

2026 SAINT PAUL

# MARKET REPORT

## INVESTMENT, OPPORTUNITY & THE FUTURE OF DOWNTOWN


**PREPARED BY**

Tina Gassman, President
Greater Saint Paul BOMA



bomasaintpaul.org

# FOREWORD

For more than three decades, Greater Saint Paul BOMA has provided carefully researched data on the office market in Saint Paul's central business district. Now in its 32nd year, the Saint Paul Market Report remains a trusted resource for building owners, managers, tenants, policymakers and community leaders seeking an objective view of downtown commercial real estate.

The 2026 Saint Paul Market Report tells the story of a downtown still undergoing significant change, but also one where investment and opportunity are helping bring downtown's future into focus.

Shifts in workplace patterns, ownership and space needs continue to reshape the office market, while conversions, redevelopment and new investment are changing the balance of office, residential and retail uses. Downtown's future will not be defined simply by returning to what existed before 2020. It will be shaped by how we adapt existing assets, attract new investment and create an environment where businesses, residents and visitors want to be.

There are encouraging signs of that work underway. Public- and private-sector leaders, property owners and investors are advancing strategies around redevelopment, public safety, the public realm and downtown vitality.



"The story of downtown St. Paul is no longer about potential. It is about progress already underway and a future that is becoming impossible to ignore."

**– Joe Spencer, President, Saint Paul Downtown Alliance**

Greater Saint Paul BOMA's long history of collecting and maintaining downtown office data provides valuable continuity, allowing us to understand current conditions within the context of more than three decades of market change.

The numbers in this report provide a clear assessment of where the market stands today. But they are also a starting point for a larger conversation: Where is investment occurring? Where does opportunity exist? And what will the decisions being made today mean for the future of downtown Saint Paul?

Greater Saint Paul BOMA is committed to providing the data, perspective and industry leadership necessary to help answer those questions and to support a downtown well-positioned for its next chapter.

# CORE BUSINESS DISTRICT MAP & METHODOLOGY

The downtown Saint Paul market data presented in this report is primarily drawn from properties located within the geographic boundaries of the Core Business District (CBD). Certain properties outside the designated downtown boundaries have historically been included in BOMA's office market data and remain part of the analysis to preserve consistency and meaningful year-over-year comparisons.



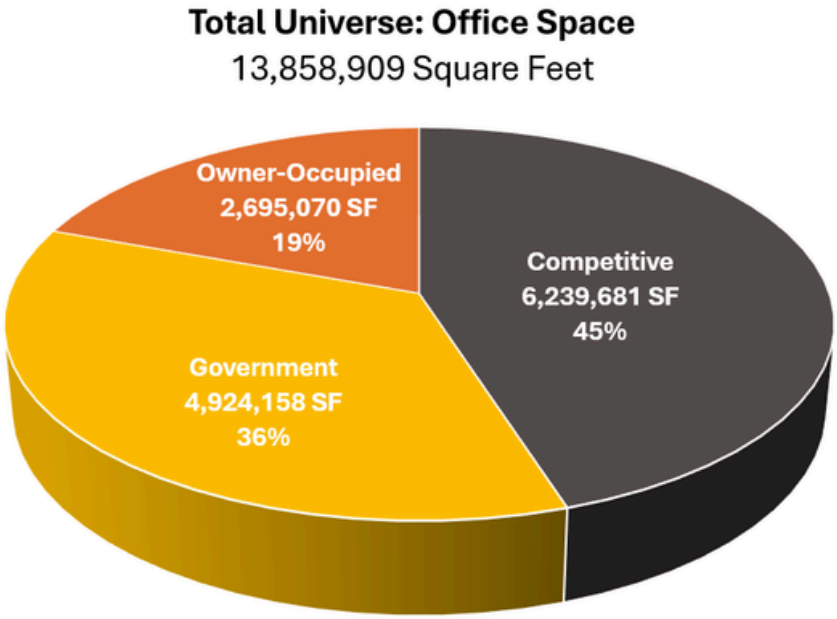

To provide a comprehensive picture of the Saint Paul CBD, BOMA tracks more than competitive office space available for lease. Our analysis also includes owner-occupied and government buildings, providing a broader view of the total downtown office inventory. Because healthcare represents a significant component of downtown real estate, healthcare properties and their square footage are also included for reference.

