



# 2020 Market Report

## Greater Saint Paul BOMA



# Total Universe/Historic Comparison

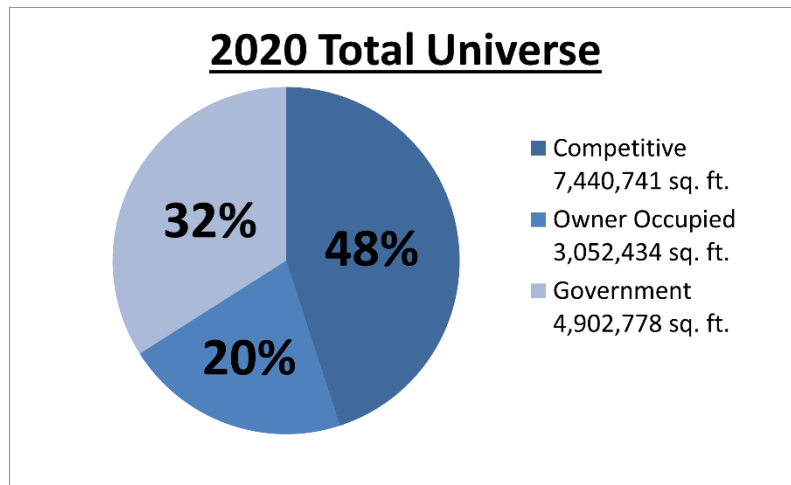
The Total Universe of office space in the Saint Paul Central Business District is 15,395,953 square feet. The Total Universe space has an occupancy rate of 91.00%. This total is divided among Competitive, Owner-occupied and Government space. The Total Universe Historical Comparison provides a valuable 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>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>2020</b>
<b>Competitive</b>	50%	50%	48%	48%	48%	49%	50%	49%	49%	48%	48%	48%	48%
<b>Government</b>	31%	31%	33%	33%	33%	32%	30%	30%	31%	32%	32%	32%	32%
<b>Owner Occupied</b>	19%	19%	19%	19%	19%	19%	20%	21%	20%	20%	20%	20%	20%
<b>Total Square Feet (Million Sq. Ft.)</b>	17.1	17.15	17.38	17.38	17.18	16.74	16.25	16.06	16.03	15.9	15.65	15.4	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, slightly.

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

- ▶ The removal of Cray Plaza (-219,313 sf)
- ▶ The reduction of space in the Great Northern (-31,603 sf)
- ▶ The reduction of space in The Lowry Building (-23,038 sf)
- ▶ The return of planned residential to office space in the First National Bank Building (+299,178 sf)



# Competitive Occupancy and Vacancy

The Saint Paul CBD consists of 7,440,741 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.

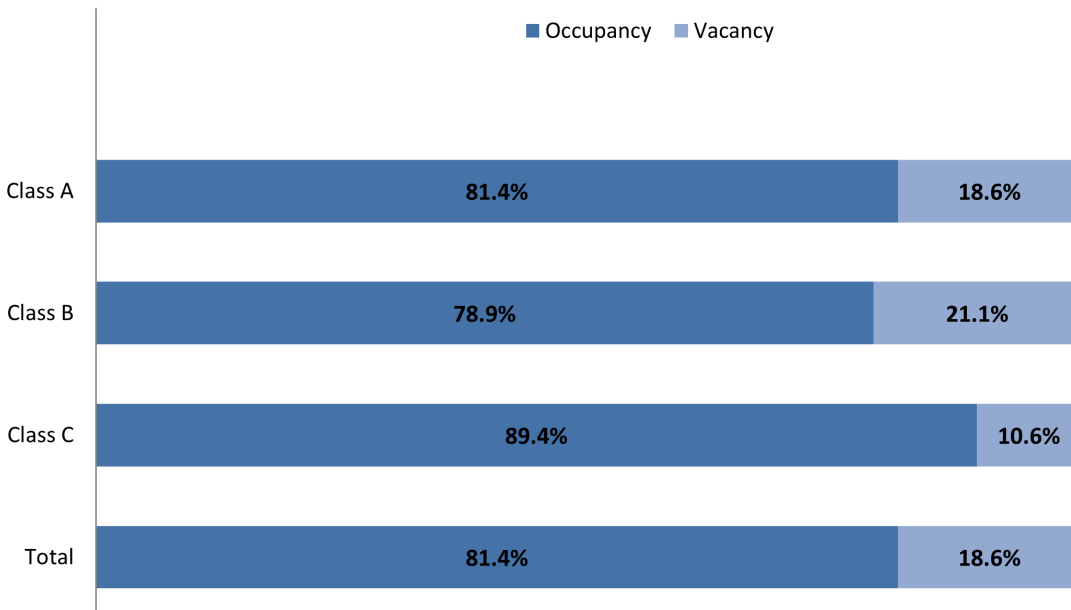
▶ **Class C**

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 18.56% (1,381,023 square feet), a decrease from 21.12% (1,565,669 square feet) in 2019. Vacancy is lowest in Class C space (10.59%) and highest in Class B space (21.10%).

