

2017 BOMA Market Report



Greater Saint Paul BOMA

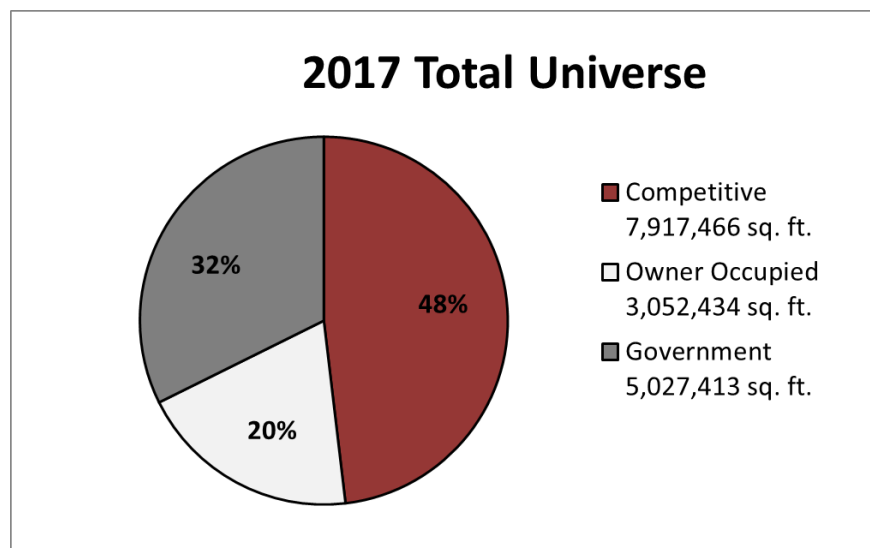
Total Universe/Historic Comparison

The Total Universe of office space in the Saint Paul Central Business District is 15,997,313 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 unchanged.
- Government space, as a percentage of the Total Universe, is trending upward.
- Competitive space, as a percentage of the Total Universe, is trending downward.
- The total square feet is trending downward.

The most significant changes in the Total Universe were:

- The addition of the Ecolab Global Headquarters (+484,000)
- The reduction in Travelers space (-413,000)
- The removal of the Ecolab Corporate Center (-238,000)
- The reduction of occupied space at 180 E. 5th St. (-231,000)
- The addition of the Osborne 370 building (+128,000)
- The removal of the Degree of Honor (-67,000)



Total Universe Historic Comparison

	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Competitive	50%	50%	50%	48%	48%	48%	49%	50%	49%	49%	48%
Government	31%	31%	31%	33%	33%	33%	32%	30%	30%	31%	32%
Owner Occupied	19%	19%	19%	19%	19%	19%	19%	20%	21%	20%	20%
Total Square Feet (Million Sq. Ft.)	17.27	17.1	17.15	17.38	17.38	17.18	16.74	16.25	16.06	16.03	15.99

Competitive Occupancy and Vacancy

The Saint Paul CBD consists of 7,717,466 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.

