



# 2019 BOMA Market Report

Greater Saint Paul BOMA



# Total Universe/Historic Comparison

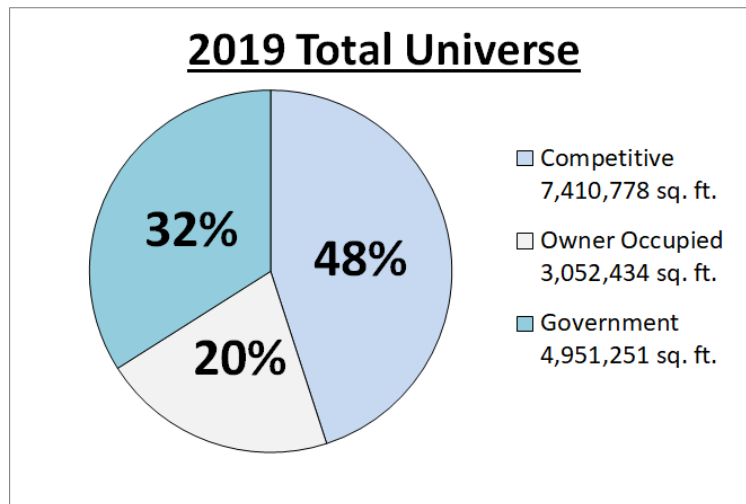
The Total Universe of office space in the Saint Paul Central Business District is 15,414,463 square feet. The Total Universe space has an occupancy rate of 89.85%. This total is divided among Competitive, Owner-occupied and Government space. The Total Universe Historical Comparison provides a valuable long term perspective on market trends within these three categories in downtown Saint Paul. In reviewing the current data, several trends are noteworthy.

<b>Total Universe Historic Comparison</b>													
	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
<b>Competitive</b>	50%	50%	50%	48%	48%	48%	49%	50%	49%	49%	48%	48%	48%
<b>Government</b>	31%	31%	31%	33%	33%	33%	32%	30%	30%	31%	32%	32%	32%
<b>Owner Occupied</b>	19%	19%	19%	19%	19%	19%	19%	20%	21%	20%	20%	20%	20%
<b>Total Square Feet (Million Sq. Ft.)</b>	17.27	17.1	17.15	17.38	17.38	17.18	16.74	16.25	16.06	16.03	15.9	15.65	15.4

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

## **The most significant changes in the Total Universe were:**

- ▶ The removal of Ecolab University Building (-154,604 sf)
- ▶ The removal of the Empire Building (-60,000 sf)
- ▶ The addition of Treasure Island Center (+243,871 sf)
- ▶ Conversion of office space to residential in FNBB (-203,623 sf)



# Competitive Occupancy and Vacancy

The Saint Paul CBD consists of 7,410,778 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.

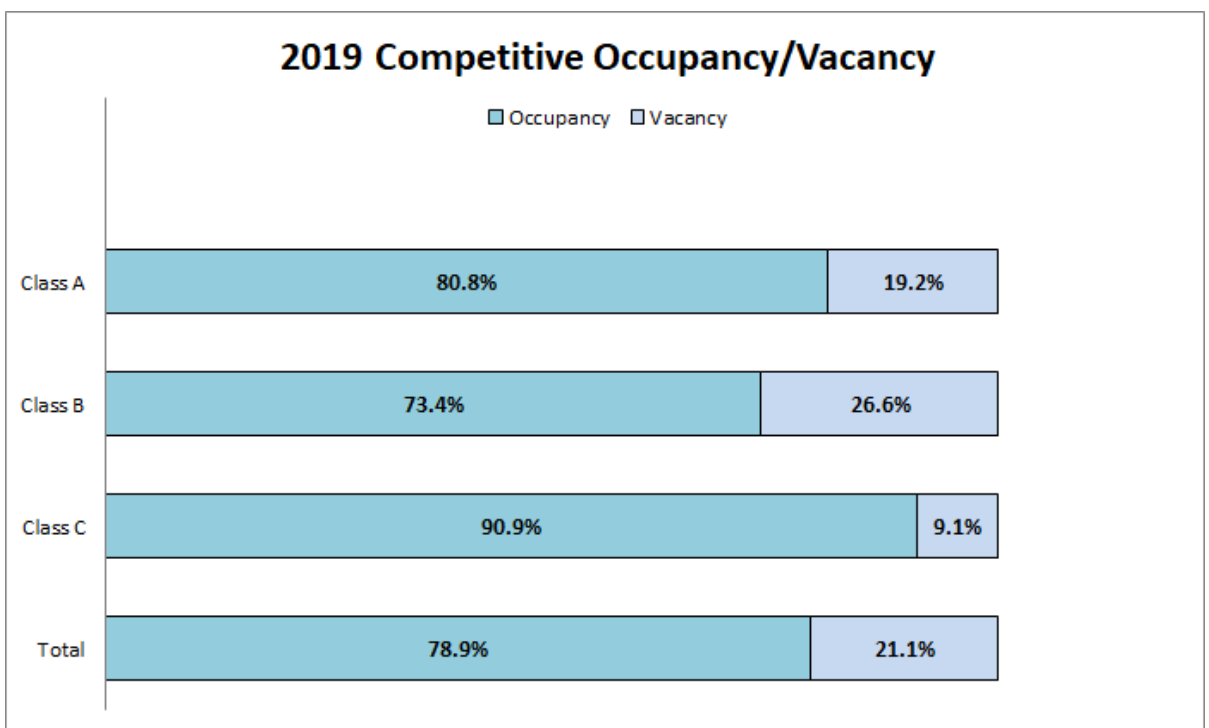
## ▶ Class B

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 and systems are adequate, but the building does not compete with Class A at the same price.

