



2022 Market Report

Greater Saint Paul BOMA



Greater Saint Paul
BOMA
Federated with Building Owners & Managers Association International

Total Universe/Historic Comparison

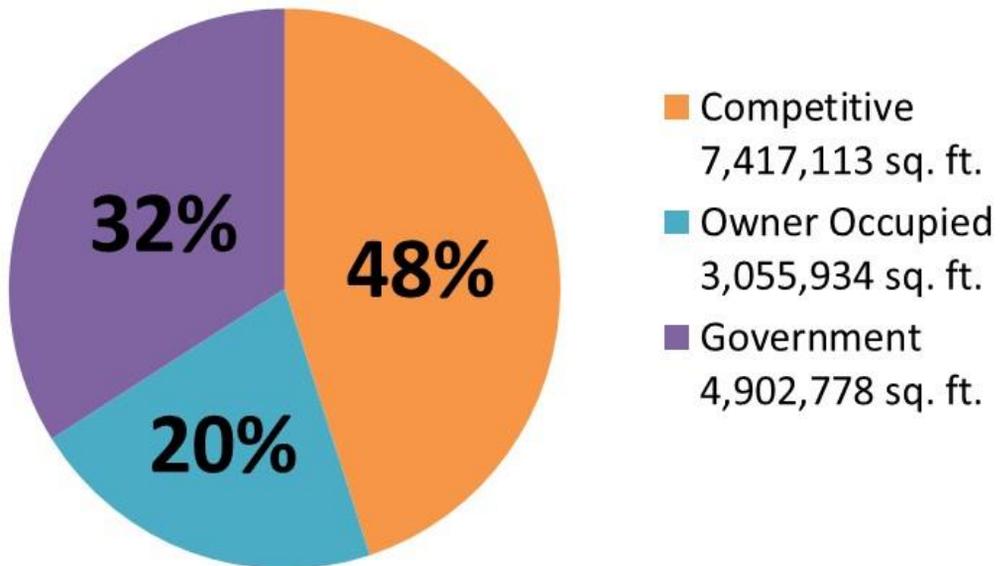
The Total Universe of office space in the Saint Paul Central Business District is 15,375,825 square feet. The Total Universe space has an occupancy rate of 88.0%. This total is divided among Competitive, Owner-occupied and Government space. The Total Universe Historical Comparison provides a valuable long-term perspective on market trends within these three categories in downtown Saint Paul. In reviewing the current data, several trends are noteworthy.

Total Universe Historic Comparison

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Competitive	50%	50%	48%	48%	48%	49%	50%	49%	49%	48%	48%	48%	48%	48%	48%
Government	31%	31%	33%	33%	33%	32%	30%	30%	31%	32%	32%	32%	32%	32%	32%
Owner Occupied	19%	19%	19%	19%	19%	19%	20%	21%	20%	20%	20%	20%	20%	20%	20%
Total Square Feet (Million Sq. Ft.)	17.1	17.2	17.38	17.38	17.18	16.74	16.25	16.06	16.03	15.9	15.7	15.4	15.4	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.
- ▶ Total Square feet of the Total Universe remains unchanged.

2022 Total Universe



Competitive Occupancy and Vacancy

The Saint Paul CBD consists of 7,417,113 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**