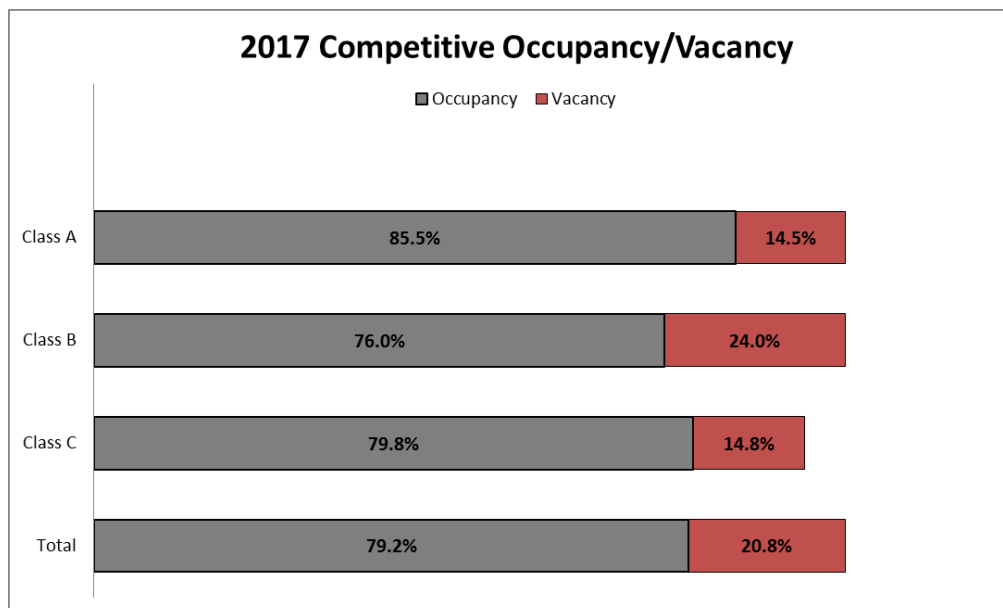
Class B

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

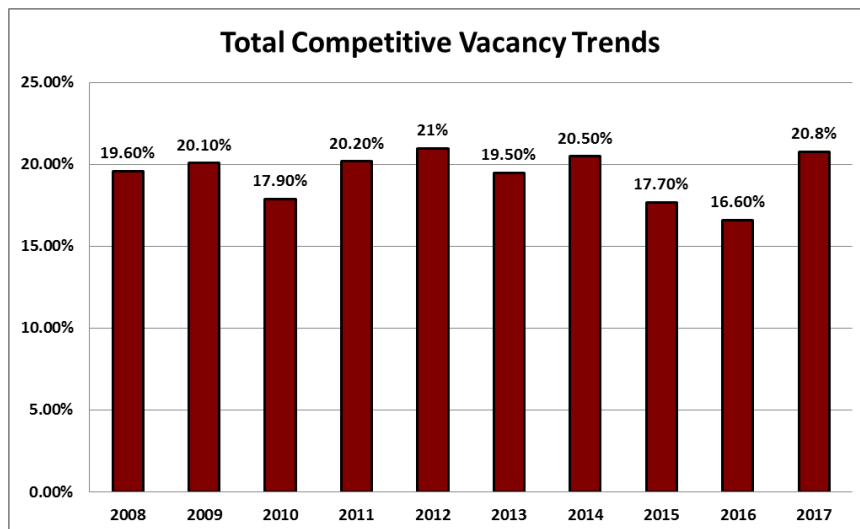
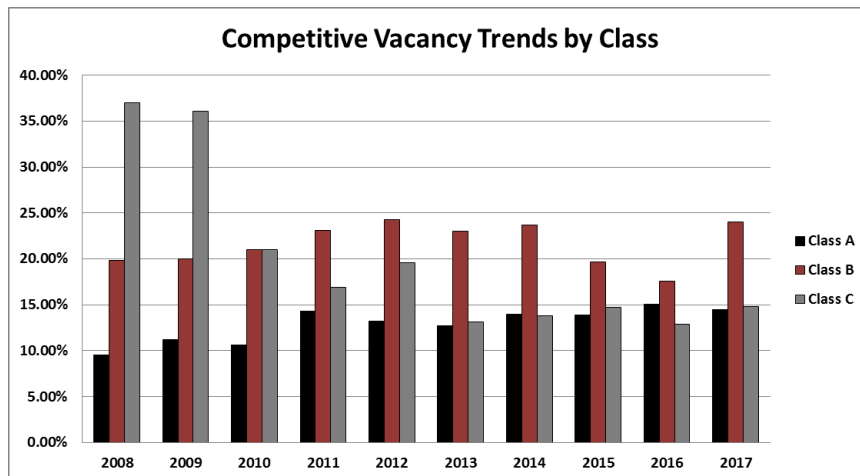
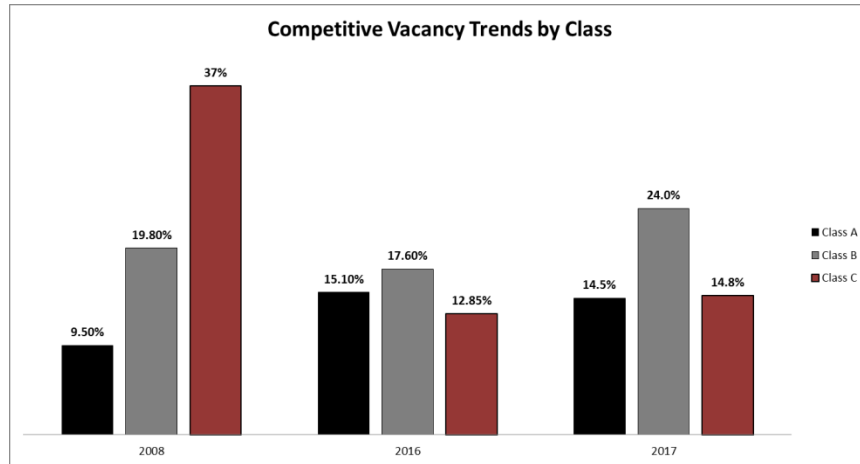
Buildings competing for tenants requiring functional space at rents below the average for the area.

