

2016

BOMA Market Report

10-11-16

Total Universe/Historic Comparison

The Total Universe of office space in the Saint Paul Central Business District is 16,039,934 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.

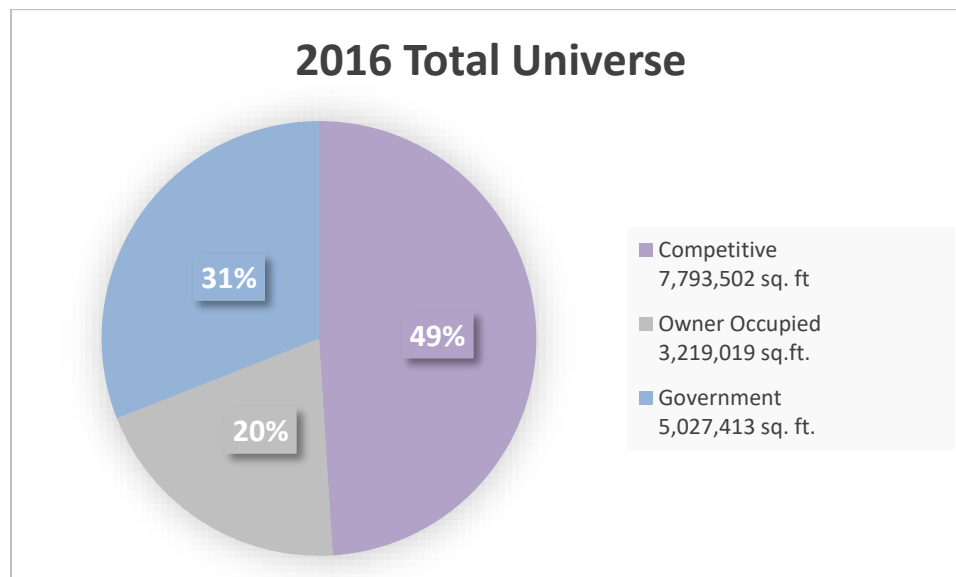
- Owner-occupied space, as a percentage of the Total Universe, is trending downward.
- Government space, as a percentage of the Total Universe, is trending upward.
- Competitive space, as a percentage of the Total Universe, is trending even.
- The total square feet is trending downward.

The most significant changes in the Total Universe were:

The addition of the MN Senate Building to Government space (141,097)

The removal of the Pioneer Press Building from Owner Occupied space (150,000)

The removal of the JAX Building from Competitive space (60,000)



Total Universe Historic Comparison

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Competitive	53%	50%	50%	50%	48%	48%	48%	49%	50%	49%	49%
Government	29%	31%	31%	31%	33%	33%	33%	32%	30%	30%	31%
Owner Occupied	18%	19%	19%	19%	19%	19%	19%	19%	20%	21%	20%
Total Square Feet (Million Sq. Ft.)	17.69	17.27	17.10	17.15	17.38	17.38	17.18	16.74	16.25	16.06	16.03

Competitive Occupancy/Vacancy

The Saint Paul CBD consists of 7,793,502 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