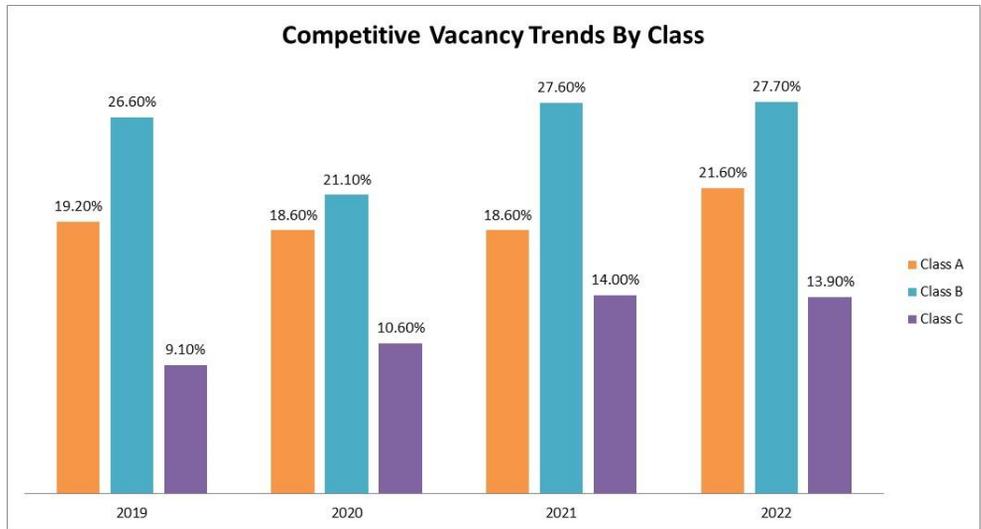
Buildings competing for tenants requiring functional space at rents below the average for the area.

The overall vacancy rate for Competitive office space in the Saint Paul CBD is 24.2% (1,793,605 square feet), an increase from 23.1% (1,714,649 square feet) in 2021. Vacancy is lowest in Class C space (13.9%) and highest in Class B space (27.7%).



Competitive Vacancy Trends

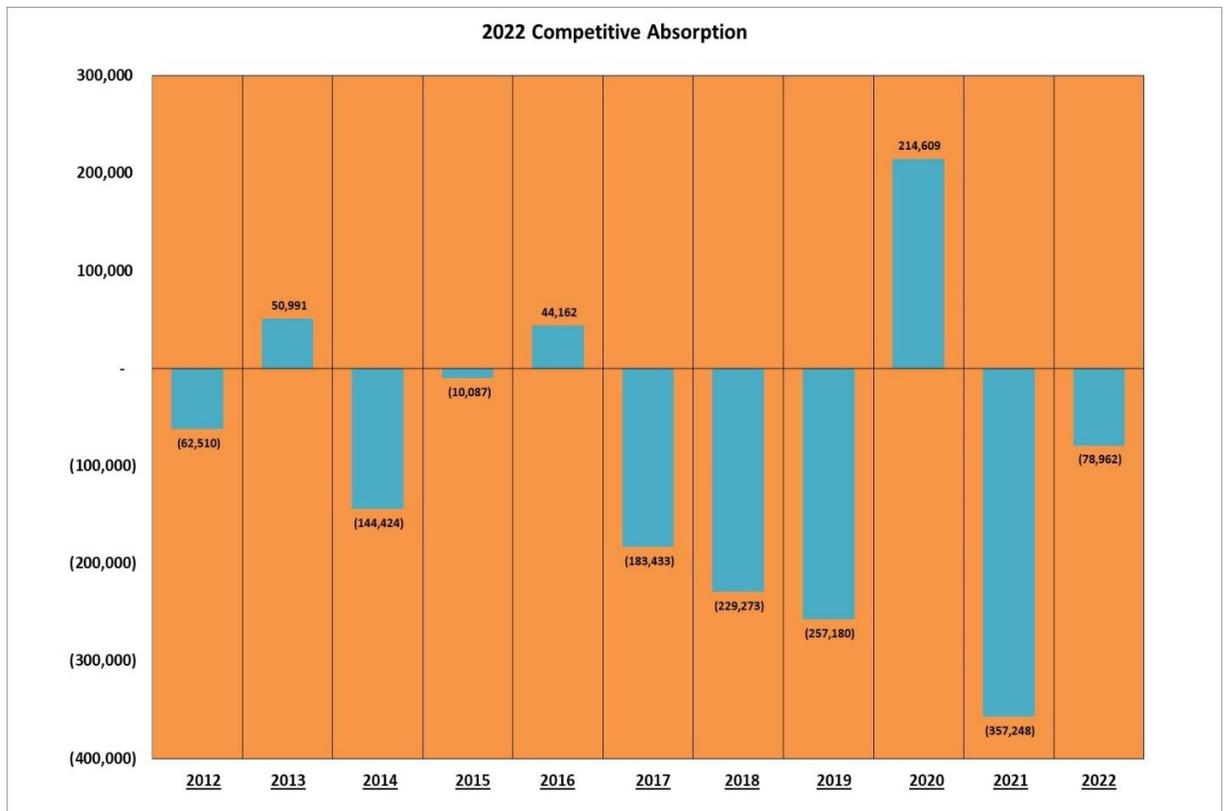
The overall Competitive vacancy rate increased from 2021 to 2022. The vacancy increased the most in Class A, 3%, just slightly in Class B, .1% but went down by .1% in Class C.

