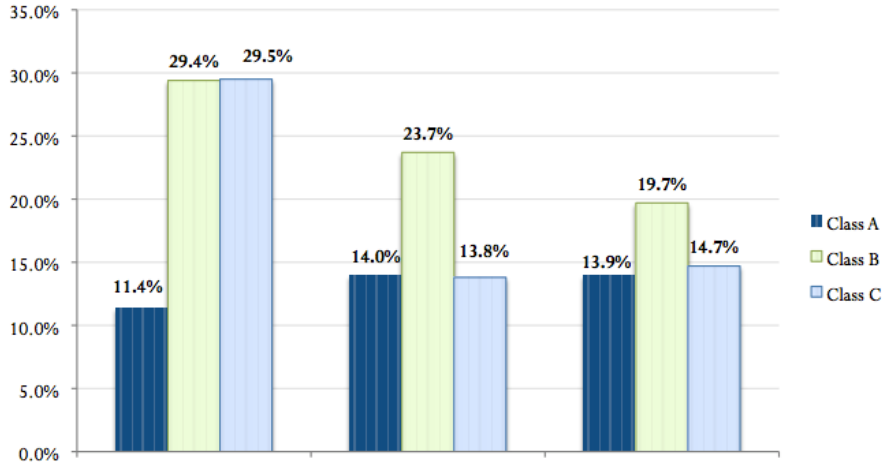
The overall vacancy rate for Competitive office space in the Saint Paul CBD is 17.7% (1,290,300 square feet), a decrease from 20.5% (1,664,603 square feet) in 2014. This is the lowest Competitive office vacancy level measured by the Market Report since 2001. Vacancy is lowest (13.9%) in Class A space and highest (19.7%) in Class B space.



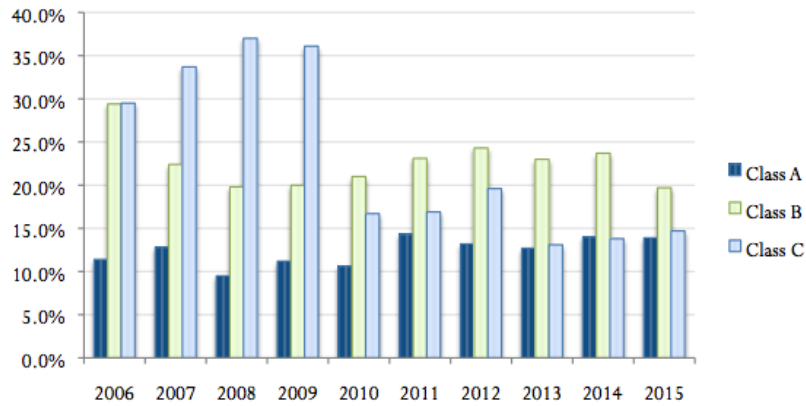
Competitive Vacancy Trends

The overall Competitive vacancy rate moved noticeably lower from 2014 to 2015, which is consistent with the long-term trend over the past 10 years. The vacancy trend for Individual classes (A, B & C) varies. A & B are lower, while C increased

