

2023



MARKET REPORT

October 16, 2023

Greater Saint Paul
BOMA

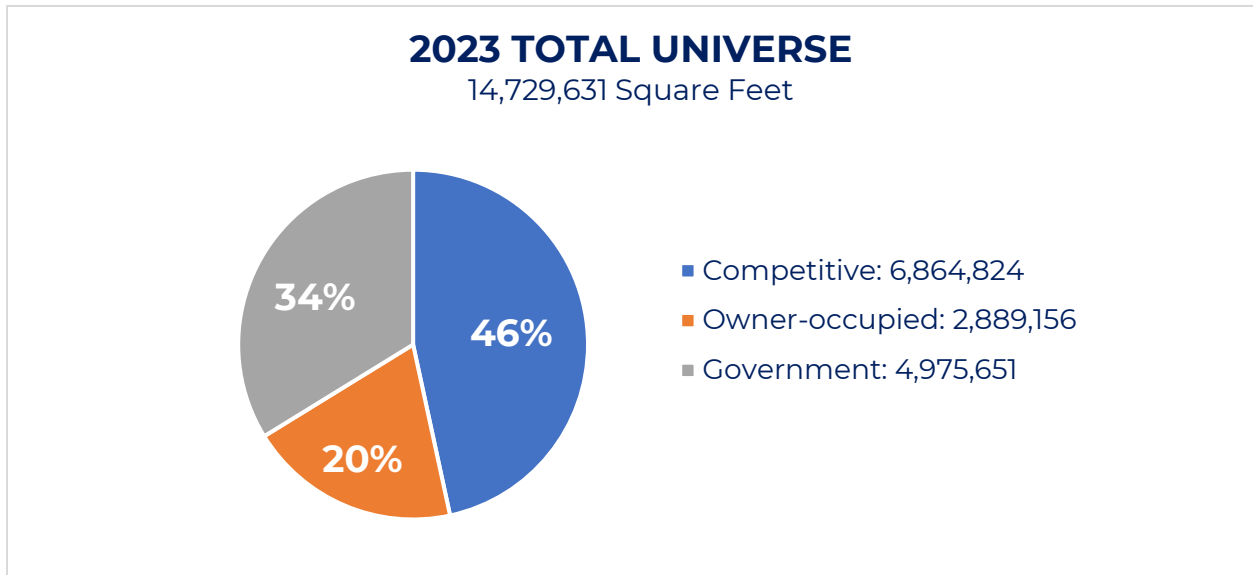
Federated with Building Owners & Managers Association International

TOTAL UNIVERSE / HISTORIC COMPARISON

The Total Universe of office space in the Saint Paul Central Business District is **14,729,631** square feet. The Total Universe space has an occupancy rate of **89.54%**. 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, remains unchanged.
- Government space, as a percentage of the Total Universe, has increased by 2%.
- Competitive space, as a percentage of the Total Universe, has decreased by 2%.
- Total Square Feet of the Total Universe has decreased by 600K.

Following the sale of the Ecolab Global Communications Center to Ramsey County, that space moved categories from Owner-occupied to Government, a shift of approximately 100K square feet. In addition, several properties were removed from the Total Universe with reclassification to Multifamily Housing. They are the Degree of Honor Building, Landmark Towers, Market House, The Gallery Professional Building, The Hamm Building, and The Lowry Hotel Building.



TOTAL UNIVERSE HISTORIC (10-YEAR) COMPARISON

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Competitive	49%	50%	49%	49%	48%	48%	48%	48%	48%	48%	46%
Government	32%	30%	30%	31%	32%	32%	32%	32%	32%	32%	34%
Owner-occupied	19%	20%	21%	20%	20%	20%	20%	20%	20%	20%	20%
Square Feet (MM)	16.74	16.25	16.06	16.03	15.90	15.70	15.40	15.40	15.40	15.40	14.73

COMPETITIVE OCCUPANCY AND VACANCY

The Saint Paul CBD consists of **6,864,824** square feet of Competitive office space. For the purposes of comparison, this office space is grouped into three classes, A, B, and C. These classes represent a subjective quality rating of buildings which indicate 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.