The overall vacancy rate for Competitive office space in the Saint Paul CBD is 20.80% (1,650,173 square feet), an increase from 16.6% (1,293,377 square feet) in 2016. Vacancy is lowest (14.50%) in Class A space and highest (24.0%) in Class B space.



Competitive Vacancy Trends

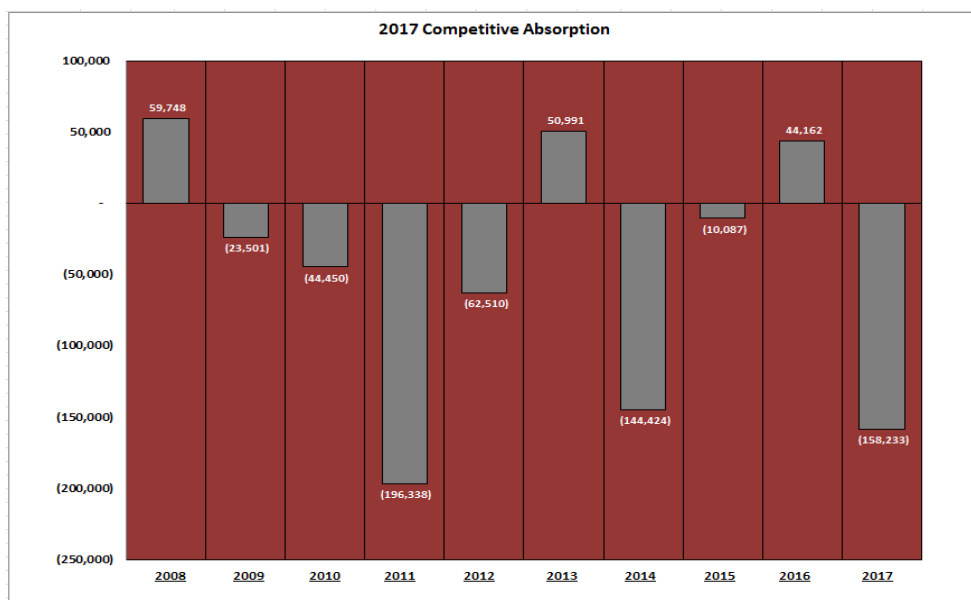
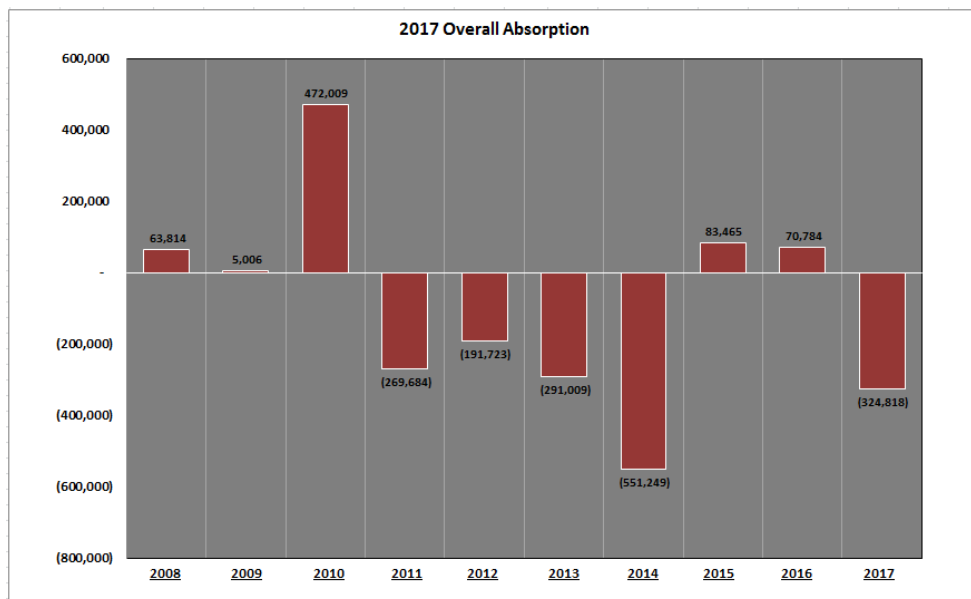
The overall Competitive vacancy rate moved higher from 2016 to 2017, due to some transition and consolidation in the market. The vacancy trend for Individual classes (A, B & C) varies. A moved are lower, while B & C increased.