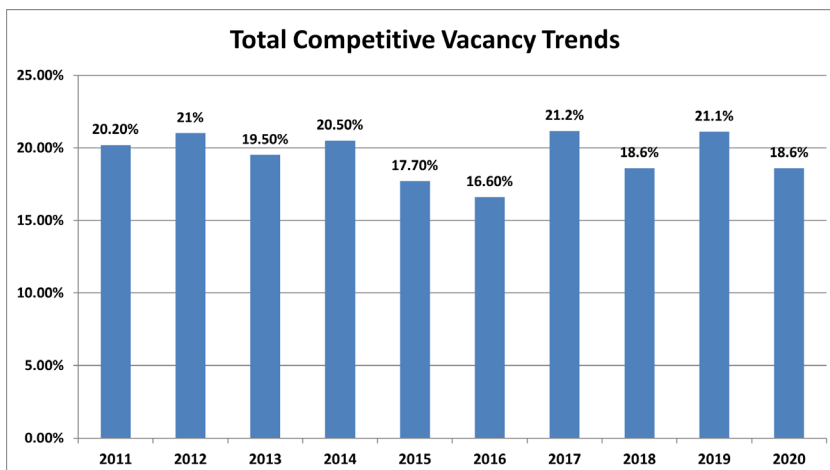
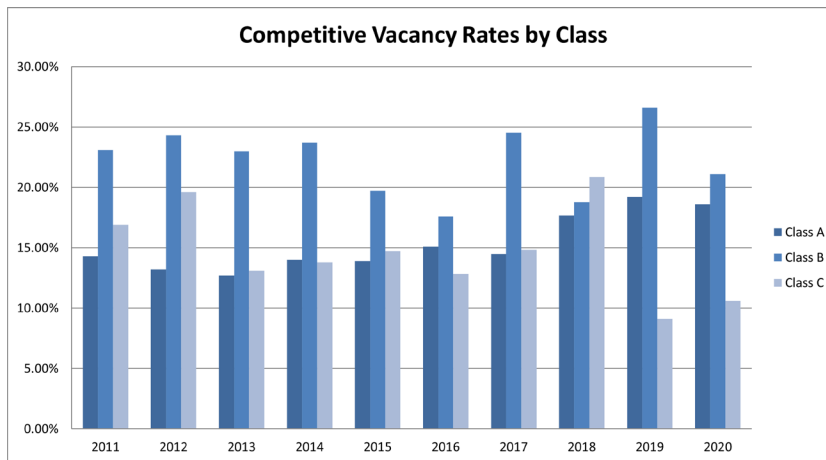
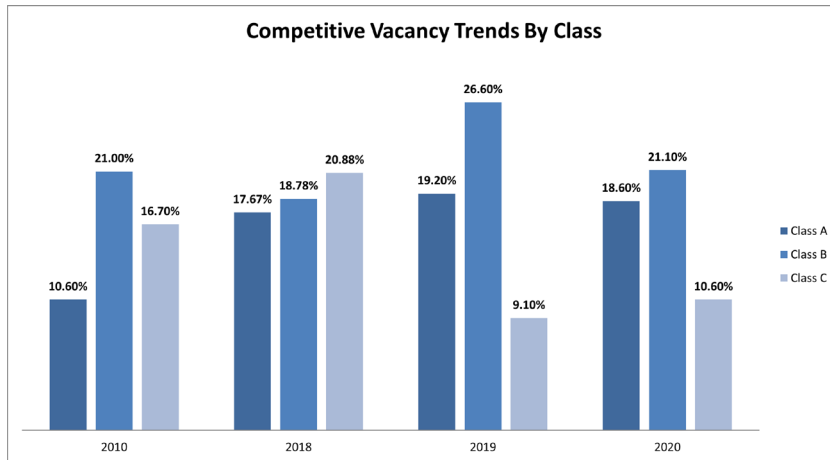
## 2020 Competitive Occupancy/Vacancy