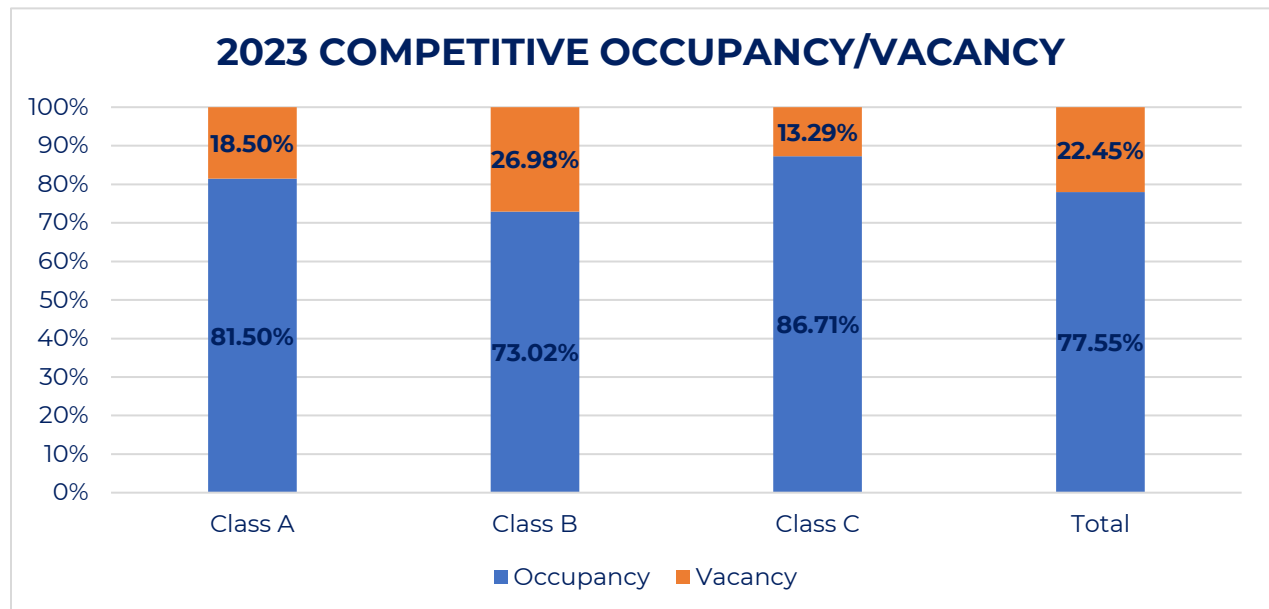
Class A: The most prestigious buildings competing for premier office users with rents above average for the area. Buildings have high quality standard finishes, state of the art systems, exceptional accessibility, and a definite market presence.

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 properties at the same price.

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

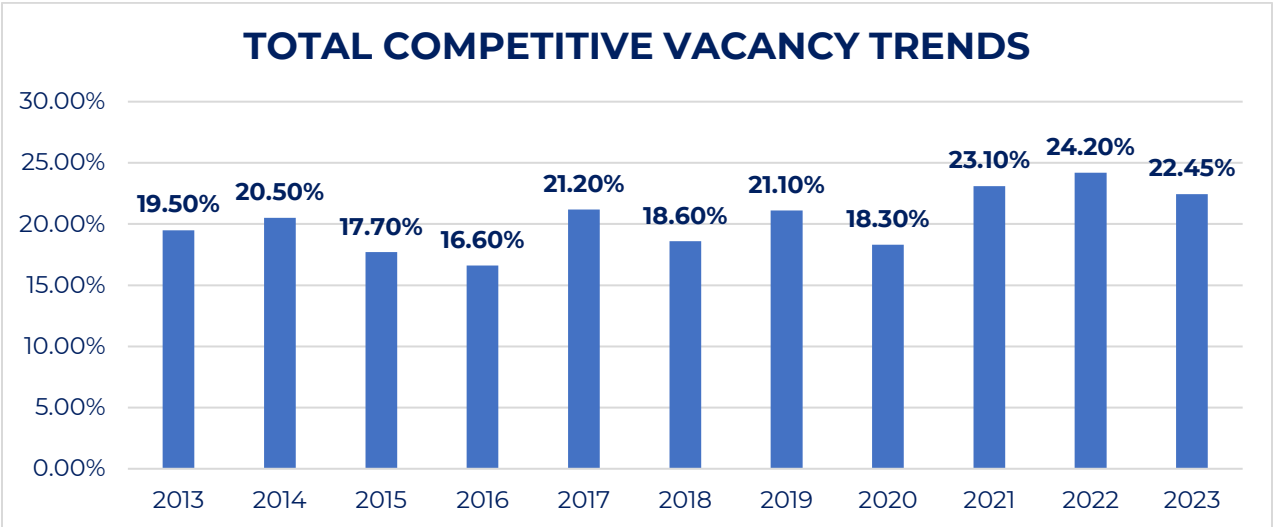
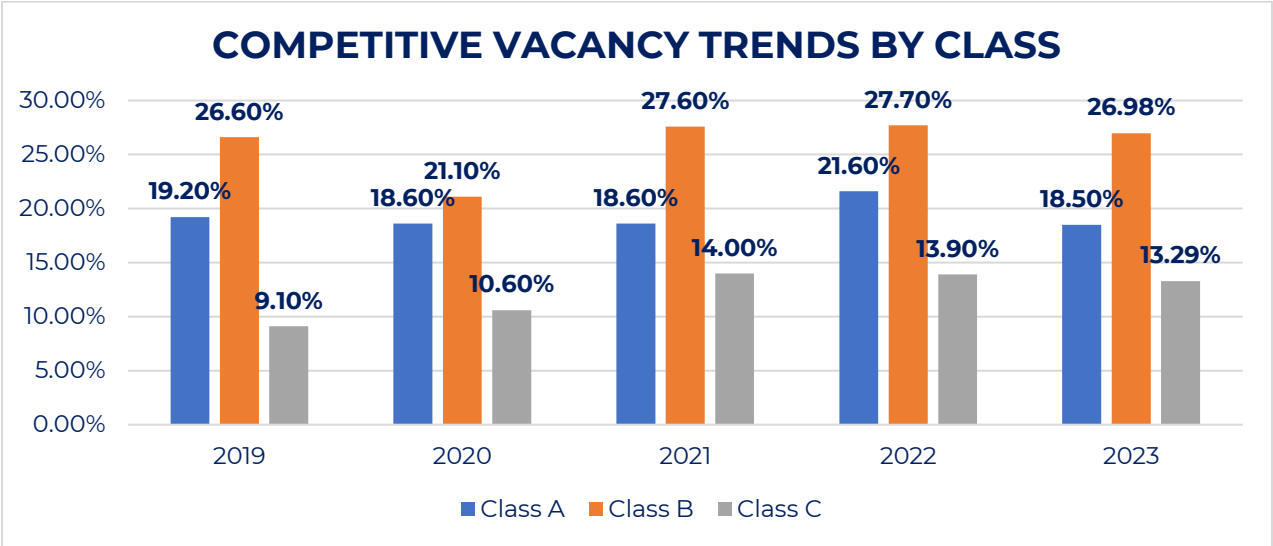
Definitions: BOMA International