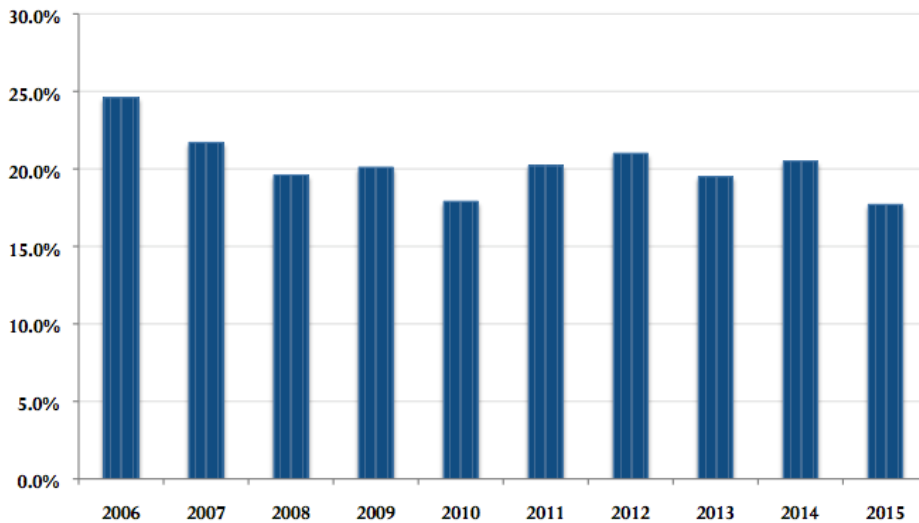
Competitive Vacancy Trends by Class



Competitive Vacancy Trends by Class

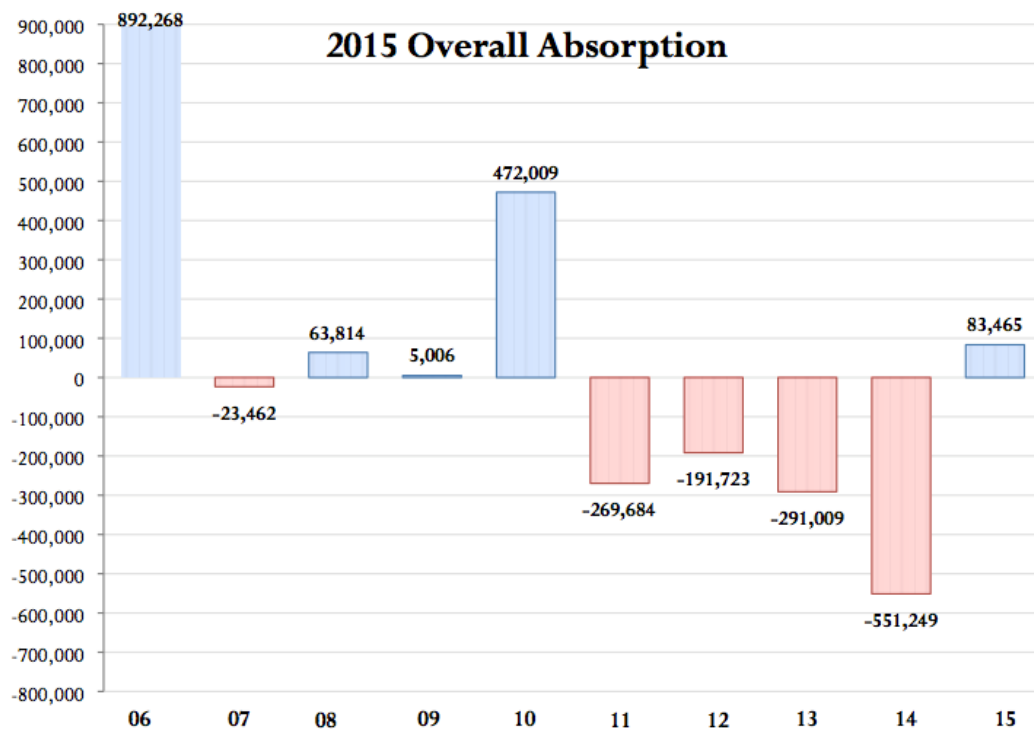
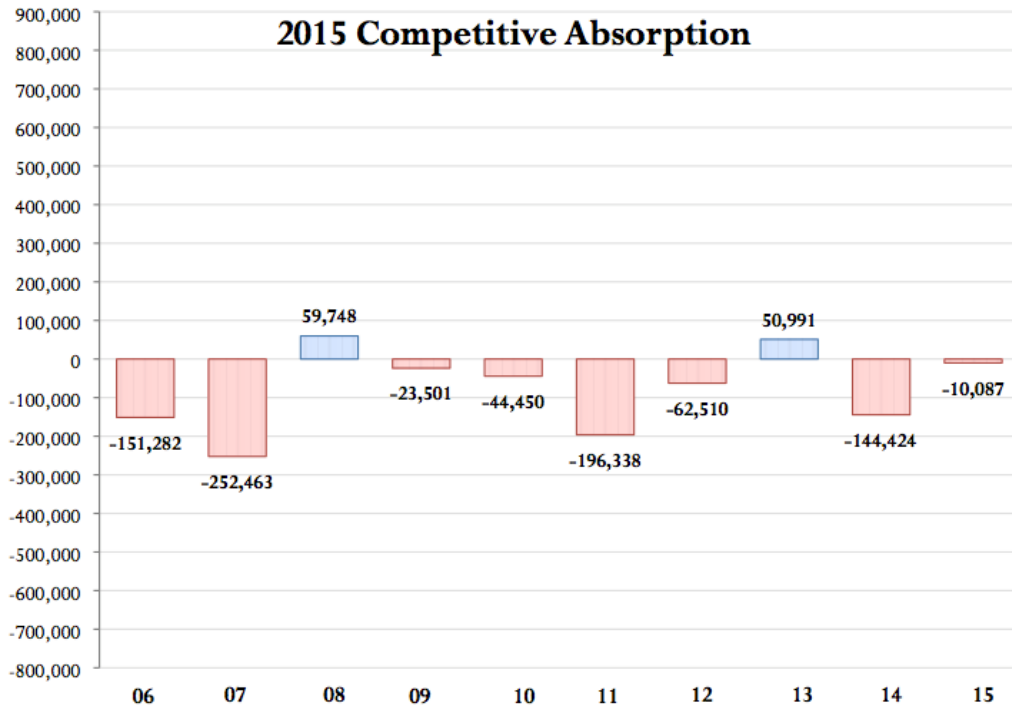