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 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.

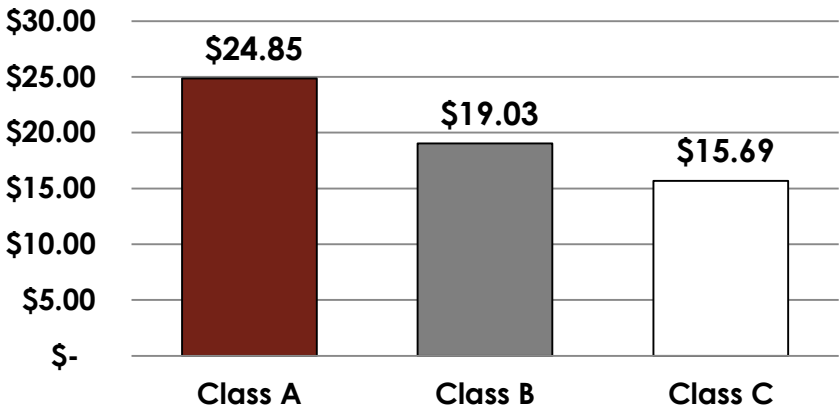


Gross and Net Rental Rates

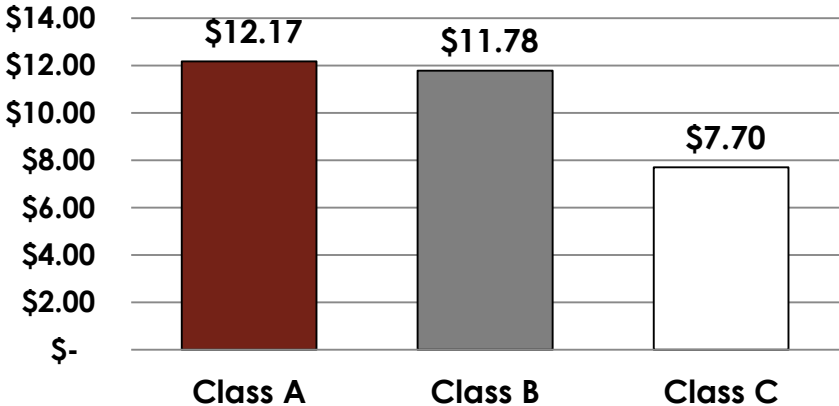
The quoted median gross rental rate for office space is the sum of the net rental rate and operating expenses, including property taxes. Net rental rates and operating expenses were provided by the building owners, managers, and leasing agents surveyed for this report.