■ Occupancy ■ Vacancy



# Competitive Vacancy Trends

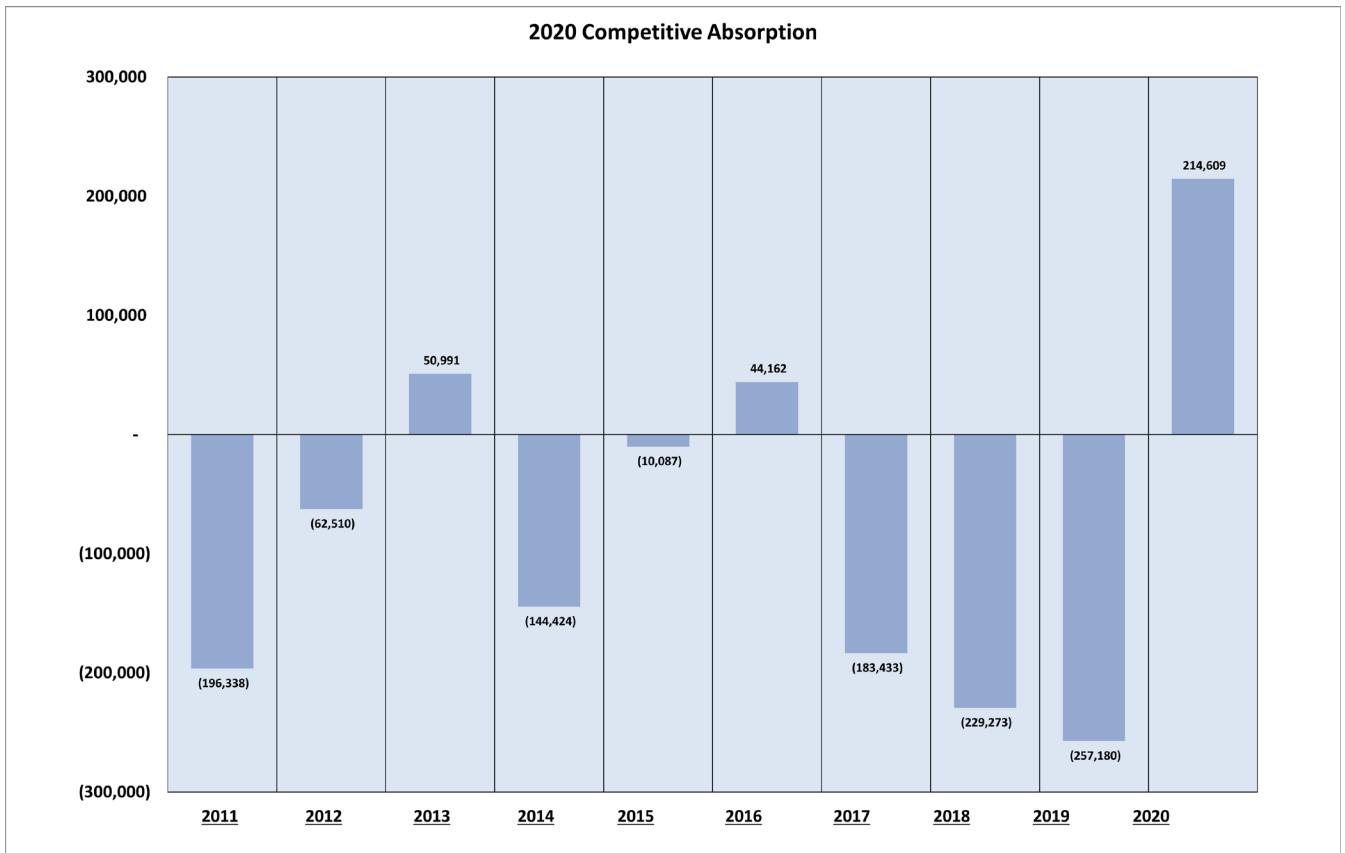
The overall Competitive vacancy rate decreased from 2019 to 2020 as a result of improvement in leasing activity. The vacancy trend for individual classes (A, B & C) varies. A and B decreased, while C increased.