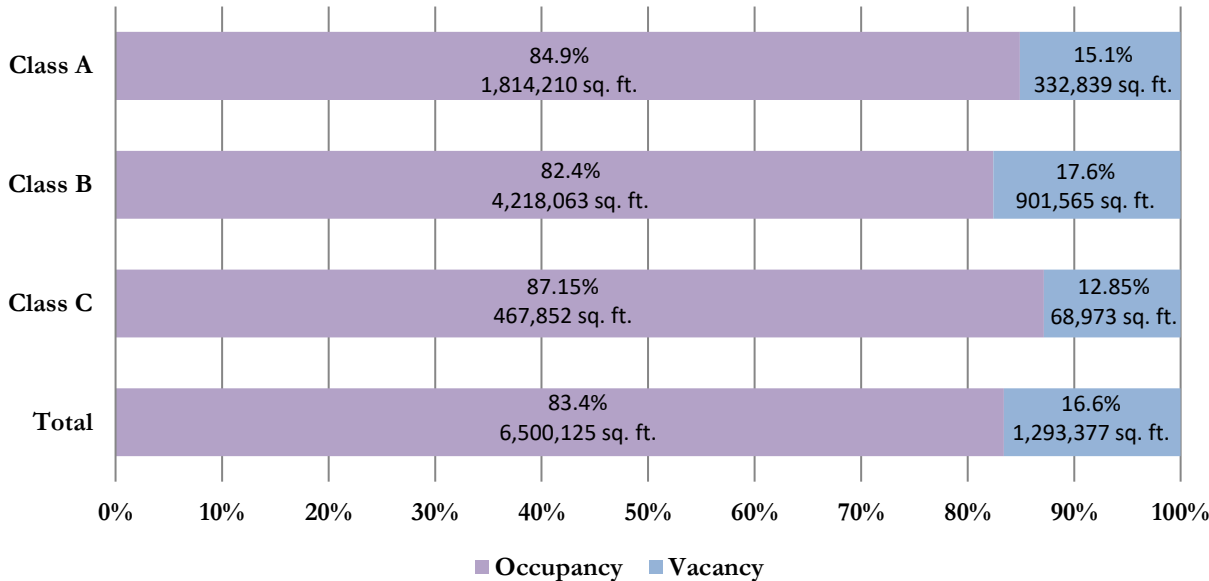
Buildings competing for a wide range of users with rents in the average range for the area. Building finishes are fair to good for the area. Building finishes are fair to good for the area and systems are adequate, but the building does not compete with Class A at the same price.

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 16.6% (1,293,377 square feet), a decrease from 17.7% (1,390,300 square feet) in 2015. This is the lowest Competitive office vacancy level measured by the Market Report since 2001. Vacancy is lowest (12.85%) in Class C space and highest (17.6%) in Class B space.