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 Gross Rental Rates for 2017



Average Net Rental Rates for 2017



Class A

Name and Address	Total # of Floors in Bldgs.	Total S.F. Avail. S.F.	Floor Plate SF	Net Rate Op. & Taxes	Parking in the Building (B) Close or Nearby (C) or None available (N)	Company Contact Phone Email
400 Building 400 North Robert Street	21	375,024 11,645	17,895	\$10-\$12 – office \$11.46	B	Cushman Wakefield/NorthMarq Tom Stella 651-734-2383 tom.stella@cushwakenm.com
Town Square Tower. 445 Minnesota Street	27	248,140 69,614	12,000	\$8.00-\$9.00 \$10.50	B	Colliers International Eric Rapp 952-837-3060 eric.rapp@colliers.com
Landmark Towers 345 St. Peter Street	20	212,959 25,969	12,186	\$12.00- \$13.00 \$14.48	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	Frauenshuh, Inc. Sherry Hastings 952-829-3468 sherry.hastings@frauenshuh.com
UBS Plaza 444 Cedar Street	25	229,653 49,561	12,373	\$9.00-\$11.00 \$11.42	B	Jones Lang LaSalle Jon Dahl 612-217-5130 jon.dahl@am.jll.com
Wells Fargo Place 30 East 7th Street	37	634,895 77,406	14,682 in the tower. 3-level atrium approx. 65,000 per floor	\$17.00- Tower; \$12.00- \$20.00- Atrium \$14.72	B	Cushman Wakefield/NorthMarq Eric King 651-734-2385 eric.king@cushwakenm.com
Total S.F.		2,137,049				
Total Avail. S.F		309,589				
Vacancy Rate		14.49%				

Class B

Name and Address	Total # of Floors in Bldgs.	Total S.F. Avail. S.F.	Floor Plate SF	Net Rate Op. & Taxes	Parking in the Building (B) Close or Nearby (C) or None available (N)	Company Contact Phone Email
180 E. 5th Street	13	672,806	approx.	\$8.00-	C	Jackson I, LLC Ken Seifert kseifert@talonmgmtservices.com
180 E. 5th Street		388,714	51,000	\$10.00		
180 E. 5th Street				\$10.37		
375 Jackson Street	7	212,395	15,000 (E. Bldg.)	\$5.82	B	Madison Equities Todd Erager 612-300-2772 todd@madisonequities.biz
375 Jackson Street		74,762	20,000 (W. Bldg.)	\$8.94		
443 Lafayette Road	4	112,882		\$9.01	C (tenants only)	Meritex Enterprises Fred Koehler 651-228-4505 fkoehler@meritex.com
443 Lafayette Road		0		\$8.18		
444 Lafayette Road	6	302,265		\$12.38	C (tenants only)	Meritex Enterprises Fred Koehler 651-228-4505 fkoehler@meritex.com
444 Lafayette Road		0		\$7.30		
500 Lafayette Road	6	147,009		\$13.08	C (tenants only)	Meritex Enterprises Fred Koehler 651-228-4505 fkoehler@meritex.com
500 Lafayette Road		0		\$8.46		
520 Lafayette Road	6	164,225		\$11.09	C (tenants only)	Meritex Enterprises Fred Koehler 651-228-4505 fkoehler@meritex.com
520 Lafayette Road		0		\$8.70		
555 Park Office Building	4	50,215	13,406	\$7.00	B	Kraus Anderson Dan Mossey 952-948-9398 dmossey@karerealty.com
555 Park Street		12,170		\$11.07		
81 On Seventh Street	4	47,273	12,500	Negotiable	C - connected by ramp on 1st floor	Commercial Real Estate Services, Inc. Pat Wolf 651-290-8890 patwolf@cres-inc.com
81 East 7th Street		4,375		\$10.22		
Alliance Bank Center*	16	202,127	11,600	\$11.00 -	B	Security National Properties Alex Kelly 651-221-0999 alex@kellybrothersltd.com
55 East 5th Street		76,824		\$14.00 \$9.97		