# Absorption

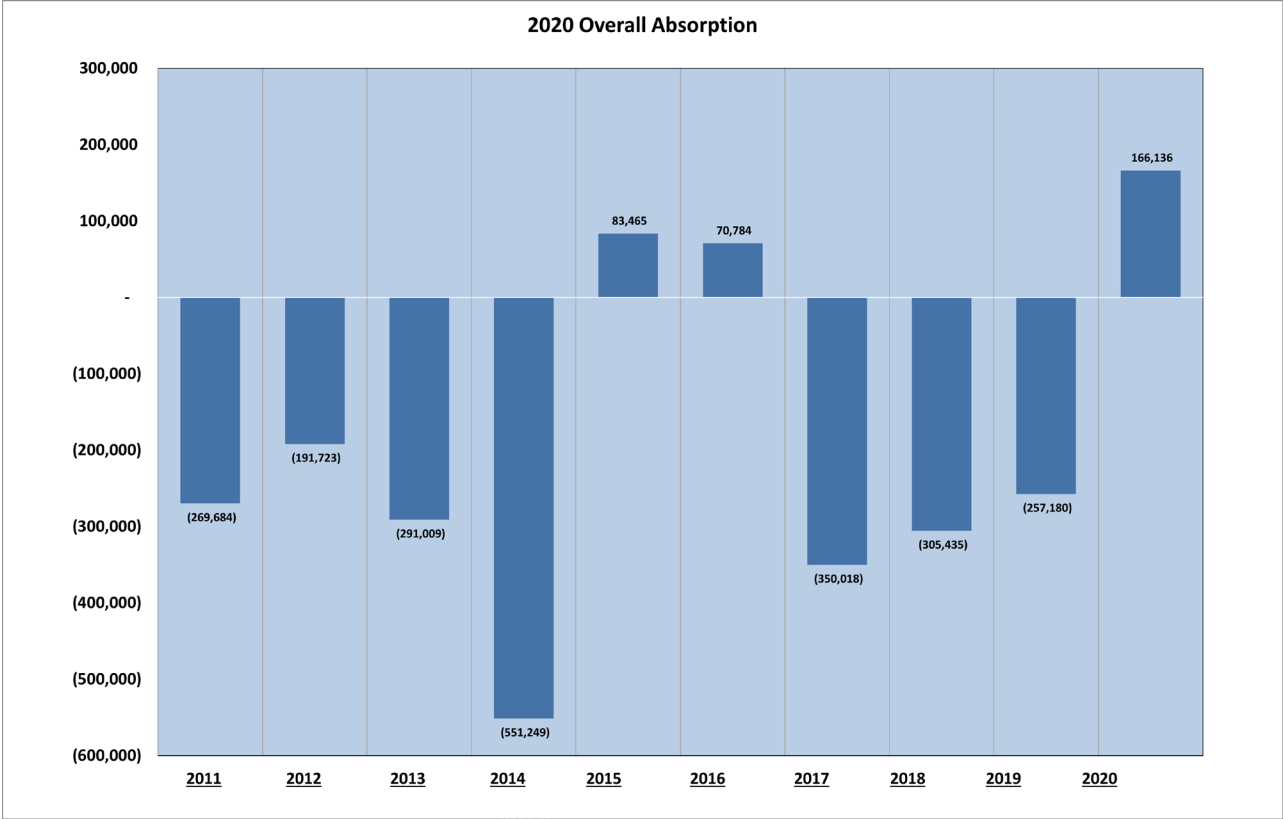
Absorption is a measurement of the increase or decrease in occupied office space that occurs during a given period of time. Absorption in downtown Saint Paul's Competitive office space from 2019 to 2020 is 214,609 square feet. Overall absorption is also 166,163 square feet. In general, the reasons for 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 positively impacted by the increase of leased space in the First National Bank Building.





# Absorption (cont.)



## 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).

## History of Absorption (cont.)

**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).

**2014 Absorption** in downtown Saint Paul's Competitive office space from 2013 to 2014 is -144,424 square feet. This figure was driven by 166 East Fourth Street and Kellogg Square being moved to owner occupied and residential space, 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 negative 551,249 square feet of absorption. This property is currently under redevelopment as the Custom House.

## History of Absorption (cont.)

**2015** Absorption overall was 83,465 square feet. This was primarily impacted by gains in Government and Owner-Occupied space. The Competitive office space absorption from 2014 to 2015 is -10,087 square feet. Several changes impacting this figure are Sibley Square and Liberty Square converting to residential use. Also, the Labor Professional Centre was demolished as part of the Higher Ground project.

**2016** 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 2015 to 2016 is 44,162 square feet. Overall absorption is 70,784. 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. The competitive absorption total was impacted by the addition of 130,000 sf of leased space in 10 River Park Plaza. Overall, the market was positively affected by the addition of MN Senate Building (141,000 sf).