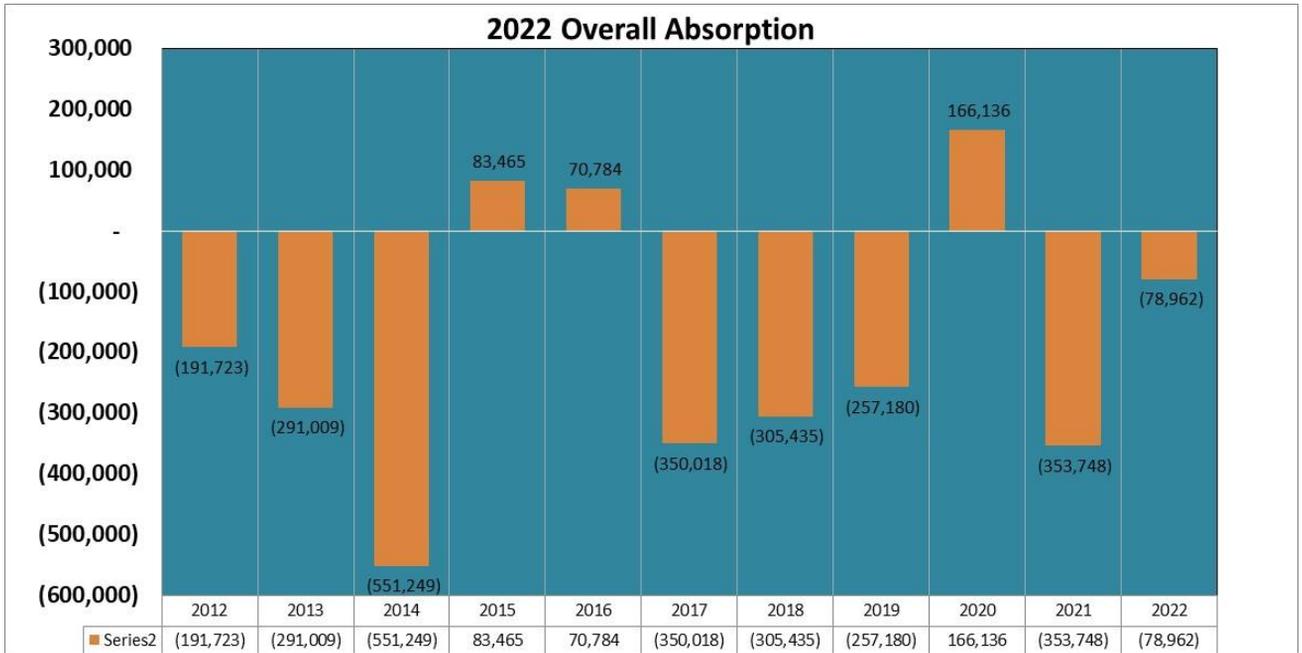


Absorption

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 2021 to 2022 is -78,962 square feet. Overall absorption is the same with no changes to the Government and Owner Occupied sections. 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 can be affected when there is economic disruption to the market. The Competitive absorption total was greatly affected by the Pandemic, and we continue to see an impact in 2022.





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).

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.

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 in downtown Saint Paul's Competitive office space from 2015 to 2016 is 44,162 square feet. Overall absorption is 70,784. 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 in downtown Saint Paul's Competitive office space from 2016 to 2017 is -158,233 square feet. Overall absorption is -324,818. 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. 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.