The overall vacancy rate for Competitive office space in the Saint Paul CBD is 22.45% (1,541,223 square feet), an improvement from 24.40% (1,793,548 square feet) in 2022. Consistent with last year, the vacancy rate is lowest in Class C space (13.29%), and highest in Class B space (26.98%).



COMPETITIVE VACANCY TRENDS

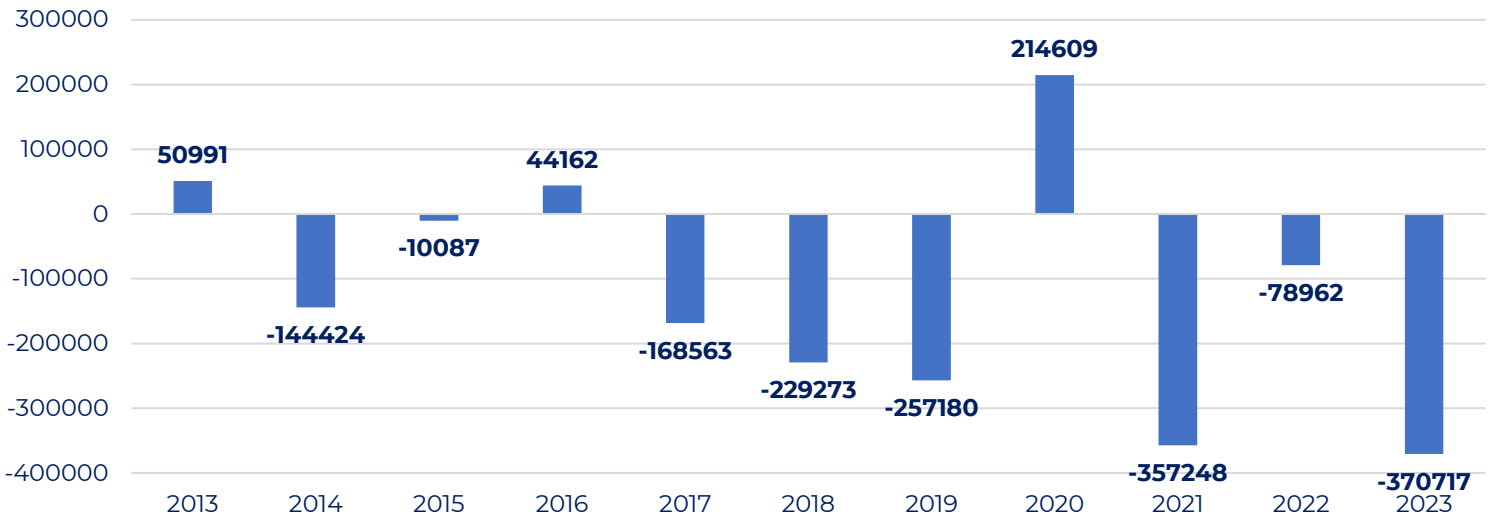
The overall Competitive vacancy rate decreased from 2022 to 2023, dropping from 24.20% to 22.45%. Class A saw the most improvement with a decrease in vacancy rate by 3%, while Class B and Class C remained largely unchanged. These positive changes in Competitive office space seem primarily driven by increased occupancy in Class A properties, showing marked recovery after suffering an increase in vacancy rate between 2021 and 2022.