Total Competitive Vacancy Trends



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 2014 to 2015 is -10,087 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, Sibley Square and Liberty Square changed to residential use. Also, the Labor Professional Centre was demolished as part of the Higher Ground project.

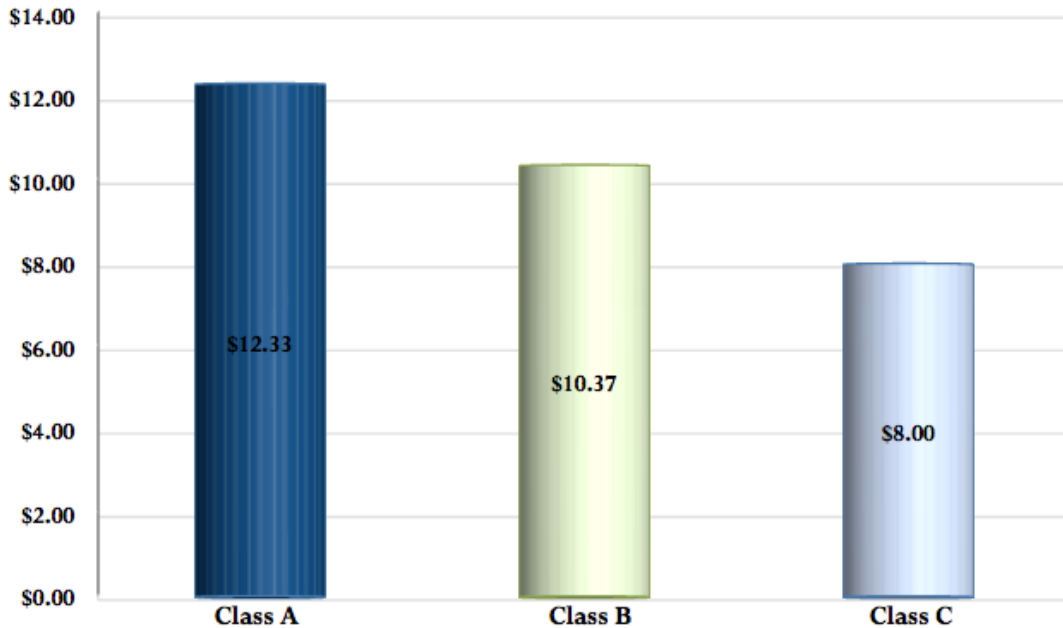


Gross and Net Rental Rates

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.