## ▶ Class C

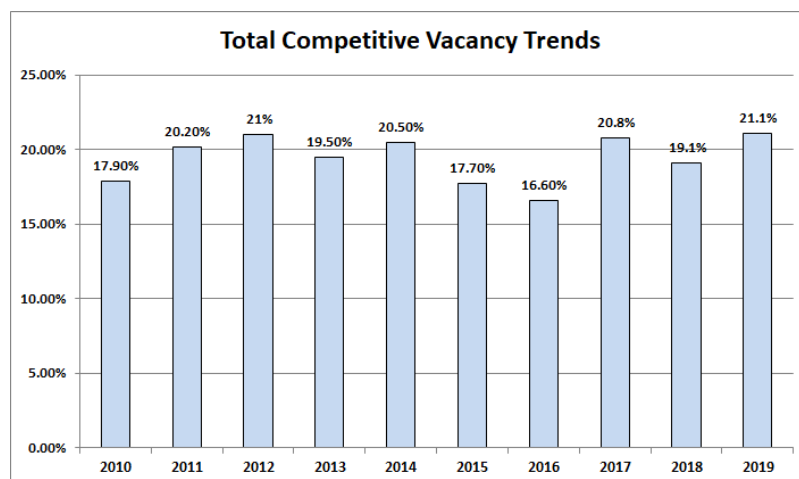
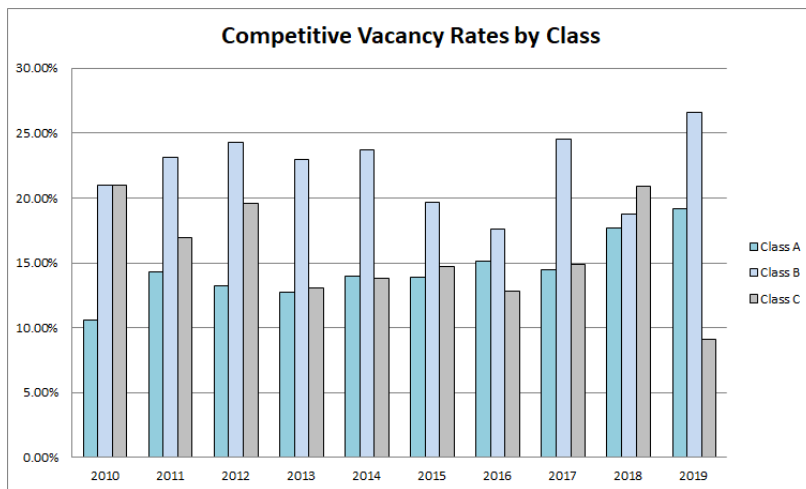
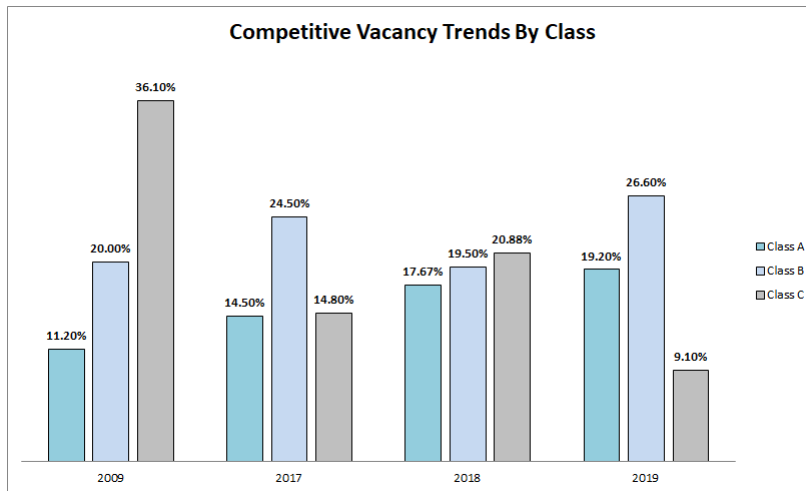
Buildings competing for tenants requiring functional space at rents below the average for the area.

The overall vacancy rate for Competitive office space in the Saint Paul CBD is 21.12% (1,565,669 square feet), an increase from 19.10% (1,458,167 square feet) in 2018. Vacancy is lowest in Class C space (9.11%) and highest in Class B space (26.57%).



# Competitive Vacancy Trends

The overall Competitive vacancy rate rose from 2018 to 2019 due to some transition and consolidation in the market. The vacancy trend for individual classes (A, B & C) varies. A and B increased, while C decreased.