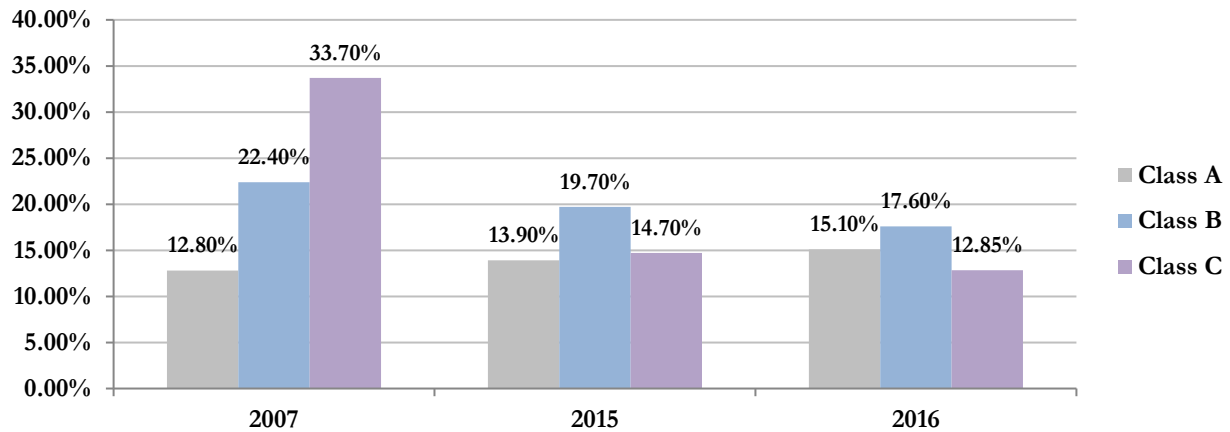
Competitive Occupancy and Vacancy



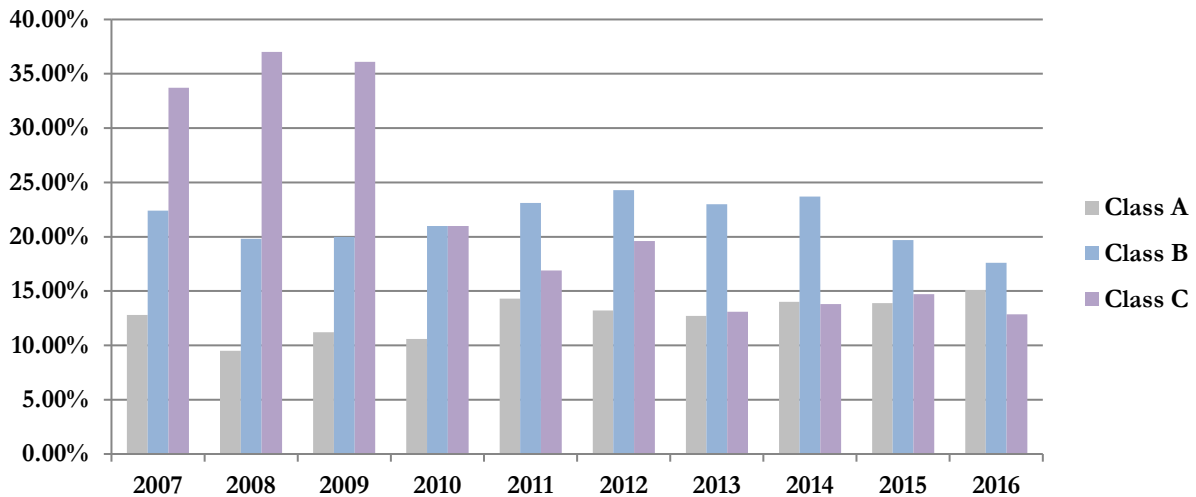
Competitive Vacancy Trends

The overall Competitive vacancy rate moved lower from 2015 to 2016, which is consistent with the long-term trend over the past 10 years. The vacancy trend for Individual classes (A, B & C) varies. B & C moved are lower, while A increased.

Competitive Vacancy Trends by Class



Competitive Vacancy Trends by Class



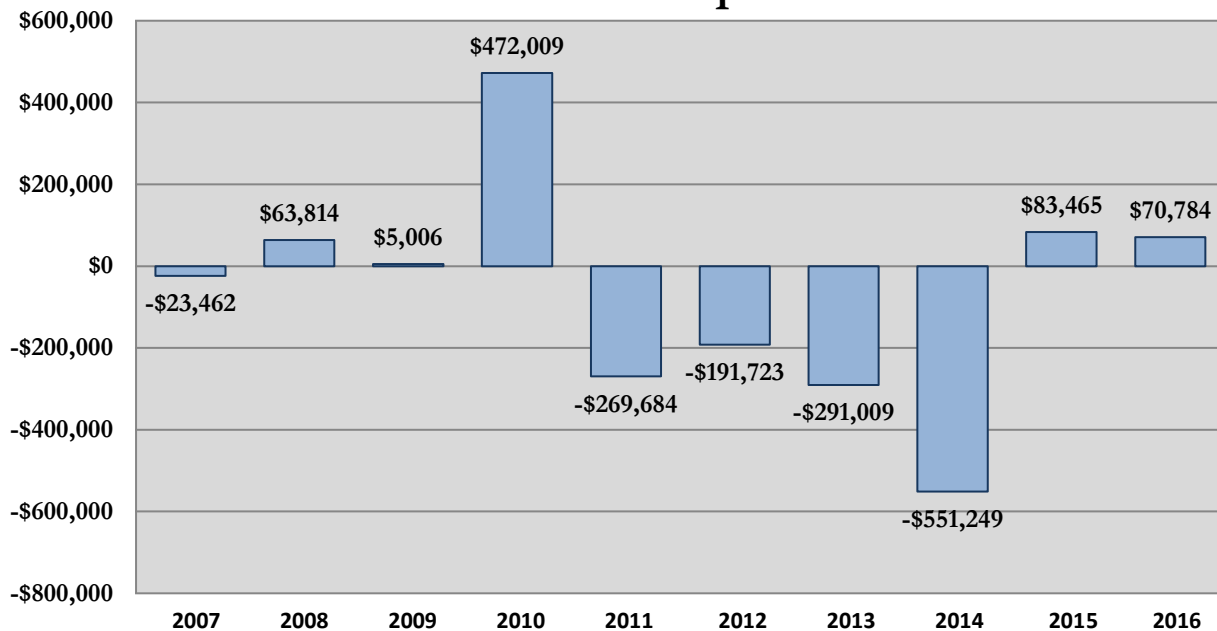
Total Competitive Vacancy Trends by Class