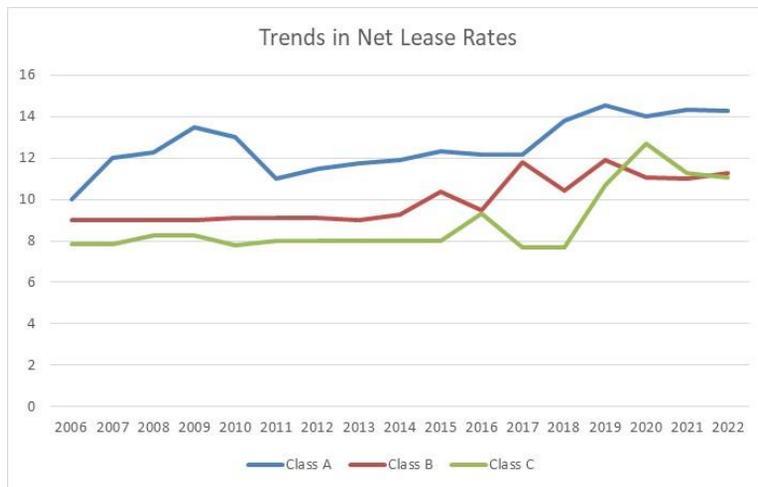
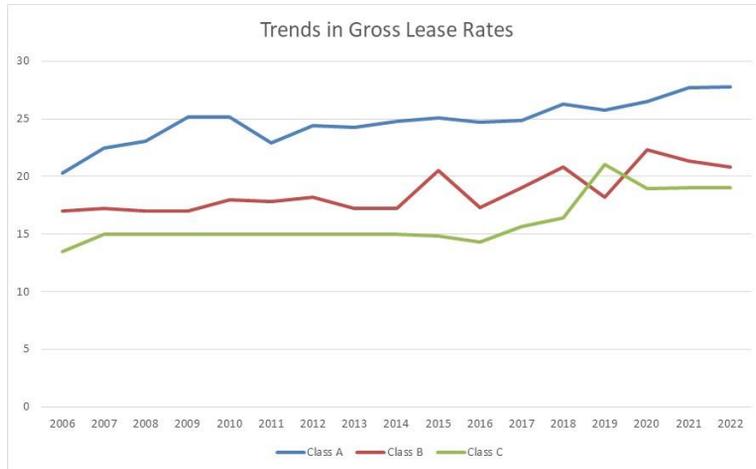
2019 Absorption in downtown Saint Paul's Competitive office space from 2018 to 2019 is -257,180 square feet. Overall absorption is also -257,180. The Competitive absorption total was negatively impacted by the loss of leased space in Landmark Towers, and the removal of the Ecolab University and Empire Buildings, and a reduction of leasable space in the First National Bank Building.

2020 Absorption in downtown Saint Paul's Competitive office space from 2019 to 2020 is 214,609 square feet. The Competitive absorption total was positively impacted by the increase of leasable space in the First National Bank Building.

2021 Absorption in downtown Saint Paul's Competitive office space from 2020 to 2021 is -357,248 square feet. Effects of the pandemic and fewer employees in office had a tremendous impact on the absorption.

2022 Absorption in downtown Saint Paul's Competitive office space from 2021 to 2022 is -78,962 square feet. Absorption is still negative in large part due to lasting effects from Covid.

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	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	9,881	17,895	\$12-\$13 - office and \$16 retail	\$12.46	B	Eric King, 651-734-2385, Eric.king@cushwake.com
Landmark Towers*	345 St. Peter Street	20	212,959	200,000	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	88,225	34,490	\$16.75	\$14.91	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	36,944	10,694	\$13.50-\$16	\$15.05	C	Denise McCormick, 612-289-5805, dmcormick@sr-re.com
Town Square Office Tower	445 Minnesota Street	27	248,140	36,041	12,584	\$11.00-\$14.00	\$11.35	B	Pete Dufour, 952-897-7717, pete.dufour@colliers.com
The 428	428 Minnesota Street	5	63,025	37,694	12,617 rsf (2,3,4 Floors)	\$18.00	\$9.33 Ops and \$3.00 taxes	C	Pat Wolf, 651-290-8890, Pat@wolfcres-inc.com
Treasure Island Center	400 Wabasha Street N	6	158,049	11,759	64,607	\$13.50	\$14.50	B	Angie Helms, 570-460-4914 ajh@treasureislandcenter.com
UBS Plaza	444 Cedar Street	25	229,653	38,551	12,373	\$12.00	\$12.45	B	Ann Stahley, 952-465-3317, ann.stahley@cushwake.com
Wells Fargo Place	30 East 7th Street	37	634,895	93,943	14,682 in the tower. atrium approx. 65,000 per floor	\$17.50-Tower; \$14.00-\$16.00-Atrium	\$15.08	B	Eric King, 612-347-9313 Eric.king@cushwake.com
*2021 Data Used									
Total S.F.	2,560,199	Occupied S.F.	553,038	Vacancy	21.60%				