**2017** 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 2016 to 2017 is -158,233 square feet. Overall absorption is -324,818. 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. The Competitive absorption total was negatively impacted by the loss of leased space in 180 E. 5th St., Cray Plaza and Park Square Court. Overall absorption was negatively impacted by the Travelers and Ecolab transaction and the shifting of office space that ensued.

**2018** Absorption in downtown Saint Paul's Competitive office space from 2017 to 2018 is -144,372 square feet. Overall absorption is -220,534. In general, the reasons for positive 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, Park Square Court, and the Capital Professional Office Building, of which, the latter two are being converted to hotel or residential space.

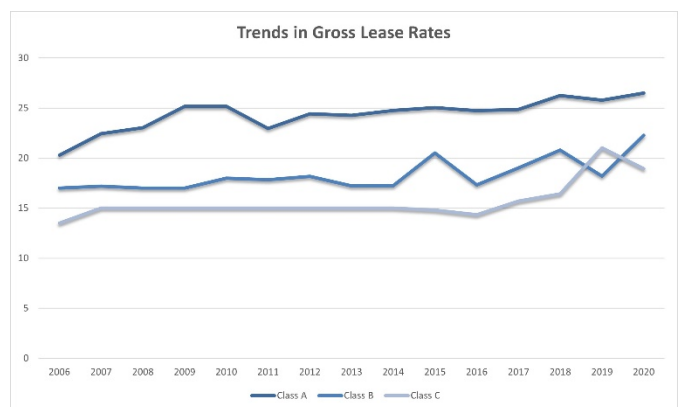
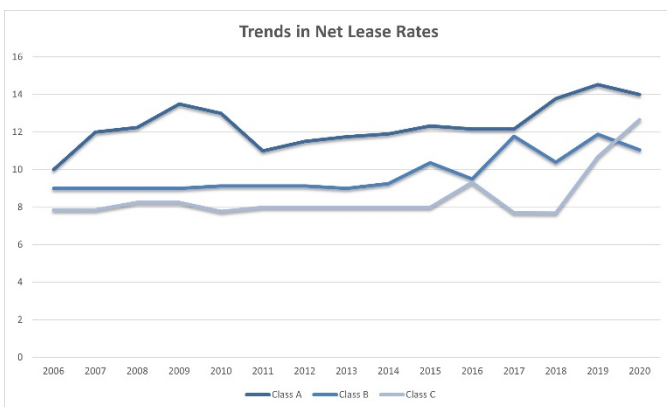
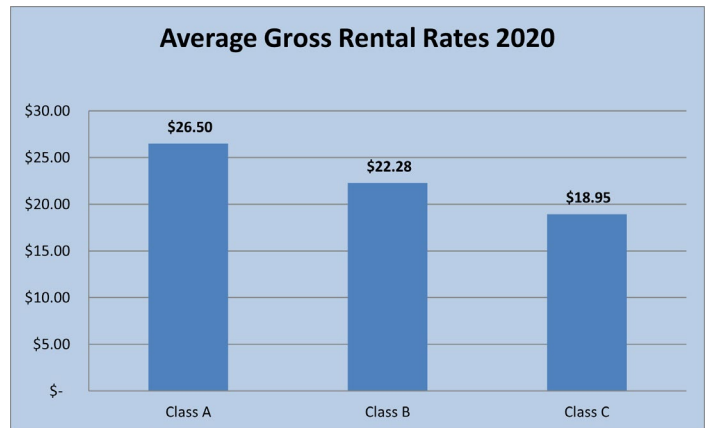
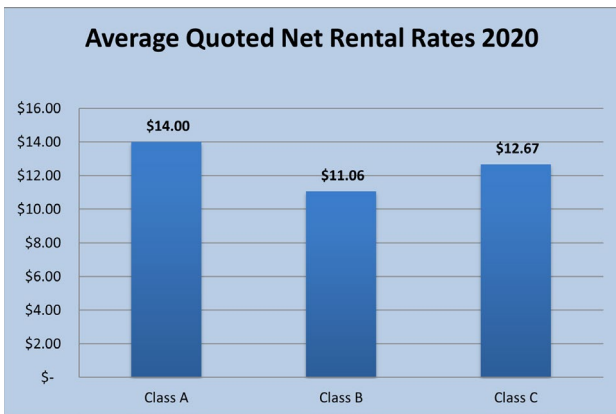
**2019** Absorption in downtown Saint Paul's Competitive office space from 2018 to 2019 is -257,180 square feet. Overall absorption is also -257,180. In general, the reasons for positive or negative absorption include changes in occupancy, building reclassification, building remeasurement, and adjustments in square footage being offered for lease. Absorption figures are negatively impacted when buildings are removed from the universe. The Competitive absorption total was negatively impacted by the loss of leased space in Landmark Towers, and the removal of the Ecolab University and Empire Buildings, and a reduction of leasable space in the First National Bank Building.