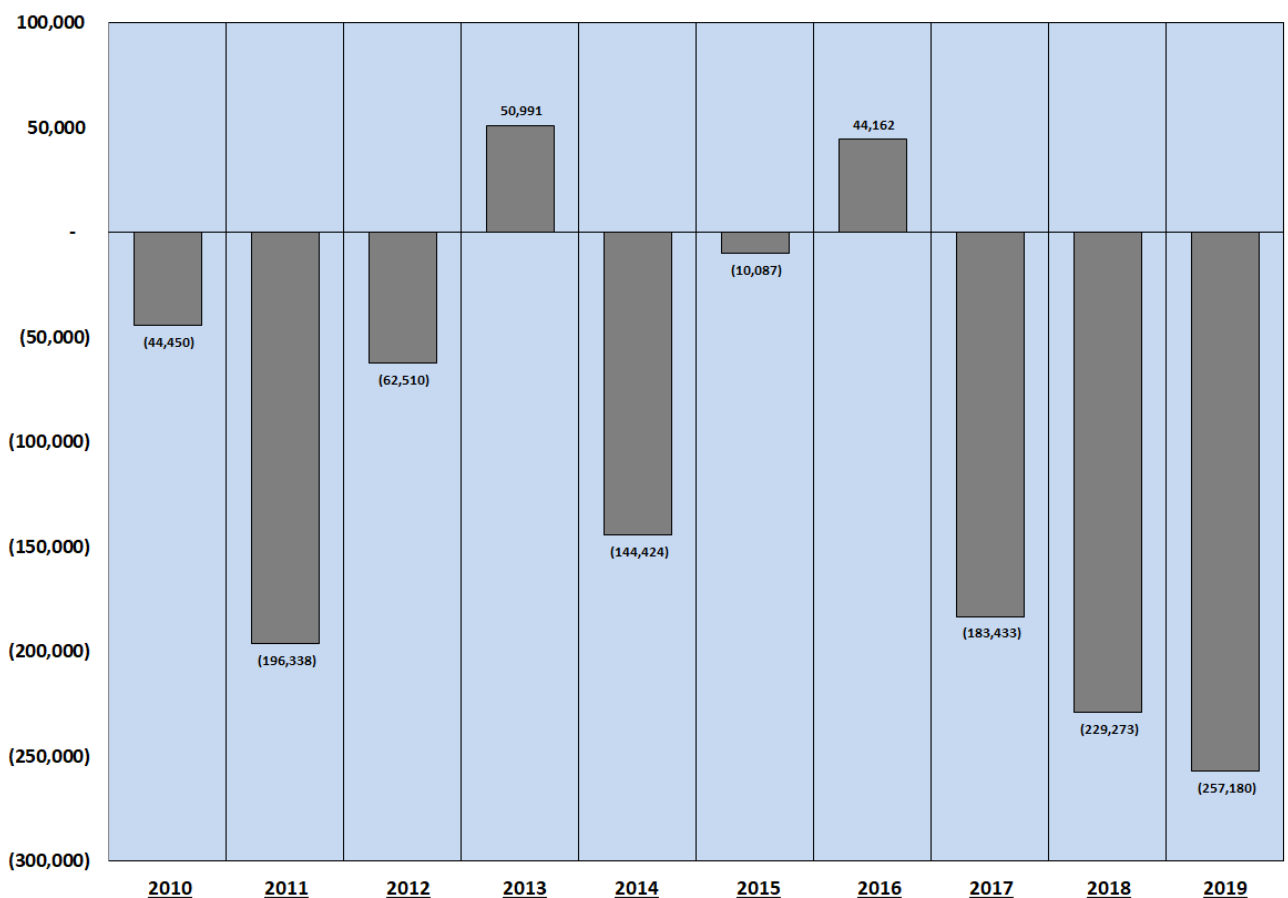


# Absorption

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 2018 to 2019 is -257,180 square feet. Overall absorption is also -257,180 s.f. In general, the reasons for positive or negative absorption include changes in occupancy, building reclassification, building re-measurement, and adjustments in square footage being offered for lease.

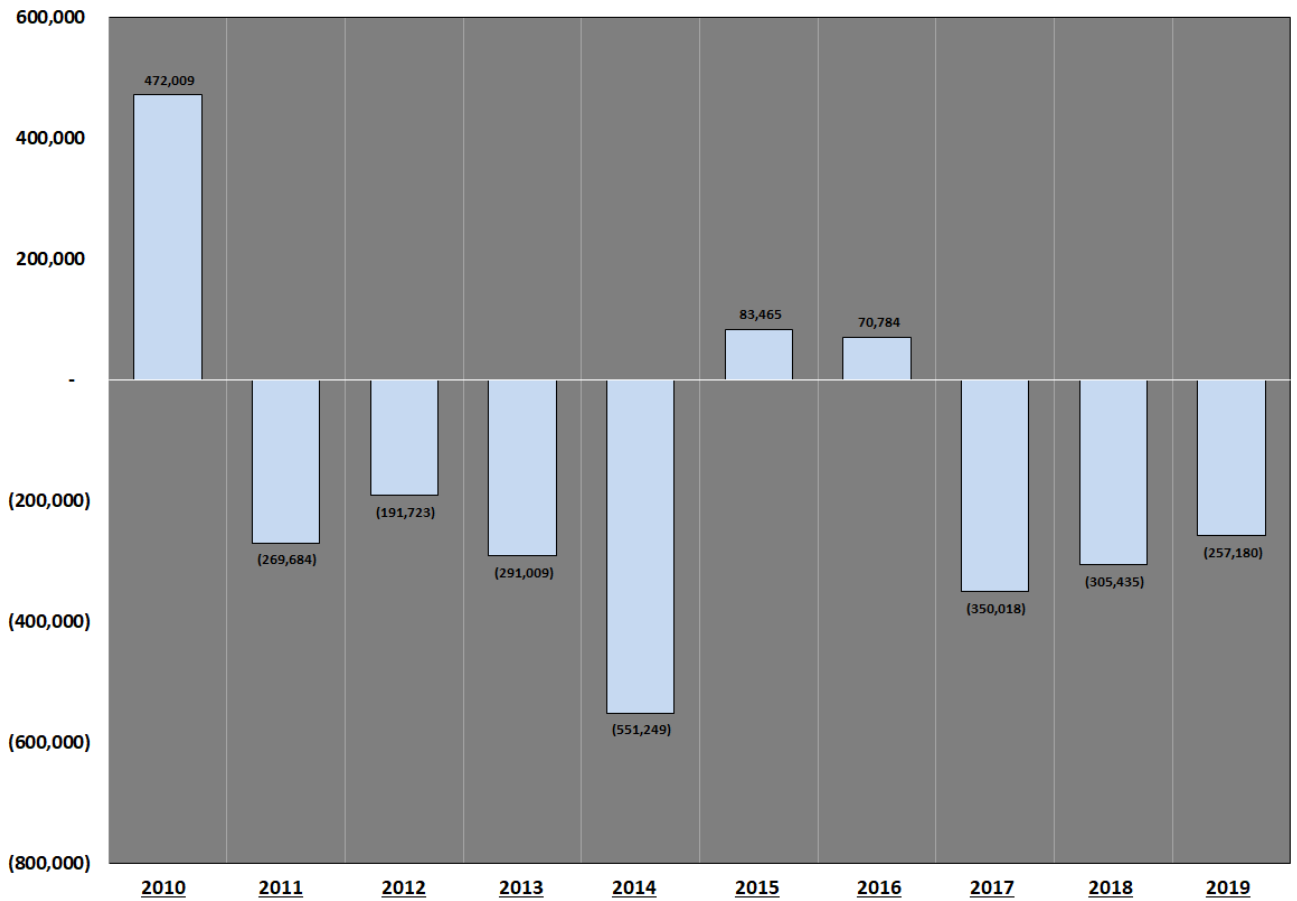
Absorption figures are negatively impacted when buildings are removed from the total universe. The Competitive absorption total was negatively impacted by the loss of leased space in Landmark Towers, the removal of the Ecolab University and Empire Buildings, and a reduction of leasable space in the First National Bank Building.