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	32,000	14,000 (E. Bldg) 22,000 (W. Bldg)	\$7.00	\$10.89	B	Mike Hagen, 612-282-1404, mike@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 Bldg	555 Park Street	4	50,215	10,225	12,554	\$8.00	\$14.52	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	\$11.00-\$13.00	\$11.0	C (connected by ramp on 1st floor)	Pat Wolf, 651-290-8890, patwolf@cres-inc.com
Alliance Bank Center	55 East 5th Street	16	251,740	48,639	11,600	Negotiable	\$9.97	B	Mike Hagen, 612-282-1404, mike@madisonequities.biz
Degree of Honor	325 Cedar Street	1	6,729	6,672	6,729	Negotiable	N/A	N/A	Mike Hagen, 612-282-1404, mike@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	\$11.95	C	Kori L. DeJong, 651-999-5540, kdejong@wellingtonmgmt.com
First National Bank Building	332 Minnesota Street	31 West	600,640	231,224	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	105,093	14,262	\$14.50-\$15.00	\$12.06	B	Melissa Gomes, 317-550-2800, mgomes@davisshre.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	Sooki Jalali 612-889-6627, sookijun@gmail.com
Golden Rule Building	85 East 7th Place	6	289,378	6,013	50,000	\$11.00-\$13.00	\$10.11	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	Mike Wendorf 612-353-3331, mike@pramn.com
Great Northern	180 E. 5th Street	13	641,203	389,821	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	62,376	Average Floor at 36,399	Retail is \$16.00 - \$18.00 and Office is \$10.00 - \$14.00	\$12.25	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	2,213	varies	\$11.00	\$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	12,182	N/A	\$16.00 gross	B & C	Tim Braun, 651-292-6082, Tim.braun@stpha.org
River Park Plaza	10 River Park Plaza	8	328,100	14,884	27,000-42,000	\$14.00	\$9.00	B	Eric Rapp, 612-359-1635, eric.rapp@transwestern.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	173,696	22,911	NA	Negotiable	NA	B	Pete Dufour, 952-897-7717, Pete.dufour@colliers.com
The Lowry Hotel Building	345 Wabasha	11	33,000	0	Varies	Unavailable	Unavailable	C	Mike Hagen, 612-282-1404, mike@madisonequities.biz
Union Depot	214 Fourth Street East	5	31,000	0	Unavailable	\$ 7-\$15	Unavailable	B & C	Tannen Loge 651-202-2700, tannen.loge@am.jll.com
US Bank Center	101 East 5th Street	26	372,070	72,646	13,847	Negotiable	\$12.80	B	Mike Hagen, 612-282-1404, mike@madisonequities.biz
*2021 Data Used ** 2020 Data Used		Occupied S.F.	1,133,824	Vacancy	27.74%				
Total S.F.	4,088,043								