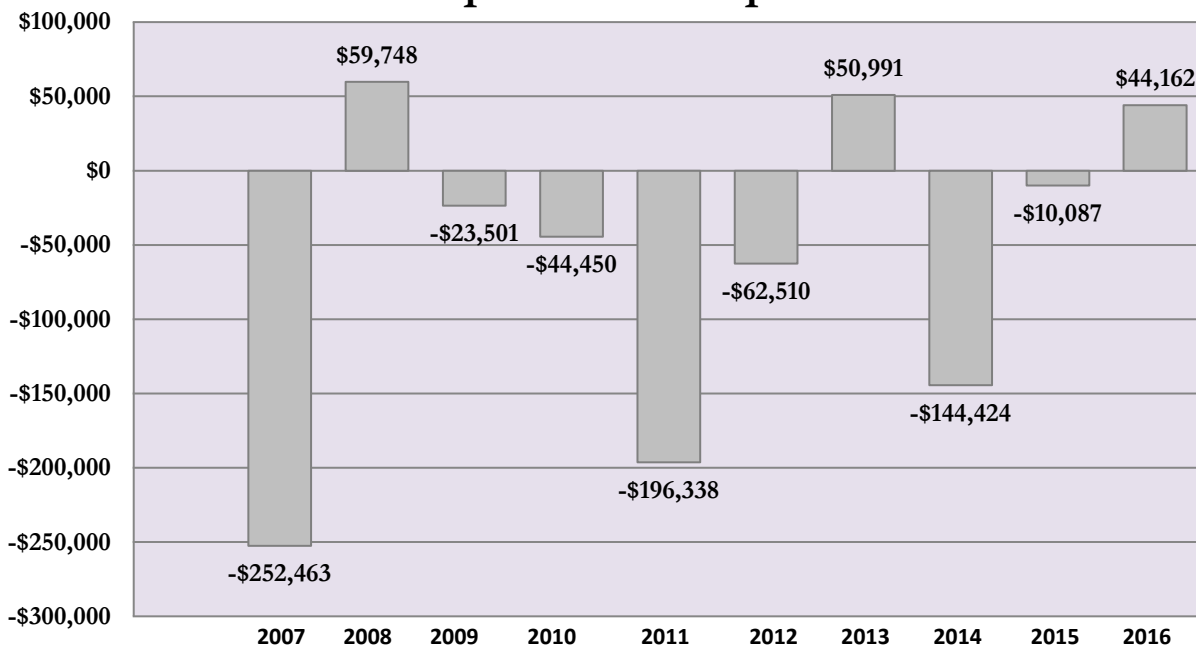
Absorption

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 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).