As properties change ownership, occupancy or use, BOMA reviews classifications and available data to maintain consistency wherever possible while accurately reflecting the evolving composition of the downtown market.

# TOTAL UNIVERSE & HISTORICAL COMPARISON

The Total Universe of office space in the Saint Paul Central Business District comprises 13,858,909 square feet of competitive, owner-occupied and government office space, with an overall occupancy rate of 86%.

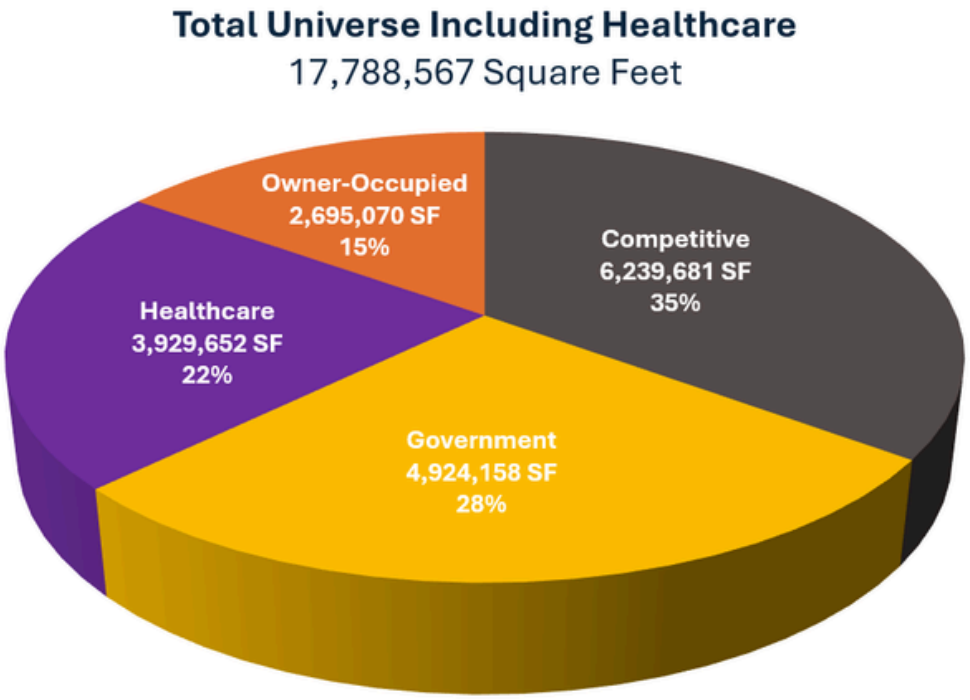
The Total Universe decreased by 182,040 square feet due to updated building data. The US Bank Center's office square footage was reduced by 87,978 square feet based on information provided by ownership to more accurately reflect office space and exclude storage areas. In addition, the reported square footage for US Bank West Side Flats was reduced by 94,062 square feet based on updated Moody's data.




| Total Universe: 10-year Comparison | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
| Competitive | 49% | 48% | 48% | 48% | 48% | 48% | 48% | 46% | 46% | 45% | 45% |
| Owner-occupied | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 20% | 19% |
| Government | 31% | 32% | 32% | 32% | 32% | 32% | 32% | 34% | 34% | 35% | 36% |
| Total Square Feet (MM) | 16.03 | 15.9 | 15.7 | 15.4 | 15.4 | 15.4 | 15.4 | 14.62 | 14.28 | 14.04 | 13.86 |

# TOTAL UNIVERSE & HISTORICAL COMPARISON

Healthcare remains a significant component of downtown Saint Paul's real estate landscape and economic activity. Home to major institutions including Regions Hospital, United Hospital, Children's Minnesota and Gillette Children's, downtown serves as a regional destination for medical care, specialty services and related healthcare activity. These institutions represent a substantial concentration of property and employment, drawing patients, employees and visitors from throughout the region. Unlike traditional office properties, healthcare facilities support activity beyond the conventional workday and contribute to demand for nearby services, transportation and parking.