Class C

Name	Address	# of Floors	Total S.F.	Avail. S.F.	Floor Plate SF	Net Rate	Op. & Taxes	Parking in the Building	Contact
443 Lafayette Road	443 Lafayette Road	4	112,882	0	NA	\$9.01	\$8.18	C (tenants only)	Julie Perteet,612-759--1299 Julie.perteet@colliers.com
500 Lafayette Road	500 Lafayette Road	6	147,009	0	NA	\$13.08	\$8.46	C (tenants only)	Julie Perteet,612-759-1299 Julie.perteet@colliers.com
520 Lafayette Road	520 Lafayette Road	6	164,225	0	NA	\$11.09	\$8.70	C (tenants only)	Julie Perteet,612-759-1299 Julie.perteet@colliers.com
Grace Building	421 North Wabasha Street	3	43,666	43,666	14,130	\$14.00	\$7.00	C	Ben Bruno 651-730-0065, ben@terracegroupllc.com
COCO Building**	213 E. 4 th Street	5	36,060	18,000	6,454	\$15.00	\$7.56	C	David Langer, 651-450-9669, david@langercommercial.com
Grace Building	421 North Wabasha Street	3	43,666	43,666	14,130	\$14.00	\$7.00	C	Ben Bruno 651-730-0065, ben@terracegroupllc.com
Northwestern Building	275 East 4th Street	8	82,976	19,377	1-4 floors have 10,000-11,000 and upper floors have 9,800	\$16.00- \$23.00	Included in gross	C	Ardis Hafdahl, 952-767-4121, ahafdahl@hbgld.net
O'Connor Building**	266 East 7th Street	4	20,000	0	4,000	\$22.00		C	Jaunae Brooks 651-231-2765, jaunaebrooks@gmail.com
Railroader Printer Building**	235 East 6th Street	4&5	35,053	0	3,600-4,000	\$15.00		C	Jaunae Brooks 651-231-2765, jaunaebrooks@gmail.com
Southbridge	155 Wabasha Street	1	22,000	3,500	NA	\$13.00 modified gross		B – Free Parking onsite	Nicky Scarrella 651-298-9977, pminc@popp.net
** 2020 Data Used									
Total S.F.	768,871	Occupied S.F.	106,743	Vacancy	13.9%				

Health Care

*2020 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	614,332	Fairview Health	Jill LaMere	612-263-9888	Jill.lamere@cushwake.com
Fort Road Medical	360 Sherman Street	50,864	Healthcare Trust of America, Inc.	Melissa Gomez	317-550-2800	mgomes@davishre.com
Gallery Professional Building	17 West Exchange Street	107,514	Healthcare Trust of America, Inc.	Melissa Gomez	317-550-2800	mgomes@davishre.com
Gillette Children's Specialty Healthcare**	200 University Avenue East	172,128	Gillette Children's Specialty Healthcare	Brian Smidt	651-229-3871	brianssmidt@gillettechildrens.com
Gillette Children's Specialty Healthcare**	205 University Avenue East	51,048	Gillette Children's Specialty Healthcare	Brian Smidt	651-229-3871	brianssmidt@gillettechildrens.com
Children's Hospital - St. Paul**	345 Smith Avenue	155,893	Children's Hospitals and Clinics of Minnesota	Steve Brown	612-805-2232	N/A
Doctor's Professional Building	280 Smith Avenue	80,984	Anchor	Chris Osterlund	434-989-6065	costerlund@anchorhealthproperties.com
ExerCare	266 North Smith	10,234	Allina Health System/ United Hospital	Brian Bruggeman	320-493-5691	Brian.bruggeman@colliers.com
Garden View	347 Smith Avenue	155,778	Allina, Children's I.R.E.T.	Mitch Hartman	952-346-4619	Mitch.hartman@cushwake.com
John Nasseff Medical Center	255 Smith Avenue	43,689	Cushman Wakefield	Mitch Hartman	952-346-4619	Mitch.hartman@cushwake.com
Ritchie Medical Plaza	310 Smith Avenue	114,728	Allina, I.R.E.T.	Mitch Hartman	952-346-4619	Mitch.hartman@cushwake.com