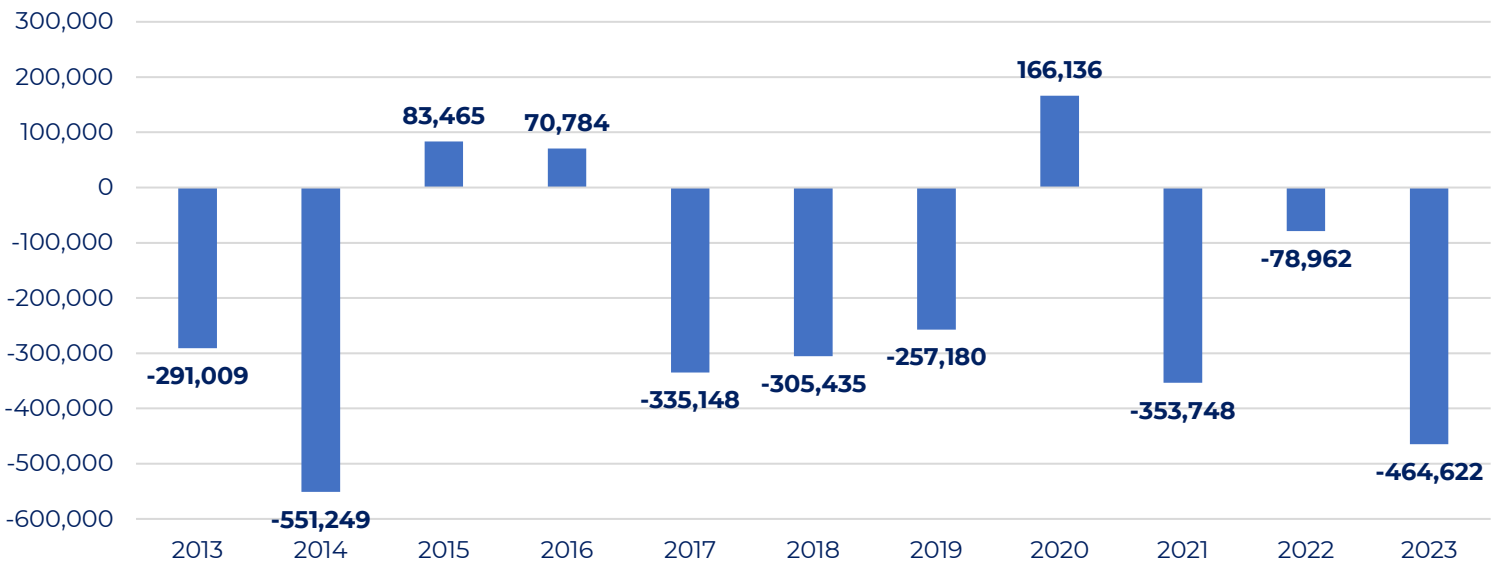
ABSORPTION

Absorption is a measurement of the increase or decrease in occupied office space that occurs during a given period. 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. Absorption in downtown Saint Paul's Competitive office space from 2022 to 2023 is **-370,717** square feet. Overall absorption of the CBD is **-464,622** square feet.

COMPETITIVE ABSORPTION



OVERALL ABSORPTION



HISTORY OF ABSORPTION

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).

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 Custom House.

HISTORY OF ABSORPTION continued

2015: Absorption overall was 83,465 square feet. This was primarily impacted by gains in Government and Owner-Occupied space. 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 -168,563 square feet. Overall absorption is -335,148. 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 -229,273 square feet. Overall absorption is -305,435. 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.

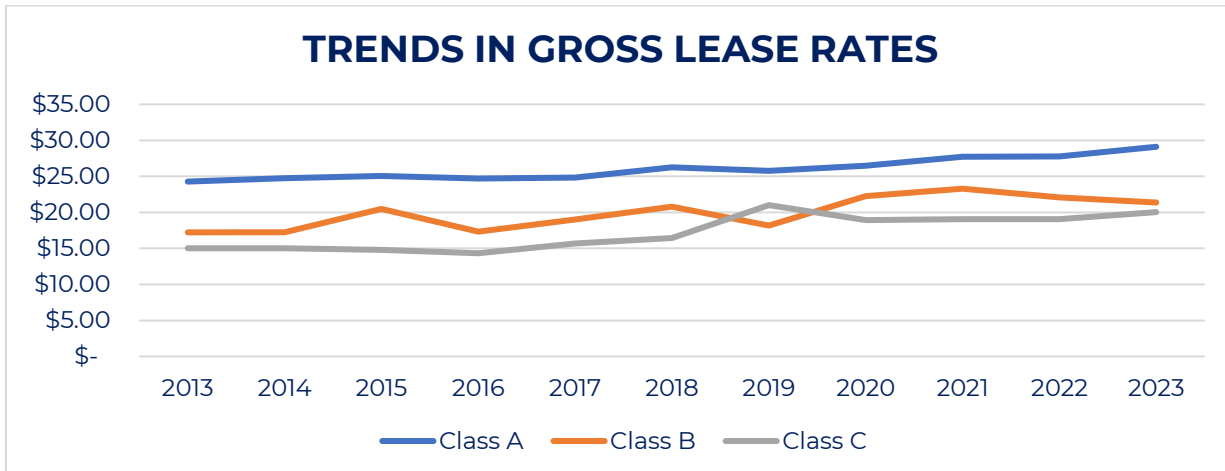
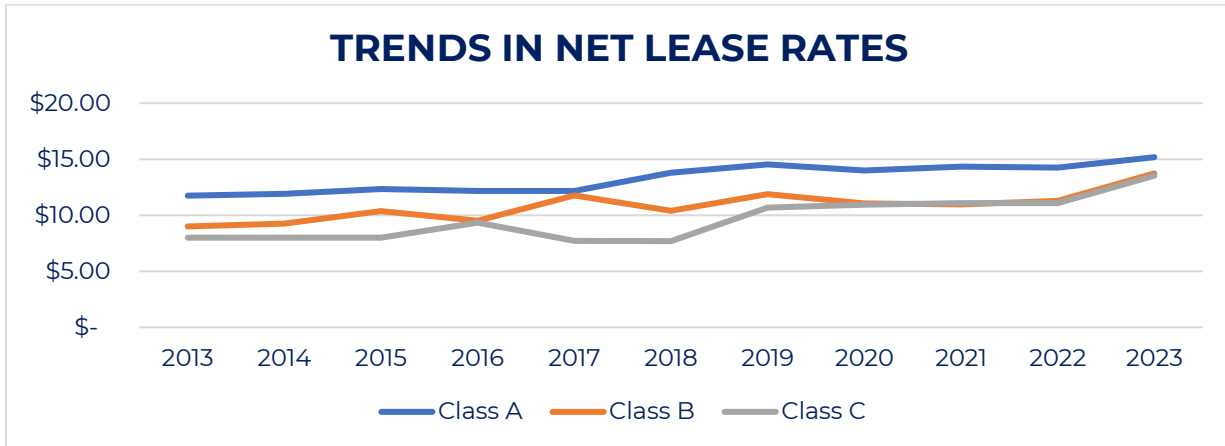
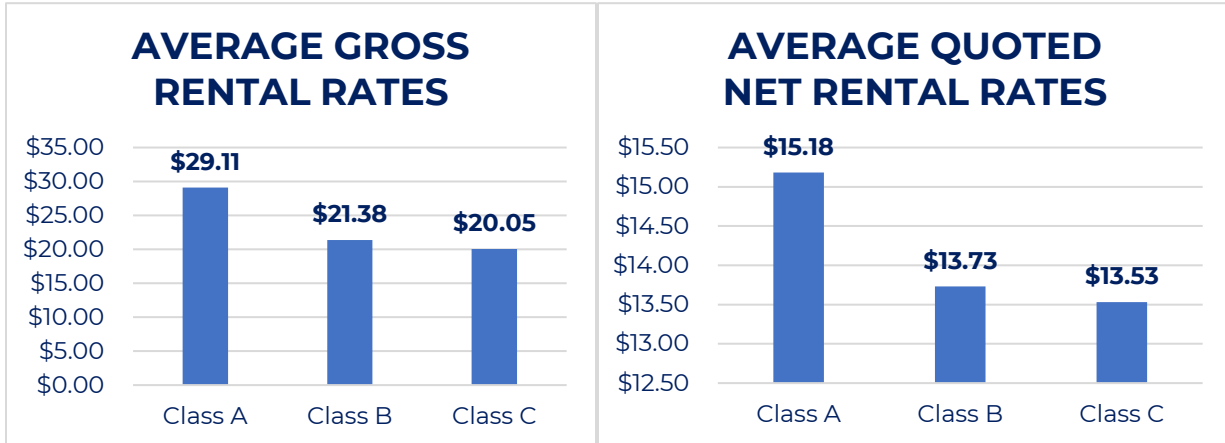
2021: Absorption in downtown Saint Paul's Competitive office space from 2020 to 2021 is -357,248 square feet. Effects of the pandemic and fewer employees in office had a tremendous impact on the absorption.