Class B Continued

Name	Total # of Floors in Bldgs.	Total S.F. Avail. S.F.	Floor Plate SF	Net Rate Op. & Taxes	Parking in the Building (B) Close or Nearby (C) or None available (N)	Company Contact Phone Email
Brooks Building** 366 Jackson Street	5	25,000 0	5,000	-	C	Brooks Group Jaunae Brooks 651-231-2765 jaunae@brooksgroup.net
Capitol Office Building 525 Park Street	5	75,309 4,257	15,426	\$10.00- \$12.00 \$10.75	B/C	NorthMarq Tom Stella 651-734-2383 tom.stella@cushwakenm.com
Cray Plaza 380 Jackson Street	7	220,134 104,707	Varies per floor, average - 31,142	\$9.00- \$12.00 Office: \$9.29 Retail: \$14.90	B	Colliers International Eric Rapp 952-837-3060 eric.rapp@colliers.com
Drake Building 60 Plato Blvd. East	4	83,759 2,845	21,060	\$10.00- \$12.00 \$10.56	C	Wellington Management Inc. Kori L. DeJong 651-999-5540 kdejong@wellingtonmgt.com
Ecolab University Center 386 North Wabasha Street	15	154,000 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 52,365	7,000	\$ 5.00 \$ 5.69	C	Madison Equities Todd Erager 612-300-2772 todd@madisonequities.biz
First National Bank Building 332 Minnesota Street	31 West/ 16 East	660,640 158,254	10,213 W 15,000 E 60,000 N	\$18.50- \$20.00 modified gross \$9.74	B	Madison Equities Todd Erager 612-300-2772 todd@madisonequities.biz
Gallery Professional Building 17 West Exchange Street	8	107,514 49,202	14,262	\$11.00 \$12.71	B	Healthcare Mgmt. of America, Inc. Andrew Nordhoff 317-550-2800 andrewnordhoff@htareit.com

Class B Continued

Name and Address	Total # of Floors in Bldg.	Total S.F. Avail. S.F.	Floor Plate SF	Net Rate Op. & Taxes	Parking in the Building (B) Close or Nearby (C) or None available (N)	Company Contact Phone Email
Gallery Towers 514 St. Peter Street	2 Commercial, 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	41,554 1,806		\$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 (connected by skyway)	Commercial Real Estate Services, Inc. Pat Wolf 651-290-8890 patwolf@cres-inc.com
Hamm Building 408 St. Peter Street	6	184,866 31,743	2 floors at 38,000 SF 4 floors at 28,000 SF	\$8.00 \$12.41	C	The Markham Company of Saint Paul Kristel Hansen 651-222-2812 kristel@markhamstpaul.com
Osborn 370 370 Wabasha St N St. Paul 55102	19 (tower) plus lower levels	239,784 111,000	9947	\$10.50- 15.00 TBD	C	Schafer Richardson Jen Renkly 612-201-9211 jrenkly@sr-re.com
Park Square Court Building 400 East Sibley Street	6	129,321 60,243	26,000	\$12.00 8 -9.00	B	Madison Equities Todd Erager 612-300-2772 todd@madisonequities.biz
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	8	328,100 36,492	27,000- 42,000 SF	\$12.00 \$8.30	B	Colliers International Eric Rapp 952-837-3060 eric.rapp@colliers.com

Class B Continued

Name and Address	Total # of Floors in Bldg.	Total S.F. Avail. S.F.	Floor Plate SF	Net Rate Op. & Taxes	Parking in the Building (B) Close or Nearby (C) or None available (N)	Company Contact Phone Email
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
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
Union Depot 214 Fourth Street East		31,000 2,480				JLL Tannen Loge 651 202 2701 tannen.loge@am.jll.com
US Bank Center 101 East 5th Street	26	370,187 35,537	13,432	\$9.50 \$10.65	B	Madison Equities Todd Erager 612-300-2772 todd@madisonequities.biz
Total S.F.		5,243,592				
Total Avail. S.F		1,260,911				
Vacancy Rate		24.05%				