Overall Absorption



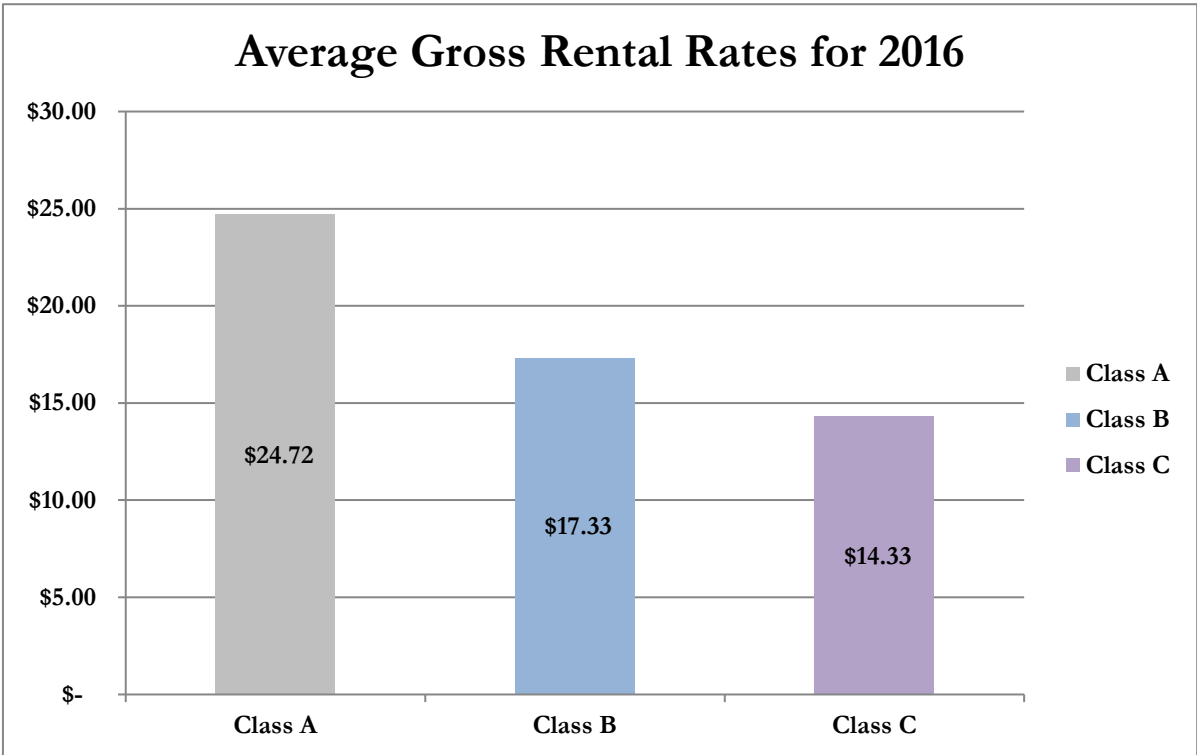
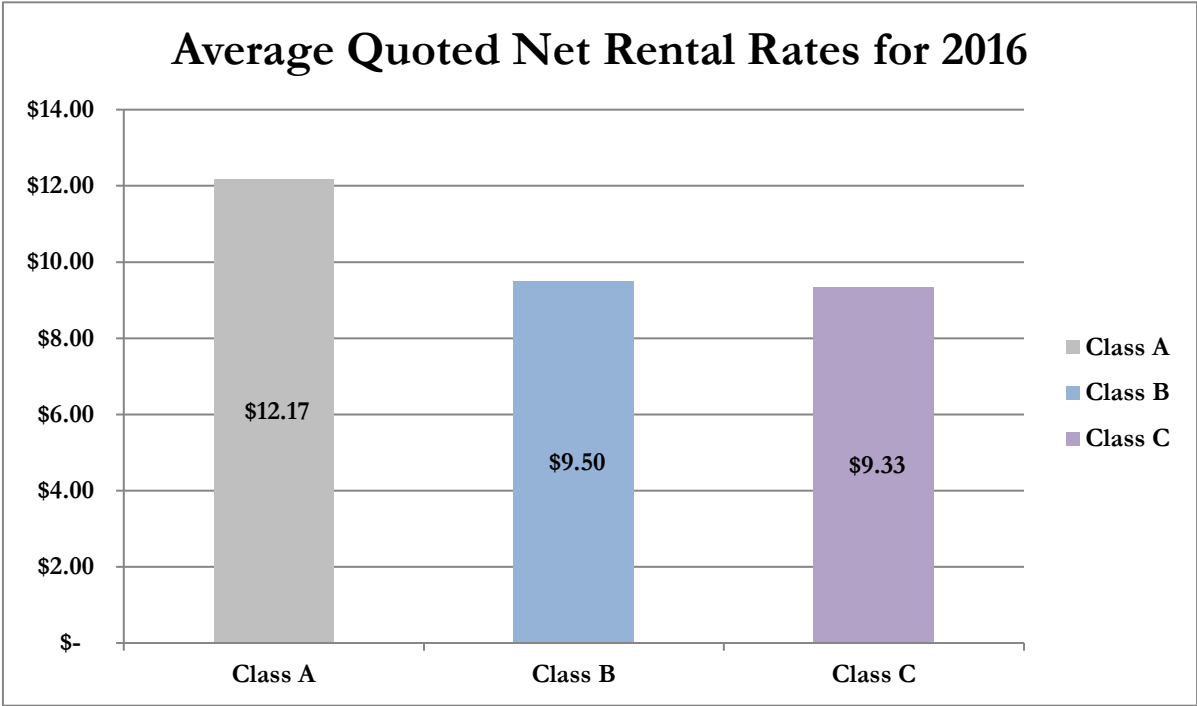
Competitive Absorption



Gross and Net Rental Rates

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

Each building's rental rate applies to rentable square feet and represents the average listing rate for that property. Several factors impact the actual rental rate in a lease transaction, including location inside the building, improvements made, parking availability, lease term, credit, services, and more.