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.

2023: Absorption in downtown Saint Paul's Competitive office space from 2022 to 2023 is -370,717 square feet. The removal of The Degree of Honor Building, The Hamm Building, Landmark Towers and The Lowry Hotel Building from Competitive square footage for multifamily housing conversion negatively impacted absorption.

NET AND GROSS 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 PROPERTIES

Name	Address	Floors	Total SF	Vacant	Floor Plate	Net Rate	Op & Taxes	Parking	Contact	
Infor Commons	380 St. Peter Street	13	409,856	122,859	34,490	\$16.75	\$14.97	B	Jason Butterfield (612) 327-9870 jasonbutterfield@frauenshuh.com	
Landmark Towers	345 St. Peter Street	20	212,959	0	11,597 and 22,015			B		
Osborn370	370 Wabasha Street N	19	208,563	41,247	10,694	\$15.00	\$16.13	C	Eric Rapp (612) 805-1808 eric.rapp@transwestern.com	
Securian Center	400 North Robert St	21	520,290	7,416	17,895	\$16.00	\$12.76	B	Tom Stella (651) 491-7116 tom.stella@cushwake.com	
Town Square Tower	445 Minnesota Street	27	248,140	63,239	12,584	\$12.50	\$11.85	B	Pete Dufour (651) 231-2291 pete.dufour@colliers.com	
The 428	428 Minnesota Street	5	45,590	31,664	12,617	\$18.00	\$12.43	C	Pat Wolf (651) 290-8892 patwolf@cres-inc.com	
Treasure Island Center	400 Wabasha Street N	6	100,000	13,807	64,607	Unavailable	\$12.75	B	George Hoene (651) 204-6241 gah@sppa.com	
UBS Plaza	444 Cedar Street	25	229,653	63,597	12,373	\$12.00	\$13.86	B	Ann Stahley (651) 248-6946 ann.stahley@cushwake.com	
Wells Fargo Place	30 East 7th Street	37	634,895	102,075	14,682	\$16.00	\$15.27	B	Eric King (651) 491-3997 eric.king@cushwake.com	
Total Square Feet: 2,410,653				Vacant Square Feet: 445,904				Vacancy Rate: 18.50%		