# 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.



# 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	1,962	17,895	\$12-\$13 - office and \$16 retail	\$12.29	B	Ann Stahley, 952-465-3317, ann.stahley@cushwake.com
Landmark Towers	345 St. Peter Street	20	212,959	163,480	11,597 22,015	\$10.00 - \$12.00 PSF	\$13.56	B	Nan Hynes, 651-297-6739, nan.hynes@cbre.com
Infor Commons	380 St. Peter Street	13	429,891	58,647	34,490	\$15.50-\$17.00	\$14.20	B	Jason Butterfield, 952-460-9830, jasonbutterfield@frauenshuh.com
Osborn 370	370 Wabasha Street N St. Paul 55102	19 (tower) plus lower levels	208,563	32,550	10,694	\$13-\$16	\$13.28	C	Denise McCormick, 612-289-5805, dnmccormick@sr-re.com
Town Square Office Tower	445 Minnesota Street	27	248,140	49,960	12,000	\$9.00-\$11.00	\$10.65	B	Jeremy Jacobs, 952-897-7778, jeremy.jacobs@colliers.com
The 428	428 Minnesota Street	5	63,025	37,694	12,617 rsf (2,3,4 Floors)	\$18.00-\$19.00	\$7.71 Ops and \$4.10 taxes	C	Pat Wolf, 651-290-8890, patwolf@cres-inc.com
Treasure Island Center	400 Wabasha Street N	6	243,870	2,048	60,000	\$13.50	\$13.50	B	Angie Helms, 570-460-4914 ajh@treasureislandcenter.com
UBS Plaza	444 Cedar Street	25	229,653	55,074	12,373	\$12.00	\$12.21	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	Brett Draxler, 612-347-9313 brett.draxler@cushwake.com
<b>Total S.F.</b>	<b>2,646,020</b>	<b>Occupied S.F.</b>	<b>492,095</b>	<b>Vacancy</b>	<b>18.60%</b>				

# Class B

Name	Address	# of Floors	Total S.F.	Avail. S.F.	Floor Plate SF	Net Rate	Op. & Taxes	Parking in the Building	Contact
375 Jackson	375 Jackson Street	7	211,722	26,000	14,000 (E. Bldg) 22,000 (W. Bldg)	\$7.00	\$10.89	B	Bryan Larson, 651-341-0922, bryanL@madisonequities.biz
444 Lafayette Road	444 Lafayette Road	6	301,168	0	N/A	\$12.38	\$7.30	C (tenants only)	Julie Perteet, Julie.perteet@colliers.com
555 Park Office Building	555 Park Street	4	50,215	11,298	13,406	\$8.00	\$13.48	B	Shawn Wiski, 612-255-2423, shawn.wiski@krausanderson.com
81 On Seventh	81 East 7th Street	4	47,086	46,304 office and 9,810 Lower Level	13,000	\$12.00-\$14.00	\$10.84	C (connected by ramp on 1st floor)	Pat Wolf, 651-290-8890, patwolf@cr-es-inc.com
Alliance Bank Center	55 East 5th Street	16	202,127	9,938	11,600	\$11.00 – \$14.00 Negotiable	\$9.97	B	Bryan Larson, 651-341-0922, bryanL@madisonequities.biz
Degree of Honor	325 Cedar Street	1	6,279	6,279	6,279	Negotiable	N/A	N/A	Bryan Larson, 651-341-0922, bryanL@madisonequities.biz