Average Quoted Net Rental Rates for 2015



Average Gross Rental Rates for 2015



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 28,984	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 69,614	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	12,186	\$12.00-\$13.00 14.89	B	Thompson National Properties, LLC: Jerry Hersman 651-209-3700 j.hersman@tnpre.com
Lawson Commons 380 St. Peter Street	13	436,378 75,394	34,000	\$14.00-\$16.00 \$13.21	B	Frauenschuh, Inc.: Sherry Hastings 952-829-3468 sherry.hastings@frauenschuh.com
UBS Plaza 444 Cedar Street	25	229,653 30,170	12,373	\$9.00-\$11.00 \$11.78	B	Jones Lang LaSalle: Jon Dahl 612-217-5130 jon.dahl@am.jll.com
Wells Fargo Plaza 30 East 7th Street	37	634,895 78,329	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
Total S.F. Total Avail. S.F Vacancy Rate		2,137,049 297,063 13.9%				

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. 5th Street 180 E. 5th Street	13	672,806 244,561	Approx. 51,000	\$8.00-\$10.00 \$10.37	C	Talon First Trust, LLC.: Julie A. Bauch 651-291-3586 julie@bauchenterprises.com
375 Jackson 375 Jackson Street	7	212,395 74,762	15,000 (E. Bldg) 20,000 (W. Bldg)	\$5.82 \$8.94	B	375 Jackson Building, LLC: Stephen Johnson 651-373-0603 Steve@MadisonEquities.biz
443 Lafayette Road 443 Lafayette Road	4	112,882 0		\$7.82 \$10.21	C (Tenants Only)	Meritex Enterprises: Fred Koehler 651-228-4505 fkoehler@meritex.com
444 Lafayette Road 444 Lafayette Road	6	302,265 0		\$10.74 \$9.23	C (Tenants Only)	Meritex Enterprises: Fred Koehler 651-228-4505 fkoehler@meritex.com
500 Lafayette Road 500 Lafayette Road	6	147,009 0		\$10.35 \$10.69	C (Tenants Only)	Meritex Enterprises: Fred Koehler 651-228-4505 fkoehler@meritex.com
520 Lafayette Road 520 Lafayette Road	6	164,225 0		\$6.74 \$11.46	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 \$10.57	B	Kraus Anderson: Dan Mossey 952-948-9398 dmossey@karerealty.com
81 On Seventh 81 East 7th Street	4	47,273 4373	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 5th Street	16	202,127 76,824	11,600	\$11.00-\$14.00 \$9.97	B	Security National Properties: Alex Kelly 651-221-0999 alex@kellybrothersltd.com

Class B Continued						
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
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 7,202	15,426	\$10.00-\$12.00 \$10.75	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 25,648	Varies average - 31,142	\$9.00-\$11.00 Office: \$9.81 Retail: \$14.71	B	CBRE: Jerry Driessen 612-336-4310 gerald.driessman@cbre.com
Degree of Honor Building 325 Cedar Street	10	81,500 14,302	6,885	\$5.76 \$8.17	C	Madison Equities: Scott Goltz 612-685-5312 scott@blueearthland.com
Drake Building 60 Plato Blvd East	4	83,759 0	21,060	\$10.00-\$12.00 \$10.55	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 14,780	7,000	\$5.00\$5.69	C	Madiaon Equities:Scott Goltz 612-685-5312 scott@blueearthland.com
First National Bank Building 332 Minnesota Street	31 West 16 East	660,640 158,254	10,213 (W) 15,000 (E) 60,000 (N)	\$18.00-\$20.00 modified gross \$9.74	B	Jones Lang LaSalle: Sam Maguire 612-217-5157 sam.maguire@amjll.com

Class B Continued						
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
Gallery Professional Building 17 West Exchange Street	8	107,514 49,202	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 1,327	12,500	\$12.00 \$7.08	C	Ted Glasrud & Associates: Paul Buchmayer 651-361-8941 pbuchmayer@tedglasrud.com
Gilbert Building 413 Wacouta Street	5	35,303 9,009		\$10.00-\$12.00 \$5.90	C	Gilbert Building, LLC: Ian Hedstrom 651-239-8349 ian@gilbertbuilding.com
Golden Rule Building 85 East 7th Place	6	289,378 664	50,000	\$8.00-\$10.00 \$9.87	C	Commercial Real Estate Services, Inc.: Pat Wolf 651-290-8890 patwolf@cres-inc.com
Hamm Building 408 St. Peter Street	6	184,866 10,352	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@markhampstpa.com
Park Square Court Building 400 East Sibley Street	6	129,321 0	26,000	\$12.00 \$8.00 -\$9.00	B	Madison Equities: Scott Goltz 612-685-5312 scott@blueearthland.com
Public Housing Agency Saint Paul 555 N. Wabasha St.	4	48,633 0	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, 100 174,276	27000- 42000 SF	\$12.00 \$7.53	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