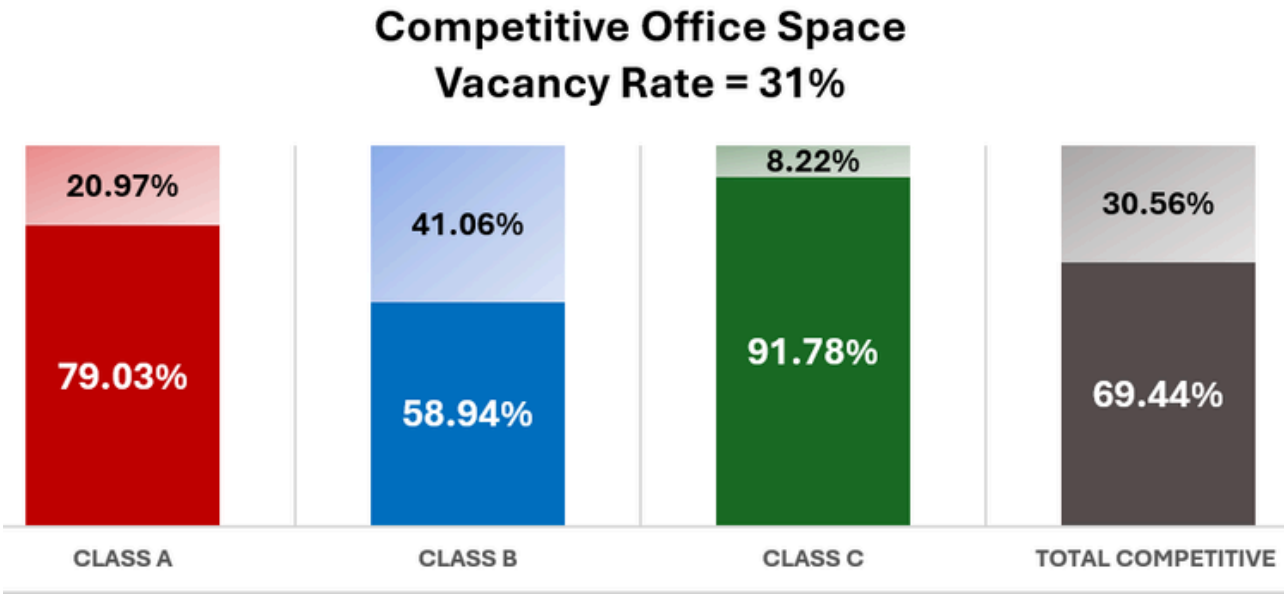



Historically, healthcare properties have not been included in BOMA's Total Universe and therefore are excluded from year-over-year comparisons. However, healthcare accounts for approximately 3.9 million square feet of downtown real estate. Including these properties expands the overall inventory to nearly 18 million square feet, providing a more complete picture of the CBD's commercial real estate market.

# COMPETITIVE OCCUPANCY & VACANCY

The Saint Paul CBD consists of 6,239,681 square feet of Competitive office space. *

The overall vacancy rate for Competitive office space in Saint Paul's CBD is 31% (1,906,596 vacant square feet), essentially consistent with the previous year (1,967,006 SF).




For the purposes of comparison, this office space is grouped into three classes, A, B, and C. These classifications reflect a subjective assessment of building quality and competitive positioning. 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.