# 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	3,193	21,060	\$10.00-\$12.00	\$12.02	C	Kori L. DeJong, 651-999-5540, kdejong@wellingtonmgmt.com
First National Bank Building	332 Minnesota Street	31 West	580,640	50,000	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	80,714	14,262	\$14.50-\$15.00	\$14.07	B	Cindy Cotcamp, 612-655-1515, cindycotcamp@htareit.com
Gallery Towers	514 St. Peter Street	20	24,936	22,017	11,695	\$7-\$8	\$7.70	B	Paul Buchmayer 651-361-8941, pbuchmayer@tedglasrud.com
Gilbert Building	413 Wacouta Street	5	46,290	16,606	N/A	\$7.00-\$10.00	\$12.10	C	Ryan Oxtan, 612-336-4298 ryan.oxtan@cbre.com
Golden Rule Building	85 East 7th Place	6	289,378	664	50,000	\$12.00-\$13.00	\$10.16	C (connected by skyway)	Pat Wolf, 651-290-8890, patwolf@cres-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
Great Northern	180 E. 5th Street	13	641,203	373,123	approx. 51,200	\$13.00	\$7.32	C	Nan Hynes, 651-789-0109, 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
Guardian Building	366 Jackson Street	5	25,000	0	5,000	N/A	N/A	C	Michelle Stoltz, 651-227-9990, michelle@andersonadvocates.com
Hamm Building	408 St. Peter Street	6	218,394	52,121	Average Floor at 36,399	Retail is \$16.00 - \$18.00 and Office is \$10.00 - \$14.00	\$12.57	C	Rob Kost, 612-332-6600, rob@upland.com
Landmark Center	75 West 5th Street	6 above ground; 2 below ground	48,012	5,836	varies - between 14,700 to 15,700	\$12-\$18	\$10.50	C	Eric Rapp, 612-359-1635, eric.rapp@transwestern.com
One West Water Street	1 West Water Street	5	27,326	6,251	varies	\$9.00	\$9.00	B	Jim Miller, 651-222-2561, jmiller@jmrealty.com
Public Housing Agency Saint Paul	555 N. Wabasha St.	4	48,726	2,574	14,503	N/A	\$16.00 gross	B & C	Ron Moen, 651-292-6142, ron.moen@stpha.org
River Park Plaza*	10 River Park Plaza	8	328,100	8,500	27,000-42,000	\$14.00	\$9.00	B	Ryan Oxtan, 612-336-4298 ryan.oxtan@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
Saint Paul Building	6 West 5th Street	9	40,239	17,520	4,000	varies	\$8.56	C	Pete Talmo, 612-924-6414, petetalmo@ackerberg.com
Town Square Concourse	445 Minnesota Street	25	248,140	52,380	11,977	\$10.00-\$13.00	\$11.10	B	Pete Dufour, 952-897-7717, Pete.dufour@colliers.com
Union Depot	214 Fourth Street East	5	31,000	4,945	Unavailable	\$7-\$15	Unavailable	B & C	Tannen Loge, 651-202-2700, tannen.loge@am.jll.com
<b>Total S.F.</b>	<b>3,627,804</b>	<b>Occupied S.F.</b>	<b>765,409</b>	<b>Vacancy</b>	<b>21.10%</b>				

# 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@colliers.com
500 Lafayette Road	500 Lafayette Road	6	147,009	0	\$13.08	\$8.46	C (tenants only)	Julie Perteet, Julie.perteet@colliers.com
520 Lafayette Road	520 Lafayette Road	6	164,225	0	\$11.09	\$8.70	C (tenants only)	Julie Perteet, Julie.perteet@colliers.com
Allen Building	287 East 6th Street	7	105,000	18,200	Varies	N/A	C	Sandra Erickson, 651-224-2907, lease@allenbuilding.com
COCO Building	213 E. 4th Street	5	36,060	18,000	\$15.00	\$7.56	C	Julie Bauch, 651-291-3586, julie@bauchenterprises.com
Grace Building	421 North Wabasha Street	3	42,390	28,260	\$14.00	\$7.00	C	Rhett Carlson, 651-621-2564, rhett@terracegroupllc.com
Northwestern Building	275 East 4th Street	8	79,111	17,694	\$16.00-\$20.00	Included in gross rents	C	Ardis Hafdahl, 952-767-4121, ahafdahl@hbgld.net
O'Connor Building	266 East 7th Street	4	20,000	8,000	\$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	1,365	N/A	\$13.00 modified gross	B	Nicky Scarrella, 651-298-9977, pminc@popp.net
The Lowry Hotel Building	345 Wabasha	11	33,000	0	N/A	N/A	C	Bryan Larson, 651-341-0922, BryanL@madisonequities.biz
US Bank Center	101 East 5th Street	26	370,187	40,000	\$9.50	\$ 9.89	B	David Wright, 651-955-1579, DaveW@madisonequities.biz
<b>Total S.F.</b>	<b>1,166,917</b>	<b>Occupied S.F.</b>	<b>123,519</b>	<b>Vacancy</b>	<b>10.59%</b>			