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	
United Hospital*	333 Smith Avenue N	662,079	Allina Health System	N/A	651-241-8395	
Nasseff Specialty Center	225 Smith Avenue	119,199	Welltower Inc.	Nathalie Peffer	952-829-3465	Npeffer@welltower.com
Gallery Towers	514 St. Peter Street	24,936	Ted Glasrud & Associates			
HealthPartners Specialty Center 401*	401 Phalen Parkway	124,000	HealthPartners	Terri Draxten	651-495-6213	terri.j.draxten@healthpartners.com
Westminster Junction MOB	435 Phalen Parkway	124,316	HealthPartners	Nathalie Peffer	952-829-3465	Npeffer@welltower.com
HealthPartners St. Paul Clinic	205 Wabasha	62,015	HealthPartners	Kenneth Barnaby	612-554-9415	Kenneth.a.barnaby@healthpartners.com
Regions Building #1	640 Jackson Street	683,702	Regions Hospital	Tony Mies	651-254-0824	Anthony.m.mies@healthpartners.com
Regions Building #11	640 Jackson Street	177,601	Regions Hospital	Tony Mies	651-254-0824	Anthony.m.mies@healthpartners.com
Regions Building #2	640 Jackson Street	69,049	Regions Hospital	Tony Mies	651-254-0824	Anthony.m.mies@healthpartners.com
Regions Building #8	640 Jackson Street	466,779	Regions Hospital	Tony Mies	651-254-0824	Anthony.m.mies@healthpartners.com
Regions Building #9	640 Jackson Street	114,728	Regions Hospital	Tony Mies	651-254-0824	Anthony.m.mies@healthpartners.com
American Red Cross*	134 Fillmore Avenue East	63,888	American Red Cross	Rhonda Hillstrom	612-418-6222	Rhonda.hillstrom@redcross.org
American Red Cross St. Paul Area Blood Donation Center*	176 Robert Street South	41,140	American Red Cross	Rhonda Hillstrom	612-418-6222	Rhonda.hillstrom@redcross.org
RADIUS Health*	166 E. 4th Street	60,000	South Metro Human Services dba RADIUS Health		651-291-1979	
Total S.F.	4,581,309					

*2021 Data Used

** 2020 Data Used

Sublease

Name	Class	Address	Total S.F.	Contact	Phone	Email
Infor Commons	A	345 St. Peter Street	34,129	Jason Butterfield	952-460-9830	jason.butterfield@frauenshuh.com
Wells Fargo Place	A	30 East 7th Street	8,624	Eric King	651-734-2385	Eric.king@cushwake.com
Osborn370	A	370 Wabasha Street N	5,366	Gwen Schultz	612-810-0770	gschultz@cresa.com
Railroader Printer Bldg	C	235 E 6 th Street	3,900	Jaunae Brooks	651-231-2765	jaunaebrooks@gmail.com
O'Connor Bldg	C	266 E 7 th Street	4,000	Jaunae Brooks	651-231-2765	jaunaebrooks@gmail.com
River Park Place	B	10 River Park Plaza	85,207	Chris Gliedman	612-336-4311	Chris.gliedman@cbre.com
UBS Plaza	A	444 Cedar Street	5,000	Ann Stahley	651-248-6946	Ann.stahley@cushwake.com
Total S.F.			146,226			

Owner Occupied

**2019 or prior Data Used *2021 Data Used

Name	Address	Total S.F.	Company	Contact	Phone	Email Address
166 E. 4 th Street	166 E. 4 th Street	60,000	Radius Health (formerly known as South Metro Human Services)	Sean Antolik	651-291-1979	Sean.antolik@radiushealth.org
Jemne Building	305 St. Peter Street	25,000	District Energy	Laurie Larsen	651-925-8254	Laurie.Larsen@evergreenenergy.com
Travelers	385 Washington Street	587,000	Travelers	Patrick Scullin	651-310-8100	psculin@travelers.com
Twin Cities Public Television Building	172 East 4th Street	105,804	Twin Cities Public Television	Chris Ozmun	651-222-1717	cozmun@tpt.org
US Bank West Side Flats Operation Center	60 Livingston Avenue	350,000	US Bank	Daphne Carleton	612-430-5805	Daphne.carleton@usbank.com
278 7 th St E	278 7th St E	10,500	Perdin, Inc.	Percy Pooniwala - Owner	952-393-5467	percypooniwala@gmail.com
League of Minnesota Cities Building**	145 West University Avenue	64,000	League of Minnesota Cities	Michael Marson	651-281-1200	mmarson@lmc.org
Market House**	289 E. 5th Street	34,000	Cushman Wakefield	Aaron Barnard		
Market Street Towers**	70 West 4th Street	333,000	Lumen	Neal Anderson	651-663-2372	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 *	176 Robert Street South	41,140	American Red Cross	Rhonda Hillstrom	612-418-6222	Rhonda.hillstrom@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
Ecolab Global Communications Center	360 North Wabasha Street	72,815	Ecolab, Inc.	Tim Yohnk	651-250-4574	tim.yohnk@ecolab.com
Science Museum of Minnesota*	120 West Kellogg Blvd.	38,000	Science Museum of Minnesota	Scott Kieland	651-221-4774	@sskieland@mm.org
166 E. 4th Street	166 E. 4th Street	60,000	South Metro Human Services	Tom Paul	651-291-1979	tom.paul@radiushealth.org
401 Building	401 North Robert Street	572,172	Cushman & Wakefield	Tom Stella	651-734-2385	Tom.stella@cushwake.com