Class C

Name and Address	Total # of Floors in Bldg.	Total S.F. Avail. S.F.	Floor Plate SF	Net Rate Op. & Taxes	Parking in the Building (B) Close or Nearby (C) or None available (N)	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	13418	0 \$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	0 \$16.00	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 Capital Corporation Todd Geller 612-730-5430 todd@victorycapital.com
Landmark Center 75 West 5th Street	6 above ground; 2 below ground	48,012 7,939	varies - between 14,700 to 15,700	\$12-\$18 \$10.50	C	Minnesota Landmarks Steve Budas 651-292-4375 admin@landmarkcenter.org
Northwestern Building 275 East 4th Street	8	81,057 8,310	Approx. 10,000 each floor	0 15.00- 20.00	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	0 \$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 10,502	varies	\$8.00 \$8.00	B	James Miller Investment Realty Co. Jim Miller 651-222-2561 jmiller@jmrealty.com

Class C Continued

Name and Address	Total # of Floors in Bldg.	Total S.F. Avail. S.F.	Floor Plate SF	Net Rate Op. & Taxes	Parking in the Building (B) Close or Nearby (C) or None available (N)	Company Contact Phone Email
Railroader Printer Building** 235 East 6th Street	4&5	35,053 0	5 private offices & 3600	\$695 per private office \$15.00 gross 0	C	Brooks Group Janaue Brooks 651-231-2765 janaue@brooksgroup.net
Southbridge 155 Wabasha S	1	22,000 0		\$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	0 0	N	Madison Equities Todd Erager 612-300-2772 todd@madisonequities.biz
Total S.F.		536,825				
Total Avail. S.F.		79,673				
Vacancy Rate		14.84%				

Health Care

Building Name Address	Total S.F.	Listing Contact or Owner	Contact Name, Phone Number, Email
St. Joseph's Hospital* 45 W. 10th Street	608,000	HealthEast	Kevin Johnson 651-232-3000
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
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	53,063	Gillette Children's Specialty Healthcare	Beth Closner 651-229-3871 eclosner@gillettechildrens.com
Gillette Children's Specialty Healthcare 183 University Avenue East	17,200	Gillette Children's Specialty Healthcare	Beth Closner 651-229-3871 eclosner@gillettechildrens.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	NorthMarq	Dale Keena 952-831-1001
ExerCare 266 North Smith	10,234	Allina Health System/ United Hospital	Bill Karkula 651-241-8395 William.Karkula@allina.com
Garden View 347 Smith Avenue	155,778	Allina, Children's I.R.E.T.	Bill Karkula 651-241-8395 William.Karkula@allina.com
John Nasseff Medical Center 255 Smith Avenue	43,689	Cushman Wakefield	Angie Karies 612-520-7772 angie.karies@cushwakenm.com
Ritchie Medical Plaza 310 Smith Avenue	114,728	Allina, I.R.E.T.	Bill Karkula 651-241-8395 William.Karkula@allina.com

Health Care Continued

Building Name Address	Total S.F	Listing Contact or Owner	Contact Name, Phone Number, Email
Sky Tower (United Hospital/Children's Hospital- St. Paul) 333 North Smith	230,854	Allina Health System & Children's Hospitals and Clinics of Minnesota	Bill Karkula 651-241-8395 William.Karkula@allina.com
United Hospital 333 Smith Avenue	662,079	Allina Health System	Bill Karkula 651-241-8395 William.Karkula@allina.com
Capitol Professional Office Building 590 Park Street	34,320	Kraus Anderson	Dan Mossey 952-948-9398 dmossey@karerealty.com
Nasseff Specialty Center 225 Smith Avenue	119,199	Welltower Inc.	Nathalie Peffer 952-829-3465 npeffer@welltower.com
Gallery Towers 514 St. Peter Street	25,407	Ted Glasrud & Associates	Paul Buchmayer 651-361-8941 pbuchmayer@tedglasrud.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
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