# Health Care

\*2019 Data Used

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:kjjohnson@health-east.org">kjjohnson@health-east.org</a>
Fort Road Medical	360 Sherman Street	50,864	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	Brian Smidt	651-229-3871	<a href="mailto:brianssmidt@gillettechildrens.com">brianssmidt@gillettechildrens.com</a>
Gillette Children's Specialty Healthcare*	205 University Avenue East	51,048	Gillette Children's Specialty Healthcare	Brian Smidt	651-229-3871	<a href="mailto:brianssmidt@gillettechildrens.com">brianssmidt@gillettechildrens.com</a>
Gillette Children's Specialty Healthcare*	183 University Avenue East	17,466	Gillette Children's Specialty Healthcare	Brian Smidt	651-229-3871	<a href="mailto:brianssmidt@gillettechildrens.com">brianssmidt@gillettechildrens.com</a>
Children's Hospital - St. Paul*	345 Smith Avenue	155,893	Children's Hospitals and Clinics of Minnesota	N/A	651-241-8395	N/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	N/A	651-241-8395	N/A
Garden View*	347 Smith Avenue	155,778	Allina, Children's I.R.E.T.	N/A	651-241-8395	N/A
John Nasseff Medical Center*	255 Smith Avenue	43,689	Cushman Wakefield	Angie Karies	612-520-7772	<a href="mailto:angie.karies@cushwakenm.com">angie.karies@cushwakenm.com</a>
Ritchie Medical Plaza*	310 Smith Avenue	114,728	Allina, I.R.E.T.	N/A	651-241-8395	N/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	N/A	651-241-8395	<a href="mailto:William.Karkula@allina.com">William.Karkula@allina.com</a>
United Hospital*	333 Smith Avenue N	662,079	Allina Health System	N/A	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 Pepper	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	Terri Draxten	612-341-5050	<a href="mailto:terri.j.draxten@healthpartners.com">terri.j.draxten@healthpartners.com</a>
HealthPartners Specialty Center 435	435 Phalen Parkway	124,316	HealthPartners	Nathalie Pepper	952-829-3465	<a href="mailto:npeffer@welltower.com">npeffer@welltower.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>
RADIUS Health*	166 E. 4th Street	60,000	South Metro Human Services dba RADIUS Health	Tom Paul	651-291-1979	<a href="mailto:tom.paul@radiushealth.org">tom.paul@radiushealth.org</a>
<b>Total S.F.</b>	<b>5,102,038</b>					

# Sublease

Name	Class	Address	Total S.F.	Contact	Phone	Email
Infor Commons	A	380 St. Peter Street	58,647	Jason Butterfield	952-460-9830	jason.butterfield@frauenshuh.com
Wells Fargo Place	A	30 East 7th Street	6,037	Brett Draxler	612-347-9313	Brett.draxler@cus hwake.com
Wells Fargo Place	A	30 East 7th Street	8,624	Brett Draxler	612-347-9313	Brett.draxler@cus hwake.com
US Bank Center	C	101 East 5th Street	370,787	Bryan Larson	651-341-0922	<u>BryanL@madisonequities.biz</u>
<b>Total S.F.</b>	<b>444,095</b>					



# Owner Occupied

\*\*\*2013 Data Used \*\*2018 Data Used \*2019 Data Used

Name	Address	Total S.F.	Company	Contact	Phone	Email Address
The Lowry*	350 St. Peter Street	75,000	RC Enterpises, 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@evergreenenergy.com">Laurie.Larsen@evergreenenergy.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	651-592-3461	<a href="mailto:Dave.woodbeck@threedeeppmarketing.com">Dave.woodbeck@threedeeppmarketing.com</a>
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	Individually Owned	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

\*2019 Data Used

Name	Address	SF	Company	Contact	Phone	Email
City Hall Annex	25 W. 4th 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>
Griffin Building	367 Grove 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>
402 University Ave.	402 University Ave.	39,000	Ramsey County	Jean Krueger	651-266-2262	<a href="mailto:jean.krueger@coramsey.mn.us">jean.krueger@coramsey.mn.us</a>
90 West Plato	90 West Plato	80,000	Ramsey County	Jean Krueger	651-266-2262	<a href="mailto:jean.krueger@coramsey.mn.us">jean.krueger@coramsey.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	7,000	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>4,902,778</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.*