Class A

Name and Address	# of Floors	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	18,227	17,895	\$10-\$12 - office \$13-\$16 retail \$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	23,561	12,186	\$12.00-\$13.00 \$14.31	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	48,263	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	87,780	14,682 in the tower. 3-level atrium approx. 65,000 per floor	\$17.00-Tower; \$12.00-\$20.00-Atrium \$14.43	B	Cushman Wakefield/NorthMarq Eric King 651-734-2385 eric.king@cushwakenm.com
Total S.F.		2,137,049					
Total Avail. S.F		322,839					
Vacancy Rate		15.11%					

Class B

Name and Address	# of Floors	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 180 E. 5th Street	13	672,806 261,714	approx. 51,000	\$8.00- \$10.00 \$10.37	C	Jackson I, 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	Madison Equites Scott Goltz 612-685-5312 scott@blueearthland.com
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		\$6.47 \$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@karealty.com
81 On Seventh 81 East 7th Street	4	47,273 4,375	12,500	Negotiable \$10.22	C - connected by ramp on 1st floor	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 and Address	# of Floors	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 9,245	15,426	\$10.00- \$12.00 \$10.75	B/C	NorthMarq Tom Stella 651-734-2383 tom.stella@cushwakenm.com
Capitol Professional Office Building 590 Park Street	4	34,320 26,919	9,300	\$7.00 \$7.64	B	Kraus Anderson Dan Mossey 952-948-9398 dmossey@karealty.com
Cray Plaza 380 Jackson Street	7	220,134 26,789	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
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@wellingtonmgmt.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 14,780	7,000	\$5.00 \$5.69	C	Madison Equities Scott Goltz 612-685-5312 scott@blueearthland.com

Class B Continued

Name and Address	# of Floors	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
First National Bank Building 332 Minnesota Street	31 West/ 16 East	660,640 158,254	10,213 (West Bldg) & 15,000 (East Bldg) 60,000 (North Bldg.)	\$18.50- \$20.00 modified gross \$9.74	B	Madison Equites Scott Goltz 612-685-5312 scott@blueearthland.com
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
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 4,193		\$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 28,753	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 651-222-3652 kristel@markhamstpaul.com
Park Square Court Building 400 East Sibley Street	6	129,321 0	26,000	\$12.00 8 -9.00	B	Madison Equites Scott Goltz 612-685-5312 scott@blueearthland.com

Class B Continued

Name and Address	# of Floors	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
Public Housing Agency Saint Paul 555 N. Wabasha St.	4	48,633 2,584	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	27000-42000 SF	\$12.00 \$8.30	B	Colliers International Eric Rapp 952-837-3060 eric.rapp@colliers.com
Saint Paul Building* 6 West 5th Street	9	40,239 14,659	4,000	varies \$8.00	C	Commonwealth Properties Debbie Burgwald 651-224-5845 dburgwald@commonwe althproperties.com
Town Square 445 Minnesota Street		220,405 36,485		\$8.00- \$15.00 \$10.50	B	Colliers International Eric Rapp 952-837-3060 eric.rapp@colliers.com
Union Depot		31,000 2,480				JLL Tannen Loge 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 Equites Scott Goltz 612-685-5312 scott@blueearthland.co m
Total S.F.			5,119,628			
Total Avail. S.F			901,565			
Vacancy Rate			17.61%			

Class C

Name and Address	# of Floors	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	\$9.00- \$15.00 g ross	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	\$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 3,517	Approx. 10,000 each floor	\$15.00- \$16.00 gross	C	Halverson Blaiser, LTD Ardis Hafdahl 651-227-7053 ahafdahl@hbg ltd.net
O'Connor Building** 266 East 7th Street	4	20,000 8,000	4,000	\$15.00 gross	C	Brooks Group Jaunae Brooks 651-231-2765 jaunae@brooksgroup.net
One West Water Street 1 West Water Street	5	27,326 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 and Address	# of Floors	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	C	Brooks Group Janaue Brooks 651-231-2765 jaunae@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		N	Madison Equities Scott Goltz 612-685-5312 scott@blueearthland.com
Total S.F.		536,825				
Total Avail. S.F		68,973				
Vacancy Rate		12.85%				

**2013 Data used

Health Care Space

Name and 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	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
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
Garden View 347 Smith Avenue	155,778	Allina, Children's I.R.E.T.	Bill Karkula	651-241-8395	William.Karkula@allina.com
Nasseff Specialty Center 225 Smith Avenue	132,213	Smith Avenue Realty Association	Bill Karkula	651-241-8395	William.Karkula@allina.com
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
United Hospital 333 Smith Avenue	662,079	Allina Health System	Bill Karkula	651-241-8395	William.Karkula@allina.com