Health Care Continued

Building Name and Address	Total S.F	Listing Contact or Owner	Contact Name, Phone Number, Email
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
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
RADIUS Health 166 E. 4th Street	60,000	South Metro Human Services dba RADIUS Health	Tom Paul 651-291-1979 tom.paul@south-metro.org
Total Square Footage	5,179,078		

Sublease

Name	Class	Address	Total S.F.	Contact, Phone, Email
Hamm Building	B	408 St. Peter Street	12,904	Rob Davis (952) 525-3338 rob.davis@excelsiorllc.com
Hamm Building	B	408 St. Peter Street	2,576	Rob Davis 651-734-2386 rob.davis@excelsiorllc.com
81 On Seventh	B	81 East 7th Street	6,395	Pat Wolf 651-290-8890 patwolf@cres-inc.com
Total Square Footage			21,875	

Owner Occupied

Name and 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 akellogg@pakproperties.net
Jemne Building 305 St. Peter Street	25,000	District Energy	Cathy Hart 651-925-8145 Cathy.Hart@ever-greenenergy.com
Travelers 385 Washington Street	587,000	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
Rafferty Rafferty Tollefson Lindeke Architects** 278 7th St E	12,000	Rafferty Rafferty Tollefson Lindeke Architects, Owners Atelaier, LLC	Lee Tollefson 651-224-4831 -
League of Minnesota Cities Building 145 West University Avenue	64,000	League of Minnesota Cities	Nancy Tindall 651-215-4014 ntindall@lmc.org
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 651663-2372 neal.anderson@centurylink.com
Minnesota Public Radio Building** 480 Cedar Street	142,000	Minnesota Public Radio	Nick Kereakos 651-290-1524 nkereakos@americanpublicmedia.org
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
317 On Rice Park 317 Washington Street	24,000	Minnesota Wild	Tim Wolfgram 651-602-6000 twolfgram@wild.com
Ecolab Global Headquarters 1 Ecolab Place	484,503	Ecolab, Inc.	Tim Yohnk 651-250-4574 tim.yohnk@ecolab.com

Owner Occupied Continued

Name and Address	Total S.F	Company	Contact Name Phone Email
Ecolab Global Communications Center 360 North Wabasha Street	72,815	Ecolab, Inc.	Tim Yohnk 651-293-4574 tim.yohnk@ecolab.com
Science Museum of Minnesota 120 West Kellogg Blvd.	38,000	Science Museum of Minnesota	Tom Carlson 651-221-4774 tcarlson@smm.org
166 E. 4th Street 166 E. 4th Street	60,000	South Metro Human Services	Tom Paul 651-291-1979 tom.paul@south-metro.org
401 Building 401 North Robert Street	572,172	NorthMarq	Tom Stella 651-734-2383 tom.stella@cushwakenm.com
Chicago Greatwestern Freight Condos 343-381 East Kellogg Blvd.	32,000		Wayne Mahoney 651-224-7518 wsmahoney@hotmail.com
Total Square Footage	3,052,434		

Government

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

Government Continued

Name and Address	Square Feet	Company, Contact, Phone, Email
Metropolitan Council Building 390 North Robert Street	116,129	Metropolitan Council Steve Ylitalo 651-602-1767 Steven.Ylitalo@metc.state.mn.us
MN Senate Building 95 University Ave W	141,097	State of Minnesota Susan Estes 651-201-2541 susan.estes@state.mn.us
321 Grove Street 1 & 2 321 Grove Street	55,473	State of Minnesota Susan Estes 651-201-2541 susan.estes@state.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
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
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
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

Government Continued

Name and Address	Square Feet	Company, Contact, Phone, Email
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	5,027,413	