**2019 Competitive Absorption**



# Absorption (cont.)

2019 Overall Absorption

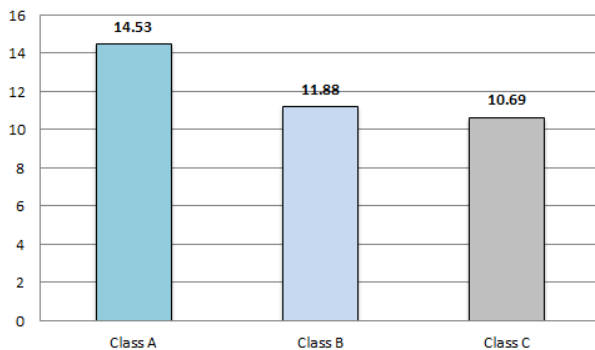


# Gross Net and Rental Rates

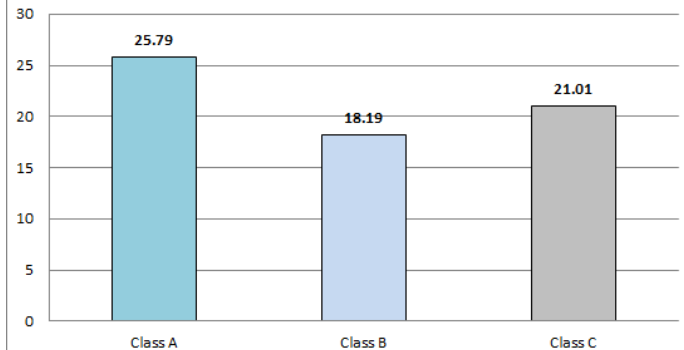
The quoted median gross rental rate for office space is the sum of the net rental rate and operating expenses, including property taxes. Net rental rates and operating expenses were provided by the building owners, managers, and leasing agents surveyed for this report.

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.

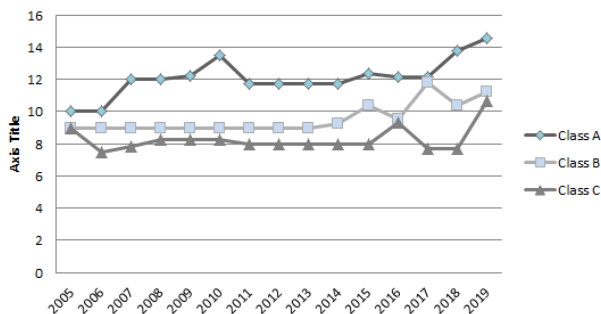
**Average Quoted Net Rental Rates 2019**



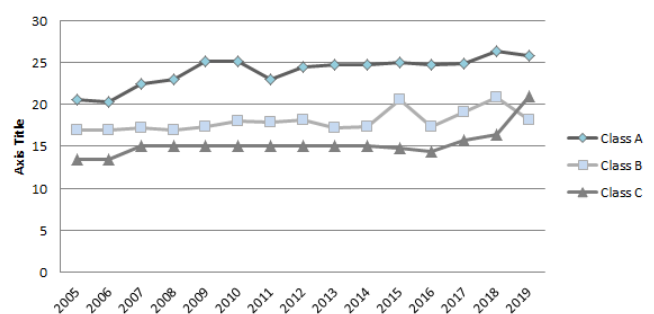
**Average Gross Rental Rates 2019**



**Trends in Net Lease Rates**



**Trends in Gross Lease Rates**



# Class A

Name	Address	# of Floors	Total S.F.	Avail. S.F.	Floor Plate SF	Net Rate	Op. & Taxes	Parking in the Building	Contact
400 Building	400 North Robert Street	21	375,024		17,895	\$12-\$13 - office \$13-\$16 retail	\$12.29	B	Ann Stahley, 952-465-3317, ann.stahley@cushwake.com
Landmark Towers	345 St. Peter Street	20	212,959	163,457	Varies	\$10.00 - \$12.00 PSF	\$13.56	B	Nan Hynes, 651-297-6739, nan.hynes@cbrre.com
Lawson Commons /Infor Commons	380 St. Peter Street	13	429,891	18,702	34,000	\$15.50-\$16.50	\$13.69	B	Jason Butterfield, 952-460-9830, jason.butterfield@frauenshuh.com
Osborn 370	370 Wabasha St N St. Paul 55102	19 (tower) plus lower levels	208,563	42,957	9,986	\$13-\$16	\$13.28	C	Denise McCormick, 612-289-5805, dmccormick@srre.com
Town Square Tower	445 Minnesota Street	27	248,140	49,960	12,000	9.00-11.00	\$10.65	B	Eric Rapp, 952-837-3060, eric.rapp@colliers.com
The 428 Treasure Island Center	428 Minnesota St 400 Wabasha St N	5 6	63,025 243,871	55,286 31,500	12,617 rsf (2,3,4 Floors) \$660,000.00	\$18.00-\$19.00	\$8.55 prsf ops and \$3.39 prsf taxes \$13.50	C B	Pat Wolf, 651-290-8890, patwolf@cres-inc.com Tonya Bauer, tkb@sppa.com
UBS Plaza	444 Cedar Street	25	229,653	55,074	12,373	\$12.00	\$11.74	B	Ann Stahley, 952-465-3317, ann.stahley@cushwake.com
Wells Fargo Place	30 East 7th Street	37	634,895	90,680	14,682 in the tower. atrium approx. 65,000 per floor	\$17.00-Tower; \$12.00-\$20.00-Atrium	\$15.08	B	Eric King, 651-734-2385, eric.king@cushwake.com
Total S.F. 2,646,021		Occupied S.F.	507,616	Vacancy	19.18%				

# Class B

Name	Address	# of Floors	Total S.F.	Avail. S.F.	Floor Plate SF	Net Rate	Op. & Taxes	Parking in the Building	Contact
180 E. 5th Street	180 E. 5th Street	13	672,806	368,139	approx. 51,000	\$11.0-\$12.00	\$10.37	C	Nan Hynes, 651-297-6739, nan.hynes@cbre.com
375 Jackson*	375 Jackson Street	7	211,722	26,000	14,000 (E. Bldg) 22,000 (W. Bldg)	\$7.00	\$12.00	B	David Wright, 651-955-1579, DaveW@madisonequities.biz
444 Lafayette Road	444 Lafayette Road	6	301,168			\$12.38	\$7.30	C (tenants only)	Julie Pertee, Julie.pertee@colliers.com
555 Park Office Building	555 Park Street	4	50,215	12,170	13,406	\$8.00	\$11.83	B	Shawn Wiski, 612-255-2423, shawn.wiski@krausanderson.com
81 On Seventh	81 East 7th Street	4	47,273	40,101	13,000	Negotiable	\$9.75	C - connected by ramp on 1st floor	Pat Wolf, 651-290-8890, patwolf@crises-inc.com
Alliance Bank Center**	55 East 5th Street	16	202,127	76,824	11,600	\$11.00 - \$14.00	\$9.97	B	David Wright, 651-955-1579, DaveW@madisonequities.biz
Cray Plaza*	380 Jackson Street	7	219,313	148,068	Varies per floor, 57,000-13,000	\$9.00-\$12.00	Office: \$9.57 Retail: \$14.90	B	Nan Hynes, 651-297-6739, nan.hynes@cbre.com