CLASS B PROPERTIES

Name	Address	Floors	Total SF	Vacant	Floor Plate	Net Rate	Op & Taxes	Parking	Contact
375 Jackson	375 Jackson Street	7	125,433	28,000	14,000 East; 22,000 West			B	Bryan Larson (651) 341-0922 bryanl@ madisonequities.biz
444 Lafayette	444 Lafayette Road	6	301,168	0				C	Julie Perteet julie.perteet@ colliers.com
555 Park Office Building	555 Park Street	4	50,215	10,940	12,554		\$14.81	B	David Stalsberg (612) 255-2448 dave.stalsberg@ krausanderson.com
81 on Seventh	81 East 7th Street	4	47,086	46,304	13,000	\$12.00	\$12.00	C	Pat Wolf (651) 290-8890 patwolf@cres-inc.com
Alliance Bank Center	55 East 5th Street	16	251,740	0	11,600			B	Bryan Larson (651) 341-0922 bryanl@ madisonequities.biz
Drake Building	60 Plato Blvd. East	4	83,859	20,183	21,060	\$11.00	\$12.02	C	Kori L. DeJong (651) 999-5540 kdejong@ wellingtonmgt.com
First National Bank Building	332 Minnesota Street	31	600,640	186,662	10,213	\$18.00		B	Bryan Larson (651) 341-0922 bryanl@ madisonequities.biz
Flowertown Building	255 E Kellogg Blvd.	2	39,000	18,679	10,000	\$13.25	\$5.29	C	Mike Wendorf (952) 681-0550 mike@pramn.com
Gallery Tower Office Building	514 St. Peter Street	20	30,479	0	11,695			B	None
Gilbert Building	413 Wacouta Street	5	49,920	18,500		\$17.50	\$0.00	C	Mark Hulsey (651) 755-2068 Mark@ resultscommercial.com
Golden Rule Building	85 East 7th Place	6	289,378	32,353	50,000	\$12.00	\$9.64	C	Pat Wolf (651) 290-8890 patwolf@cres-inc.com
Great Northern	180 E 5th Street	13	641,515	247,151	51,200	\$11.00	\$8.00	C	Chris Gliedman (651) 261-3482 chrisgliedman@ cbre.com
Guardian Building	366 Jackson Street	5	21,450	0	5,000			C	None
Landmark Center	75 West 5th Street	8	48,012	0	14,700- 15,700			C	None

CLASS B PROPERTIES CONTINUED

Name	Address	Floors	Total SF	Vacant	Floor Plate	Net Rate	Op & Taxes	Parking	Contact	
One West Water Street	1 West Water Street	5	27,326	5,695	varies	\$19.00	\$0.00	B	Jim Miller (651) 222-2561 jmiller@jmrealty.com	
Public Housing Agency Saint Paul*	555 N Wabasha Street	4	48,726	2,574	12,182		\$16.00	B, C	Tim Braun (651) 292-6082 tim.braun@stpha.org	
River Park Plaza	10 River Park Plaza	8	328,100	295,207	27,000-42000	Negotiable		B	Eric Rapp (612) 805-1808 eric.rapp@transwestern.com	
Saint Paul Building	6 West 5th Street	9	40,239	14,853	4,000	\$22.33	\$10.87	C	Kyle Malkerson (612) 804-0750 kyle@caspiarealty.com	
Town Square Concourse	445 Minnesota Street	25	173,696	22,911	N/A	\$10.00		B	Pete Dufour (651) 231-2291 pete.dufour@colliers.com	
Union Depot	214 Fourth Street East	5	31,000	0				B, C	None	
US Bank Center	101 East 5th Street	26	452,174	42,115	13,847	\$5.50	\$11.98	B	Bryan Larson (651) 341-0922 bryanl@madisonequities.biz	
Total Square Feet: 3,677,526				Vacant Square Feet: 992,127				Vacancy Rate: 26.98%		

CLASS C PROPERTIES

Name	Address	Floors	Total SF	Vacant	Floor Plate	Net Rate	Op & Taxes	Parking	Contact	
443 Lafayette Road	443 Lafayette Road	4	112,882	0				C	None	
500 Lafayette Road	500 Lafayette Road	6	147,009	0				C	None	
520 Lafayette Road	520 Lafayette Road	6	164,225	0				C	None	
Allen Building	287 6 th Street E	6	105,000	44,000	13,418			C	Jeff Houge (612) 490-5551 jeff@wakota.com	
COCO Building	213 E. 4th Street	5	36,060	0	6,454			C	Kevin Peck (612) 834-2250 kevinpeck@suntide.com	
Grace Building	421 N Wabasha Street	3	43,666	39,421	14,130			C	Eric Dueholm (612) 382-5210 eric@terracegroupllc.com	
Northwestern Building	275 East 4th Street	8	82,976	11,571	10,000	\$8.74	\$22.45	C	Clinton Blaiser (952) 851-3194 cblaiser@hbg ltd.net	
O'Connor Building	266 East 7th Street	4	21,781	0	4,000			C	None	
Railroader Printer Building	235 East 6th Street	4&5	41,492	8,200	5 private offices & 3,600 - 4,000	\$18.90	0	C	Bryan Larson (651) 341-0922 bryanl@madisonequities.biz	
South Bridge Office Center	155 Wabasha S	1	21,554	0				B	None	
Total Square Feet: 776,645				Vacant Square Feet: 103,192				Vacancy Rate: 13.29%		