Health Care Space Continued

Name and Address	Total S.F.	Listing Contact or Owner	Contact Name	Phone Number	Email
Capitol Professional Office Building 590 Park Street	34,320	Kraus Anderson	Dan Mossey	952-948-9398	dmossey@karealty.com
John Nasseff Medical Center 225 Smith Avenue	43,689	Frauenschuh	Nathalie Pepper	952-829-3465	nathalie.pepper@frauenschuh.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
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
St. Paul Radiology 166 E. 4th Street	60,000	South Metro Human Services	Tom Paul	651-291-1979	tom.paul@south-metro.org
Total	5,173,829				
*2014 Data Used					

Sublease Space

Name	Class	Address	Total S.F.	Contact	Phone	Email
UBS Plaza	A	444 Cedar Street	12,095	Chris Gliedman	612-336-4311	cgliedman2cbre.com
Hamm Building	B	408 St. Peter Street	12,904	Tom Stella	651-734-2383	tom.stella@cushwakenm.com
Hamm Building	B	408 St. Peter Street	2,576	Rob Davis	651-734-2386	
Lawson	A	380 St. Peter Street	3,900	Ashley Moen	(612) 373-9183	amoen@cresa.com
Gilbert Building	B	413 Wacouta Street	1,268	Cheryl Kempenech	615-735-0553	
Total			32,743			

Owner Occupied

Name and Address	Total S.F.	Contact Company	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@evergreenenergy.com
Travelers 385 Washington Street	1,000,000	Greg Sharpe Travelers	651-310-7086	gsharpe@travelers.com
Twin Cities Public Television Building* 172 East 4th Street	105,804	Melissa Twin Cities Public Television	651-229-1341	mvarriano@tst.org
US Bank West Side Flats Operation Center 60 Livingston Avenue	350,000	Kelly Wilke US Bank	651-466-8388	kelly.wilke@usbank.com
Rafferty Rafferty Tollefson Lindeke Architects** 278 7th St E	12,000	Lee Tollefson Rafferty Rafferty Tollefson Lindeke Architects, Owners Atelaier, LLC	651-224-4831	
League of Minnesota Cities Building 145 West University Avenue	64,000	Nancy Tindall League of Minnesota Cities	651-215-4014	ntindall@lmc.org
Market House 289 E. 5th Street	34,000	Dave Woodbeck 3 Deep Marketing		
Market Street Towers 70 West 4th Street	333,000	Neal Anderson Century Link	651663-2372	neal.anderson@centurylink.com
Minnesota Public Radio Building** 480 Cedar Street	142,000	Nick Kereakos Minnesota Public Radio	651-290-1524	nkereakos@americanpublicmedia.org
American Red Cross St. Paul Area Blood Donation Center 176 Robert Street South	41,140	Steve Golias American Red Cross	651-291-3853	steve.golias@redcross.org
317 On Rice Park 317 Washington Street	24,000	Tim Wolfgram Minnesota Wild	651-602-6000	twolfgram@wild.com
Ecolab Corporate Center 370 North Wabasha Street	238,088	Tim Yohnk Ecolab, Inc.	651-293-4574	tim.yohnk@ecolab.com
Ecolab Global Communications Center 360 North Wabasha Street	72,815	Tim Yohnk Ecolab, Inc.	651-293-4574	tim.yohnk@ecolab.com

Owner Occupied Continued

Name and Address	Total S.F.	Contact Company	Phone	Email Address
Science Museum of Minnesota 120 West Kellogg Blvd.	38,000	Tom Carlson Science Museum of Minnesota	651-221-4774	tcarlson@smm.org
166 E. 4th Street 166 E. 4th Street	60,000	Tom Paul South Metro Human Services	651-291-1979	tom.paul@south-metro.org
401 Building 401 North Robert Street	572,172	Tom Stella NorthMarq	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	3,219,019			

Government

Name and Address	SF	Company	Contact	Phone	Email
321 Grove Street 1 & 2 321 Grove Street	55,473	State of Minnesota	Susan Estes	651-201-2541	susan.estes@state.mn.us
402 University 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
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

Government Continued

Name and Address	SF	Company	Contact	Phone	Email
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
MN Senate Building 95 University Ave W	141,097	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	5,027,413				