## Class B (cont.)

Name	Address	# of Floors	Total S.F.	Avail. S.F.	Floor Plate SF	Net Rate	Op. & Taxes	Parking in the Building	Contact
Drake Building	60 Plato Blvd. East	4	83,859	5,499	21,060	\$10.00-\$12.00	\$11.50	C	Kori L. DeJong, 651-999-5540, kdejong@wellingtonmgmt.com
First National Bank Building	332 Minnesota Street	31 West	281,462	20,000	10,213 (West Bldg) & 60,000 (North Bldg.)	\$18.50-\$20.00 modified gross	\$10.72	B	Rick Rossi, 651-225-3664, rrossi@fnbbuilding.com
Gallery Professional Building	17 West Exchange Street	8	107,514	63,139	14,262	\$14.50-\$15	\$14.07	B	Cindy Cotcamp, 612-655-1515, cindycotcamp@htareit.com
Gallery Towers	514 St. Peter Street	20	24,936	19,337	11,695	\$16.00-\$18.50	\$0.00	C	Paul Buchmayer 651-361-8941
Gilbert Building*	413 Wacouta Street	5	46,290	16,606		\$7.00-\$10.00	\$12.10	C	Ryan Oxtan, ryan.oxtan@cbre.com
Golden Rule Building	85 East 7th Place	6	289,378	664	50,000	\$10-12	\$10.84	C (connected by skyway)	Pat Wolf, 651-290-8890, patwolf@crses-inc.com
Goff Public Building	255 E. Kellogg Blvd.	2	20,000	15,000	10,000	Negotiable	\$16.00	C	Paul Goff, 612-770-1752, pgoff@sbs-intl.com
Guardian Building	366 Jackson Street	5	25,000	0	5,000	-		C	Michelle Stoltz, 651-227-9990, michelle@andersonadvocates.com
Hamm Building	408 St. Peter Street	6	218,394	40,600	2 floors at 38,000 SF 4 floors at 28,000 SF	\$10.00-\$14.00	\$12.57	C	Rob Kost, 612-332-6600, rob@upland.com

# Class B (cont.)

Name	Address	# of Floors	Total S.F.	Avail. S.F.	Floor Plate SF	Net Rate	Op. & Taxes	Parking in the Building	Contact
Landmark Center	75 West 5th Street	6 above ground; 2 below ground	48,012	11,400	varies - between 14,700 to 15,700	\$12-\$18	\$10.50	C	Eric Rapp, 952-837-3060, eric.rapp@colliers.com
One West Water Street	1 West Water Street	5	27,326	6,356	varies	\$9.00	\$9.00	B	Jim Miller, 651-222-2561, jmiller@jmrrealty.com
Public Housing Agency Saint Paul	555 N. Wabasha St.	4	48,582		14,503		\$16.00 gross	B & C	Ron Moen, 651-292-6142, ron.moen@stpha.org
River Park Plaza*	10 River Park Plaza	8	328,100		27000-42000 SF	\$12.00	\$9.00	B	Ryan Oxtan, ryan.oxton@cbre.com
Saint Paul Building	6 West 5th Street	9	40,239	5,242	4,000	varies	\$8.56	C	Pete Talmo, 612-924-6414, petetalmo@ackerberg.com
Town Square Concourse	445 Minnesota Street		248,140	74,333		\$9.00-\$11.00	\$10.50	B	Pete Dufour, 952-897-7717, Pete.dufour@colliers.com
Union Depot	214 Fourth Street East	5	31,000			\$7-\$13			Todd Balsiger, todd.balsiger@am.jll.com
Total S.F.	3,572,856	Occupied S.F.	949,478	Vacancy	26.57%				

# Class C

Name	Address	Total # of Floors in Bldg	Total S.F.	Avail. S.F.	Net Rate	Op. & Taxes	Parking in the Building	Contact
443 Lafayette Road	443 Lafayette Road	4	112,882	0	\$9.01	\$8.18	C (tenants only)	Julie Perteet, Julie.perteet@collie.rs.com
500 Lafayette Road	500 Lafayette Road	6	147,009	0	\$13.08	\$8.46	C (tenants only)	Julie Perteet, Julie.perteet@collie.rs.com
520 Lafayette Road	520 Lafayette Road	6	164,225	0	\$11.09	\$8.70	C (tenants only)	Julie Perteet, Julie.perteet@collie.rs.com
Allen Building	287 East 6th Street	7	105,000	18,200	Varied		C	Sandra Erickson, 651-224-2907, lease@allenbuilding.com
COCO Building	213 E. 4th Street	5	36,060	6,000	\$15.00	\$7.56	C	Julie Bauch, 651-291-3586, julie@bauchenterprises.com
Grace Building	<u>421 North Wabasha Street</u>	3	42,390	28,260	\$14.00	\$7.00	C	Todd Geller, 612-730-5430, todd@terracegroupllc.com
Northwestern Building	275 East 4th Street	8	81,057	12,115		15.00-20.00	C	Ardis Hafdahl, 952-767-4121, ahafdahl@hbg ltd.net
O'Connor Building*	266 East 7th Street	4	20,000	4,000	\$22	0	C	Jaunae Brooks, 651-231-2765, jaunaebrooks@gmail.com
Railroader Printer Building*	235 East 6th Street	4&5	35,053	0	\$15-16 gross	0	C	Jaunae Brooks, 651-231-2765, jaunaebrooks@gmail.com
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			N	David Wright, 651-955-1579, DaveW@madison equities.biz
US Bank Center*	101 East 5th Street	26	370,187	40,000	\$9.50	\$ 12.00	B	David Wright, 651-955-1579, DaveW@madison equities.biz
<b>Total S.F.</b>	<b>1,191,901</b>	<b>Occupied S.F.</b>	<b>108,575</b>	<b>Vacancy</b>	<b>9.10%</b>			