Class B Continued						
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
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 35,537	13,432	\$9.50 \$10.65	B	Madison Equities: Scott Goltz 612-685-5312 scott@blueearthland.com
Total S.F.	5,078,389					
Total Avail. S.F	1,000,363					
Vacancy Rate	19.7%					
*2014 Data Used						
**2013 Data Used						

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 9,212	4,660	\$8.00 \$7.50	C	Commonwealth Properties: Debbie Burgwald 651-224-5845 dburgwald@commonwealthproperties.com
Goff Public Building 255 E. Kellogg Blvd	2	26,000 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	\$9.00 \$4.00	B	John O'Brien 651-228-1446 john@commodoresquashclub.com
Landmark Center 75 West 5th Street	8	48,012 7,939	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
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 5,618	Approx. 10,000 each floor	\$13.00 gross	C	Halverson Blaiser, LTD: Ardis Hafdahl 651-227-7053 ahafdahl@hbgltd.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 4,595	varies	\$8.00 \$8.00	B	James Miller Investment Realty Co. : Jim Miller 651-222-2561 jmiller@jmrealty.com

Class C Continued						
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
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 S 155 Wabasha S	1	22,000 6,800		\$13.00 modified gross	B	Power Management Nicky Scarrella 651-298-9977 pminc@popp.net
The Lowry Hotel Building 345 Wabasha	11	56,038 0	varies		N	Madison Equities: Scott Goltz 612-685-5312 scott@blueearthland.com
Total S.F.		630,825				
Total Avail. S.F		92,874				
Vacancy Rate		14.72%				
**2013 Data Used						
*2014 Data Used						

Owner-Occupied

Name Address	Total S.F.	Company	Contact	Phone	Email Address
166 E. 4th Street 166 E. 4th Street	60,000	South Metro Human Services	Tom Paul	651-291-1979	tom.paul@south-metro.org
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	41,140	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	District Energy	Cathy Hart	651-925-8145	cathy.hart@ever-greenenergy.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	333,000	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

Owner Occupied Continued					
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	Total S.F Avail S.F
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	75,000	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	105,804	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	Kelly Wilke	651-466-8388	kelly.wilke@usbank.com
TOTAL **2013 Data Used	3,335,019				

Health Care

Name Address	Total S.F.	Listing Contact or Owner	Contact Name	Phone	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	155,778	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

Heath Care Continued					
Name Address	Total S.F.	Listing Contact or Owner	Contact Name	Phone	Email
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	Frauenshuh	Natalie Peffer	952-829-3465	natalie.peffer@frauenshuh.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	Abbie Stone	651-232-4963	astone@healtheast.org
St. Paul Radiology 250 Thompson	60,000	South Metro Human Services	Tom Paul	651-291-1979	tom.paul@south-metro.org
United Hospital 250 Thompson	662,079	Allina Health System	Bill Karkula	651-241-8395	William.Karkula@allina.com
TOTAL	5,173,829				

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
402 Univerisity Ave. 402 University Ave.	39,000	Ramsey County	Bruce Thompson	651-266-2262	Bruce.Thompson@co.ramsey.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	71,341	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
Centennial Building 658 Cedar Street	286,116	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	393,153	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

Government Continued					
Name Address	Total S.F.	Listing Contact or Owner	Contact Name	Phone	Email
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.	294,596	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
Orville L. Freeman Building 625 N. Robert Street	294,387	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	166,034	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
State Office Building 100 Rev. Dr. Martin Luther King Jr. Blvd.	259,260	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
Transportation Building 395 John Ireland Blvd.	318,271	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
Veterans Service Building 20 West 12th Street	78,543	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
TOTAL	4,884,791				

Sublease Space

Name	Class	Address	Total S.F.	Contact	Phone	Email
Lawson	A	380 St. Peter Street	3,900	Ashley Moen	612-373-9183	amoen@cresa.com
UBS Plaza	A	444 Cedar Street	12,095	Chris Gliedman	612-336-4311	chrisgliedman@cbre.com
Total			15,995			