SUBLEASE LISTINGS

Name	Class	Address	Total SF	Contact	Phone	Email
Infor Commons	A	345 St. Peter Street	34,490	Brent Karkula	(612) 327-7048	brent.karkula@jll.com
Osborn370	A	370 Wabasha Street N	4,517	Elijah Wieberdink	(612) 910-2221	ewieberdink@cresa.com
Osborn370	A	370 Wabasha Street N	9,986	Chris Gliedman	(651) 261-3482	chris.gliedman@cbre.com
Wells Fargo Place	A	30 East 7th Street	7,315	Chris Gliedman	(651) 261-3482	chris.gliedman@cbre.com
Hamm Building	B	406 - 408 St Peter St	25,307	Brent Karkula	(612) 327-7048	brent.karkula@jll.com
River Park Place	B	10 River Park Plaza	85,207	Chris Gliedman	(651) 261-3482	chris.gliedman@cbre.com
Railroader Printer Building	C	235 E 6th Street	3,900	Gerald Driessen	(612) 336-4310	gerald.driessen@cbre.com
Railroader Printer Building	C	235 E 6th Street	8,150	Gerald Driessen	(612) 336-4310	gerald.driessen@cbre.com
Total Square Feet: 178,872						

OWNER-OCCUPIED PROPERTIES

Name	Address	Total SF	Company	Contact	Phone	Email
166 E 4th Street	166 E. 4th Street	62,178	Radius Health	Sean Antolik	(651) 291-1979	sean.antolik@radiushealth.org
278 7th St E	278 7th Street E	10,296	Repka Law, LLC	Daniel Repka	(651) 395-7421	
317 On Rice Park	317 Washington Street	24,000	Minnesota Wild	Tim Wolfgram	(651) 602-6000	twolfgram@wild.com
401 Building	401 North Robert Street	605,000	Cushman & Wakefield	Tom Stella	<u>(651) 491-7116</u>	tom.stella@cushwake.com
American Red Cross	176 Robert Street South	37,846	American Red Cross			
Chicago Great Western Freight Condos	343-381 East Kellogg Blvd.	22,482	Chicago Great Western Freight Condos	Rob Davis	(651) 734-5468	rob.davis@colliers.com
Ecolab Global Headquarters	1 Ecolab Place	484,503	Ecolab, Inc.	Tim Yohnk	(651) 250-4574	tim.yohnk@ecolab.com
Jemne Building	305 St. Peter Street	25,000	District Energy	Laurie Larsen	<u>(651) 925-8254</u>	Laurie.Larsen@ever-greenenergy.com
League of Minnesota Cities Building	145 West University Avenue	64,000	League of Minnesota Cities	Mike Marson	(651) 281-1200 ext 4015	mmarson@lmc.org
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	60,047	Minnesota Public Radio	Nick Kereakos	<u>(651) 290-1524</u>	nkereakos@americanpublicmedia.org
Science Museum of Minnesota	120 West Kellogg Blvd.	38,000	Science Museum of Minnesota	Tom Carlson	(651) 221-9444	tcarlson@smm.org
The St. Paul Conservatory	350 St. Peter Street	80,000	St. Paul Conservatory of Performing Artists		<u>(651) 290-2225</u>	
Travelers	385 Washington Street	587,000	Travelers	Patrick Scullin	(651) 310-8100	pscullin@travelers.com
Twin Cities Public Television Building	172 East 4th Street	105,804	Twin Cities Public Television (TPT)	Chris Ozmun	(651) 222-1717	cozmun@tpt.org
US Bank West Side Flats Operation Ctr.	60 Livingston Avenue	350,000	US Bank			
Total Square Feet: 2,889,156						

HEALTH CARE PROPERTIES

Name	Address	Total SF	Owner	Contact	Phone	Email
American Red Cross	134 Fillmore Avenue East	68,388	American Red Cross	Gretchen Hurr		gretchen.hurr@redcross.org
American Red Cross St. Paul Area Blood Donation Center	176 Robert Street South	37,846	American Red Cross	Gretchen Hurr		gretchen.hurr@redcross.org
Children's Hospital - St. Paul**	345 N Smith Avenue	155,893	Children's Hospitals and Clinics of Minnesota	Steve Brown	(612) 805-2232	
Doctor's Professional Building	280 Smith Avenue	103,066	Doctor's Professional Building	Chris Osterlund	(651) 430-3800	costerlund@anchorhealthproperties.com
ExerCare**	266 North Smith	10,234	Anchor	Brian Bruggeman	(320) 493-5691	brian.bruggeman@colliers.com
Fort Road Medical	360 Sherman Street	50,148	Healthcare Trust of America, Inc.	Melissa Gomes	(317) 550-2800	mgomes@davishre.com
Gallery Professional Building	17 West Exchange Street	119,314	Healthcare Trust of America, Inc.	Melissa Gomes	(317) 550-2800	mgomes@davishre.com
Gallery Tower Office Building	514 St. Peter Street	30,479	Ted Glasrud & Associates	Paul Buchmayer	(651) 361-8941	pbuchmayer@tedglasrud.com
Garden View	347 Smith Avenue	98,680	Allina Health System/ United Hospital	Mitch Hartman	(952) 346-4619	mitch.hartman@cushwake.com
Gillette Children's Specialty Healthcare	200 University Avenue East	171,636	Gillette Children's Specialty Healthcare	Brian Smidt	(651) 229-3871	BrianSSmidt@gilletechildrens.com
Gillette Children's Specialty Healthcare*	205 University Avenue East	51,048	Gillette Children's Specialty Healthcare	Brian Smidt	(651) 229-3871	BrianSSmidt@gilletechildrens.com
HealthPartners Specialty Center	401 Phalen Boulevard	132,392	HealthPartners	Terri Draxten	(651) 495-6213	terri.j.draxten@healthpartners.com
HealthPartners St. Paul Clinic*	205 Wabasha	62,015	HealthPartners	Kenneth Barnaby	(612) 554-9415	kenneth.a.barnaby@healthpartners.com
John Nasseff Medical Center	255 Smith Avenue	39,896	Allina, Children's I.R.E.T.	Mitch Hartman	(952) 346-4619	mitch.hartman@cushwake.com
Nasseff Specialty Center	225 North Smith Avenue	131,441	Welltower Inc.	Nathalie Pepper	(952) 829-3465	npeffer@welltower.com
RADIAS Health	166 E. 4th Street	62,178	South Metro Human Services dba RADIAS Health		(651) 291-1979	