# Health Care

Building Name	Address	Total S.F.	Listing Contact or Owner	Contact Name	Contact Phone Number	Contact Email
St. Joseph's Hospital*	45 W. 10th Street	695,000	HealthEast	Kevin Johnson	651-232-3000	<a href="mailto:kjohnson@healtheast.org">kjohnson@healtheast.org</a>
Fort Road Medical	360 Sherman Street	50,265	Healthcare Trust of America, Inc.	Cindy Cotcamp	612-655-1515	<a href="mailto:cindycotcamp@hta-reit.com">cindycotcamp@hta-reit.com</a>
Gallery Professional Building	17 West Exchange Street	107,514	Healthcare Trust of America, Inc.	Cindy Cotcamp	612-655-1515	<a href="mailto:cindycotcamp@hta-reit.com">cindycotcamp@hta-reit.com</a>
Gillette Children's Specialty Healthcare*	200 University Avenue East	172,128	Gillette Children's Specialty Healthcare	Beth Closner	651-229-3871	<a href="mailto:eclosner@gillettechildrens.com">eclosner@gillettechildrens.com</a>
Gillette Children's Specialty Healthcare*	205 University Avenue East	51,048	Gillette Children's Specialty Healthcare	Beth Closner	651-229-3871	<a href="mailto:eclosner@gillettechildrens.com">eclosner@gillettechildrens.com</a>
Gillette Children's Specialty Healthcare*	183 University Avenue East	17,466	Gillette Children's Specialty Healthcare	Beth Closner	651-229-3871	<a href="mailto:eclosner@gillettechildrens.com">eclosner@gillettechildrens.com</a>
Children's Hospital - St. Paul*	345 Smith Avenue	155,893	Children's Hospitals and Clinics of Minnesota	Bill Karkula	651-241-8395	<a href="mailto:William.Karkula@allina.com">William.Karkula@allina.com</a>
Doctor's Professional Building	280 Smith Avenue	80,984	Anchor	Chris Osterlund	434-989-6065	<a href="mailto:costerlund@anchorhealthproperties.com">costerlund@anchorhealthproperties.com</a>
ExerCare*	266 North Smith	10,234	Allina Health System/ United Hospital	Bill Karkula	651-241-8395	<a href="mailto:William.Karkula@allina.com">William.Karkula@allina.com</a>
Garden View*	347 Smith Avenue	155,778	Allina, Children's I.R.E.T.	Bill Karkula	651-241-8395	<a href="mailto:William.Karkula@allina.com">William.Karkula@allina.com</a>
John Nasseff Medical Center	255 Smith Avenue	43,689	Cushman Wakefield	Angie Karies	612-520-7772	<a href="mailto:angie.karies@cushmanwakefield.com">angie.karies@cushmanwakefield.com</a>
Ritchie Medical Plaza*	310 Smith Avenue	114,728	Allina, I.R.E.T.	Bill Karkula	651-241-8395	<a href="mailto:William.Karkula@allina.com">William.Karkula@allina.com</a>

# Health Care (cont.)

Building Name	Address	Total S.F.	Listing Contact or Owner	Contact Name	Contact Phone Number	Contact Email
Sky Tower (United Hospital/Children's Hospital-St. Paul)*	333 North Smith	230,854	Allina Health System	Bill Karkula	651-241-8395	<a href="mailto:William.Karkula@allina.com">William.Karkula@allina.com</a>
United Hospital*	333 Smith Avenue	662,079	Allina Health System	Bill Karkula	651-241-8395	<a href="mailto:William.Karkula@allina.com">William.Karkula@allina.com</a>
Nasseff Specialty Center	225 Smith Avenue	119,199	Welltower Inc.	Nathalie Pfeffer	952-829-3465	<a href="mailto:npeffer@welltower.com">npeffer@welltower.com</a>
Gallery Towers*	514 St. Peter Street	24,936	Ted Glasrud & Associates	Paul Buchmayer	651-361-8941	<a href="mailto:pbuchmayer@tedglasrud.com">pbuchmayer@tedglasrud.com</a>
HealthPartners Specialty Center 401	401 Phalen Parkway	124,000	HealthPartners	Rick Huston	651-254-3629	<a href="mailto:rick.a.huston@healthpartners.com">rick.a.huston@healthpartners.com</a>
HealthPartners Specialty Center 435	435 Phalen Parkway	82,243	HealthPartners	Rick Huston	651-254-3629	<a href="mailto:rick.a.huston@healthpartners.com">rick.a.huston@healthpartners.com</a>
HealthPartners St. Paul Clinic	8 West Plato Boulevard	65,268	HealthPartners	Rick Huston	651-254-3629	<a href="mailto:rick.a.huston@healthpartners.com">rick.a.huston@healthpartners.com</a>
Regions Building #1	640 Jackson Street	1,064,466	Regions Hospital	Rick Huston	651-254-3629	<a href="mailto:rick.a.huston@healthpartners.com">rick.a.huston@healthpartners.com</a>
Regions Building #2	640 Jackson Street	65,917	Regions Hospital	Rick Huston	651-254-3629	<a href="mailto:rick.a.huston@healthpartners.com">rick.a.huston@healthpartners.com</a>
Regions Building #3	640 Jackson Street	74,649	Regions Hospital	Rick Huston	651-254-3629	<a href="mailto:rick.a.huston@healthpartners.com">rick.a.huston@healthpartners.com</a>
Regions Building #8	640 Jackson Street	630,000	Regions Hospital	Rick Huston	651-254-3629	<a href="mailto:rick.a.huston@healthpartners.com">rick.a.huston@healthpartners.com</a>
Regions Building #9	640 Jackson Street	96,000	Regions Hospital	Rick Huston	651-254-3629	<a href="mailto:rick.a.huston@healthpartners.com">rick.a.huston@healthpartners.com</a>
American Red Cross*	134 Fillmore Avenue East	63,888	American Red Cross	Steve Golias	651-291-3853	<a href="mailto:steve.golias@redcross.org">steve.golias@redcross.org</a>
American Red Cross St. Paul Area Blood Donation Center*	176 Robert Street South	41,140	American Red Cross	Steve Golias	651-291-3853	<a href="mailto:steve.golias@redcross.org">steve.golias@redcross.org</a>
RADIAS Health*	166 E. 4th Street	60,000	South Metro Human Services dba RADIAS Health	Tom Paul	651-291-1979	<a href="mailto:tom.paul@radiashealth.org">tom.paul@radiashealth.org</a>
<b>Total S.F.</b>	<b>5,059,366</b>					