Chicago Greatwestern Freight Condos	343-381 East Kellogg Blvd.	32,000	Chicago Greatwestern Freight Condos	Wayne Mahoney	651-224-7518	wsmahoney@hotmail.com
The St Paul Conservatory**	350 St Peter Street	80,000	RC Enterprises, LLC	Alissa Kellogg	612-805-2306	akellogg@pakproperties.net
Total S.F.	3,055,934					

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	bruce.engelbrekt@ci.stpaul.mn.us
Griffin Building	367 Grove Street	85,384	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@coramsey.mn.us
90 West Plato	90 West Plato	80,000	Ramsey County	Jean Krueger	651-266-2262	jean.krueger@coramsey.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
Metropolitan Council Building	390 North Robert Street	116,129	Metropolitan Council	Steve Ylitalo	651-602-1767	Steven.Ylitalo@metc.state.mn.us

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	Wayne.waslaski@state.mn.us
321 Grove Street 1 & 2	321 Grove Street	7,000	State of Minnesota	Wayne Waslaski	651-201-2548	Wayne.waslaski@state.mn.us
Administration Building	50 Sherburne Avenue	71,341	State of Minnesota	Wayne Waslaski	651-201-2548	Wayne.waslaski@state.mn.us
Centennial Building	658 Cedar Street	286,116	State of Minnesota	Wayne Waslaski	651-201-2548	Wayne.waslaski@state.mn.us
Elmer L. Andersen Building	540 Cedar Street	368,002	State of Minnesota	Wayne Waslaski	651-201-2548	Wayne.waslaski@state.mn.us
Ford Building	117 University Avenue	51,493	State of Minnesota	Wayne Waslaski	651-201-2548	Wayne.waslaski@state.mn.us
Harold E. Stassen Building	600 North Robert Street	393,153	State of Minnesota	Wayne Waslaski	651-201-2548	Wayne.waslaski@state.mn.us
Judicial Center, Minnesota	25 Rev. Dr. Martin Luther King Jr. Blvd.	231,442	State of Minnesota	Wayne Waslaski	651-201-2548	Wayne.waslaski@state.mn.us
Minnesota State Capitol Building	75 Rev. Dr. Martin Luther King Jr. Blvd.	294,596	State of Minnesota	Wayne Waslaski	651-201-2548	Wayne.waslaski@state.mn.us
Orville L. Freeman Building	625 N. Robert Street	294,387	State of Minnesota	Wayne Waslaski	651-201-2548	Wayne.waslaski@state.mn.us
State Lab Building	610 North Robert Street	166,034	State of Minnesota	Wayne Waslaski	651-201-2548	Wayne.waslaski@state.mn.us
State Office Building	100 Rev. Dr. Martin Luther King Jr. Blvd.	259,260	State of Minnesota	Wayne Waslaski	651-201-2548	Wayne.waslaski@state.mn.us
Transportation Building	395 John Ireland Blvd.	318,271	State of Minnesota	Wayne Waslaski	651-201-2548	Wayne.waslaski@state.mn.us
Veterans Service Building	20 West 12th Street	78,543	State of Minnesota	Wayne Waslaski	651-201-2548	Wayne.waslaski@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 S.F.	4,902,778					

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.*

Greater St. Paul BOMA would also like to give a special thanks to MNCAR for providing Competitive building classification data.