HEALTH CARE PROPERTIES CONTINUED

Name	Address	Total SF	Owner	Contact	Phone	Email
Regions Building #1	640 Jackson Street	663,876	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	114,559	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
Ritchie Medical Plaza*	310 Smith Avenue	114,728	Cushman Wakefield	Mitch Hartman	(952) 346-4619	mitch.hartman@cushwake.com
Sky Tower (United Hospital /Children's Hospital) **	333 Smith Avenue North	230,854	Allina, I.R.E.T.			
St. Joseph's Hospital	45 W. 10th Street	330,352	Fairview Health Services	Jill LaMere	(612) 263-9888	Jill.Lamere@cushwake.com
United Hospital	333 Smith Avenue North	562,348	Allina Health System			
Westminster Junction MOB*	435 Phalen Boulevard	124,316	Welltower Inc.	Nathalie Pepper	(952) 829-3465	npeffer@welltower.com

Total Square Feet: 4,119,057

GOVERNMENT PROPERTIES

Name	Address	Total SF	Company	Contact	Phone	Email
321 Grove Street 1 & 2	321 Grove Street	7,389	State of Minnesota	Greg Ewig	(651) 201-2566	greg.ewig@state.mn.us
Administration Building	50 Sherburne Avenue	71,298	State of Minnesota	Greg Ewig	(651) 201-2566	greg.ewig@state.mn.us
Centennial Building	658 Cedar Street	286,116	State of Minnesota	Greg Ewig	(651) 201-2566	greg.ewig@state.mn.us
Elmer L. Andersen Building	540 Cedar Street	368,002	State of Minnesota	Greg Ewig	(651) 201-2566	greg.ewig@state.mn.us
Ford Building	117 University Avenue	51,493	State of Minnesota	Greg Ewig	(651) 201-2566	greg.ewig@state.mn.us
Harold E. Stassen Building	600 North Robert Street	393,153	State of Minnesota	Greg Ewig	(651) 201-2566	greg.ewig@state.mn.us
Judicial Center, Minnesota	25 Rev. Dr. Martin Luther King Jr. Blvd.	231,442	State of Minnesota	Greg Ewig	(651) 201-2566	greg.ewig@state.mn.us
Minnesota State Capitol Building	75 Rev. Dr. Martin Luther King Jr. Blvd.	275,813	State of Minnesota	Greg Ewig	(651) 201-2566	greg.ewig@state.mn.us
MN Senate Building	95 University Ave W	141,097	State of Minnesota	Greg Ewig	(651) 201-2566	greg.ewig@state.mn.us
Orville L. Freeman Building	625 N. Robert Street	294,387	State of Minnesota	Greg Ewig	(651) 201-2566	greg.ewig@state.mn.us
State Lab Building	610 North Robert Street	166,034	State of Minnesota	Greg Ewig	(651) 201-2566	greg.ewig@state.mn.us
State Office Building	100 Rev. Dr. Martin Luther King Jr. Blvd.	259,260	State of Minnesota	Greg Ewig	(651) 201-2566	greg.ewig@state.mn.us
Transportation Building	395 John Ireland Blvd.	318,296	State of Minnesota	Greg Ewig	(651) 201-2566	greg.ewig@state.mn.us
Veterans Service Building	20 West 12th Street	78,543	State of Minnesota	Greg Ewig	(651) 201-2566	greg.ewig@state.mn.us
402 University Avenue	402 University Ave.	39,000	Ramsey County	Jean Krueger	(651) 266-2262	jean.krueger@co.ramsey.mn.us

GOVERNMENT PROPERTIES CONTINUED

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
Ecolab Global Communications Center	360 North Wabasha Street	91,285	Ramsey County	Jean Krueger	(651) 266-2262	jean.krueger@co.ramsey.mn.us
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
Metropolitan Council Building*	390 North Robert Street	116,129	Metropolitan Council			
Warren E. Burger Federal Courts Building*	316 North Robert Street	452,137	U.S. Government			
Total Square Feet: 4,975,651						

*2022 data used

**2021 data used



Greater St. Paul BOMA would like to express our gratitude to the Minnesota Commercial Association of Real Estate and Realtors (MNCAR) for sharing their data within the Commercial Real Estate Exchange powered by Moody's Analytics CRE/Catylist, the most up-to-date and comprehensive commercial real estate data in the market. Thank you also to REDIComps for the additional research support to help us to ensure year-over-year data integrity as we transitioned to this new data source.



370 Wabasha Street N, Suite 690



(651) 291-8888



www.bomastpaul.org