# Sublease

Name	Class	Address	Total S.F.	Contact	Phone	Email
Infor Commons	A	380 St. Peter Street	60,021	Nan Hynes	651-297-6739	<a href="mailto:nan.hynes@cbre.com">nan.hynes@cbre.com</a>
Wells Fargo Place	A	30 East 7th Street	4,909	Sam McGuire	651-248-6946	<a href="mailto:sam.mcguire@cus hwake.com">sam.mcguire@cus hwake.com</a>
Wells Fargo Place	A	30 East 7th Street	15,415	Sam McGuire	651-248-6946	<a href="mailto:sam.mcguire@cus hwake.com">sam.mcguire@cus hwake.com</a>
180 5th St E	B	US Bank Center	51,492	Mike Wilhelm		<a href="mailto:mike.wilhelm@cbre.com">mike.wilhelm@cbre.com</a>
180 5th St E	B	US Bank Center	51,424	Mike Wilhelm		<a href="mailto:mike.wilhelm@cbre.com">mike.wilhelm@cbre.com</a>
180 5th St E	B	US Bank Center	2,976	Mike Wilhelm		<a href="mailto:mike.wilhelm@cbre.com">mike.wilhelm@cbre.com</a>
180 5th St E	B	US Bank Center	35,280	Mike Wilhelm		<a href="mailto:mike.wilhelm@cbre.com">mike.wilhelm@cbre.com</a>
US Bank Center	C	101 East 5th Street	3,125	David Wright	651-955-1579	<a href="mailto:DaveW@madison equities.biz">DaveW@madison equities.biz</a>
<b>Total S.F.</b>	<b>221,517</b>					

# Owner Occupied

Name	Address	Total S.F.	Company	Contact	Phone	Email Address
The Lowry	350 St. Peter Street	75,000	RC Enterprises, LLC	Alissa Kellogg	612-805-2306	<a href="mailto:akellogg@pakproperties.net">akellogg@pakproperties.net</a>
Jemne Building	305 St. Peter Street	25,000	District Energy	Laurie Larsen	651-925-8254	<a href="mailto:Laurie.Larsen@ever-greenenergy.com">Laurie.Larsen@ever-greenenergy.com</a>
Travelers	385 Washington Street	587,000	Travelers	Greg Sharpe	651-310-7086	<a href="mailto:gsharpe@travelers.com">gsharpe@travelers.com</a>
Twin Cities Public Television Building	172 East 4th Street	105,804	Twin Cities Public Television	Chris Ozmun	651-222-1717	<a href="mailto:cozmun@tpt.org">cozmun@tpt.org</a>
US Bank West Side Flats Operation Center	60 Livingston Avenue	350,000	US Bank	Kelly Wilke	651-466-8388	<a href="mailto:kelly.wilke@usbank.com">kelly.wilke@usbank.com</a>
RRTL Architects**	278 7th St E	12,000	RRTL Architects, Owners Atelaier, LLC	Ben Jensen	612-347-9307	<a href="mailto:info@rrtlarchitects.com">info@rrtlarchitects.com</a>
League of Minnesota Cities Building	145 West University Avenue	64,000	League of Minnesota Cities	Michael Marson	651-215-4014	<a href="mailto:mmarson@lmc.org">mmarson@lmc.org</a>
Market House	289 E. 5th Street	34,000	3 Deep Marketing	Dave Woodbeck		
Market Street Towers*	70 West 4th Street	333,000	Century Link	Neal Anderson	651-663-2372	<a href="mailto:neal.anderson@centurylink.com">neal.anderson@centurylink.com</a>
Minnesota Public Radio Building**	480 Cedar Street	142,000	Minnesota Public Radio	Nick Kereakos	651-290-1524	<a href="mailto:nkereakos@americanpublicmedia.org">nkereakos@americanpublicmedia.org</a>
American Red Cross St. Paul Area *	176 Robert Street South	41,140	American Red Cross	Steve Golias	651-291-3853	<a href="mailto:steve.golias@redcross.org">steve.golias@redcross.org</a>
317 On Rice Park	317 Washington Street	24,000	Minnesota Wild	Tim Wolfgram	651-602-6000	<a href="mailto:twolfgram@wild.com">twolfgram@wild.com</a>
Ecolab Global Headquarters	1 Ecolab Place	484,503	Ecolab, Inc.	Tim Yohnk	651-250-4574	<a href="mailto:tim.yohnk@ecolab.com">tim.yohnk@ecolab.com</a>
Ecolab Global Communications Center	360 North Wabasha Street	72,815	Ecolab, Inc.	Tim Yohnk	651-250-4574	<a href="mailto:tim.yohnk@ecolab.com">tim.yohnk@ecolab.com</a>
Science Museum of Minnesota	120 West Kellogg Blvd.	38,000	Science Museum of Minnesota	Tom Carlson	651-221-4774	<a href="mailto:tcarlson@smm.org">tcarlson@smm.org</a>
166 E. 4th Street*	166 E. 4th Street	60,000	South Metro Human Services	Tom Paul	651-291-1979	<a href="mailto:tom.paul@radiashalth.org">tom.paul@radiashalth.org</a>
401 Building	401 North Robert Street	572,172	Cushman & Wakefield	Ann Stahley	952 465 3317	<a href="mailto:ann.stahley@cushwake.com">ann.stahley@cushwake.com</a>
Chicago Greatwestern Freight Condos*	343-381 East Kellogg Blvd.	32,000		Wayne Mahoney	651-224-7518	<a href="mailto:wsmahoney@hotmail.com">wsmahoney@hotmail.com</a>
<b>Total S.F.</b>	<b>3,052,434</b>					

# Government

Name	Address	SF	Company	Contact	Phone	Email
City Hall Annex	25 W. 4th Street	85,384	City of Saint Paul	Bruce Engelbrekt	651-266-8854	<a href="mailto:bruce.engelbrekt@ci.stpaul.mn.us">bruce.engelbrekt@ci.stpaul.mn.us</a>
Griffin Building	367 Grove Street	114,904	City of Saint Paul	Bruce Engelbrekt	651-266-8854	<a href="mailto:bruce.engelbrekt@ci.stpaul.mn.us">bruce.engelbrekt@ci.stpaul.mn.us</a>
402 University Ave.	402 University Ave.	39,000	Ramsey County	Jean Krueger	651-266-2262	<a href="mailto:jean.krueger@co.ramsey.mn.us">jean.krueger@co.ramsey.mn.us</a>
90 West Plato	90 West Plato	80,000	Ramsey County	Jean Krueger	651-266-2262	<a href="mailto:jean.krueger@co.ramsey.mn.us">jean.krueger@co.ramsey.mn.us</a>
City Hall/Courthouse	15 W. Kellogg Blvd.	240,000	Ramsey County	Jean Krueger	651-266-2262	<a href="mailto:jean.krueger@co.ramsey.mn.us">jean.krueger@co.ramsey.mn.us</a>
Don Junemann Building	555 Cedar Street	27,000	Ramsey County	Jean Krueger	651-266-2262	<a href="mailto:jean.krueger@co.ramsey.mn.us">jean.krueger@co.ramsey.mn.us</a>
Juvenile Family Justice Center	25 West 7th Street	59,000	Ramsey County	Jean Krueger	651-266-2262	<a href="mailto:jean.krueger@co.ramsey.mn.us">jean.krueger@co.ramsey.mn.us</a>
Law Enforcement Center	425 Grove St.	100,000	Ramsey County	Jean Krueger	651-266-2262	<a href="mailto:jean.krueger@co.ramsey.mn.us">jean.krueger@co.ramsey.mn.us</a>
Metro Square Building	121 East 7th Place	390,971	Ramsey County	Jean Krueger	651-266-2262	<a href="mailto:jean.krueger@co.ramsey.mn.us">jean.krueger@co.ramsey.mn.us</a>
Ramsey County Government Center - East	160 East Kellogg Blvd.	237,518	Ramsey County	Jean Krueger	651-266-2262	<a href="mailto:jean.krueger@co.ramsey.mn.us">jean.krueger@co.ramsey.mn.us</a>
Metropolitan Council Building	390 North Robert Street	116,129	Metropolitan Council	Steve Ylitalo	651-602-1767	<a href="mailto:Steven.Ylitalo@metc.state.mn.us">Steven.Ylitalo@metc.state.mn.us</a>

# Government (con't.)

Name	Address	SF	Company	Contact	Phone	Email
MN Senate Building	95 University Ave W	141,097	State of Minnesota	Wayne Waslaski	651-201-2548	<a href="mailto:Wayne.waslaski@state.mn.us">Wayne.waslaski@state.mn.us</a>
321 Grove Street 1 & 2	321 Grove Street	55,473	State of Minnesota	Wayne Waslaski	651-201-2548	<a href="mailto:Wayne.waslaski@state.mn.us">Wayne.waslaski@state.mn.us</a>
Administration Building	50 Sherburne Avenue	71,341	State of Minnesota	Wayne Waslaski	651-201-2548	<a href="mailto:Wayne.waslaski@state.mn.us">Wayne.waslaski@state.mn.us</a>
Centennial Building	658 Cedar Street	286,116	State of Minnesota	Wayne Waslaski	651-201-2548	<a href="mailto:Wayne.waslaski@state.mn.us">Wayne.waslaski@state.mn.us</a>
Elmer L. Andersen Building	540 Cedar Street	368,002	State of Minnesota	Wayne Waslaski	651-201-2548	<a href="mailto:Wayne.waslaski@state.mn.us">Wayne.waslaski@state.mn.us</a>
Ford Building	117 University Avenue	51,493	State of Minnesota	Wayne Waslaski	651-201-2548	<a href="mailto:Wayne.waslaski@state.mn.us">Wayne.waslaski@state.mn.us</a>
Harold E. Stassen Building	600 North Robert Street	393,153	State of Minnesota	Wayne Waslaski	651-201-2548	<a href="mailto:Wayne.waslaski@state.mn.us">Wayne.waslaski@state.mn.us</a>
Judicial Center, Minnesota	25 Rev. Dr. Martin Luther King Jr. Blvd.	231,442	State of Minnesota	Wayne Waslaski	651-201-2548	<a href="mailto:Wayne.waslaski@state.mn.us">Wayne.waslaski@state.mn.us</a>
Minnesota State Capitol Building	75 Rev. Dr. Martin Luther King Jr. Blvd.	294,596	State of Minnesota	Wayne Waslaski	651-201-2548	<a href="mailto:Wayne.waslaski@state.mn.us">Wayne.waslaski@state.mn.us</a>
Orville L. Freeman Building	625 N. Robert Street	294,387	State of Minnesota	Wayne Waslaski	651-201-2548	<a href="mailto:Wayne.waslaski@state.mn.us">Wayne.waslaski@state.mn.us</a>
State Lab Building	610 North Robert Street	166,034	State of Minnesota	Wayne Waslaski	651-201-2548	<a href="mailto:Wayne.waslaski@state.mn.us">Wayne.waslaski@state.mn.us</a>
State Office Building	100 Rev. Dr. Martin Luther King Jr. Blvd.	259,260	State of Minnesota	Wayne Waslaski	651-201-2548	<a href="mailto:Wayne.waslaski@state.mn.us">Wayne.waslaski@state.mn.us</a>
Transportation Building	395 John Ireland Blvd.	318,271	State of Minnesota	Wayne Waslaski	651-201-2548	<a href="mailto:Wayne.waslaski@state.mn.us">Wayne.waslaski@state.mn.us</a>
Veterans Service Building	20 West 12th Street	78,543	State of Minnesota	Wayne Waslaski	651-201-2548	<a href="mailto:Wayne.waslaski@state.mn.us">Wayne.waslaski@state.mn.us</a>
Warren E. Burger Federal Courts Building	316 North Robert Street	452,137	U.S. Government	Tim Scully	651-290-4128	<a href="mailto:tim.scully@gsa.gov">tim.scully@gsa.gov</a>
<b>Total S.F.</b>	<b>4,951,251</b>					

For more detailed information, please visit:

<https://www.spdatasource.org/annual-office-market-data/>

*\*The numbers reflected in this document are those reported directly to  
Greater Saint Paul BOMA.*