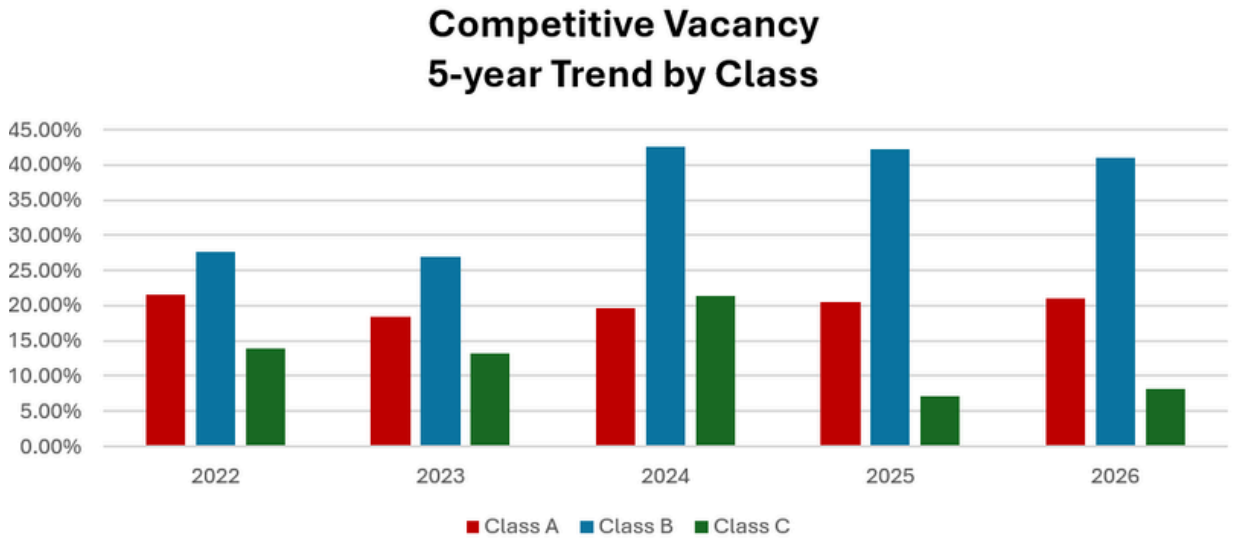
Definitions: BOMA International

**This is a reduction of 87,978 SF of competitive space compared to 2025 due to updated building data.*

# COMPETITIVE OCCUPANCY & VACANCY

**Competitive Market Vacancy Trends**

The overall competitive vacancy rate held steady at 31%, unchanged from 2025. Class A vacancy remained unchanged at 21% across 2.1 million square feet, while Class B improved slightly, declining from 42% to 41% across 3.4 million square feet. Class C continued to maintain a healthy vacancy rate of 8% across nearly 700,000 square feet, up just one percentage point from 2025.




Class A buildings continue to benefit from the flight to quality. Even as some tenants reduce their footprints to accommodate evolving workplace needs, amenity-rich properties are retaining tenants and attracting others relocating within the downtown core. Continued investment by ownership in building amenities and the tenant experience is helping these properties remain competitive in a more selective office market.

Class B, which accounts for 54% of the competitive market, experienced considerable ownership transition, particularly among several large former Madison Equities properties. Class B office stock will be an important indicator of the market's ongoing recalibration.

Class C represents just 11% of the competitive market but continues to perform well, with vacancy at 8%—better than pre-pandemic levels. Its relative stability demonstrates that, even as the downtown office market adjusts to changing space needs and hybrid work, demand remains for smaller and more economical office options.

# COMPETITIVE OCCUPANCY & VACANCY

Competitive vacancy continued its retreat from the 2024 peak, declining to 30.56% in 2026 from 31.09% in 2025 and 32.43% in 2024.




While vacancy remains well above pre-pandemic levels, two consecutive years of declining vacancy suggest that downtown Saint Paul's competitive office market is beginning to stabilize. While this is an encouraging trend, changes in building inventory including remeasurements, conversions and reclassifications can also influence vacancy rates.

Looking at vacancy alongside absorption and other market indicators provides a more complete picture of a market that is gradually finding its footing.

# COMPETITIVE OCCUPANCY & VACANCY

Downtown Saint Paul has the ingredients for a strong comeback, with renewed investment, committed stakeholders and growing momentum. But real estate recovery is measured in years, not months, and translating today's investments into stronger occupancy, property values and sustained economic vitality will require patience and continued commitment.



"The question isn't whether downtown Saint Paul can come back. The real question is how fast we can turn momentum into occupancy, occupancy into vibrancy, and vibrancy into long-term economic growth."

**– Jason Butterfield, Senior Director - Brokerage & Corporate Services, Frauenshuh**

# PUBLISHED RENTAL RATES & LEASING FLEXIBILITY

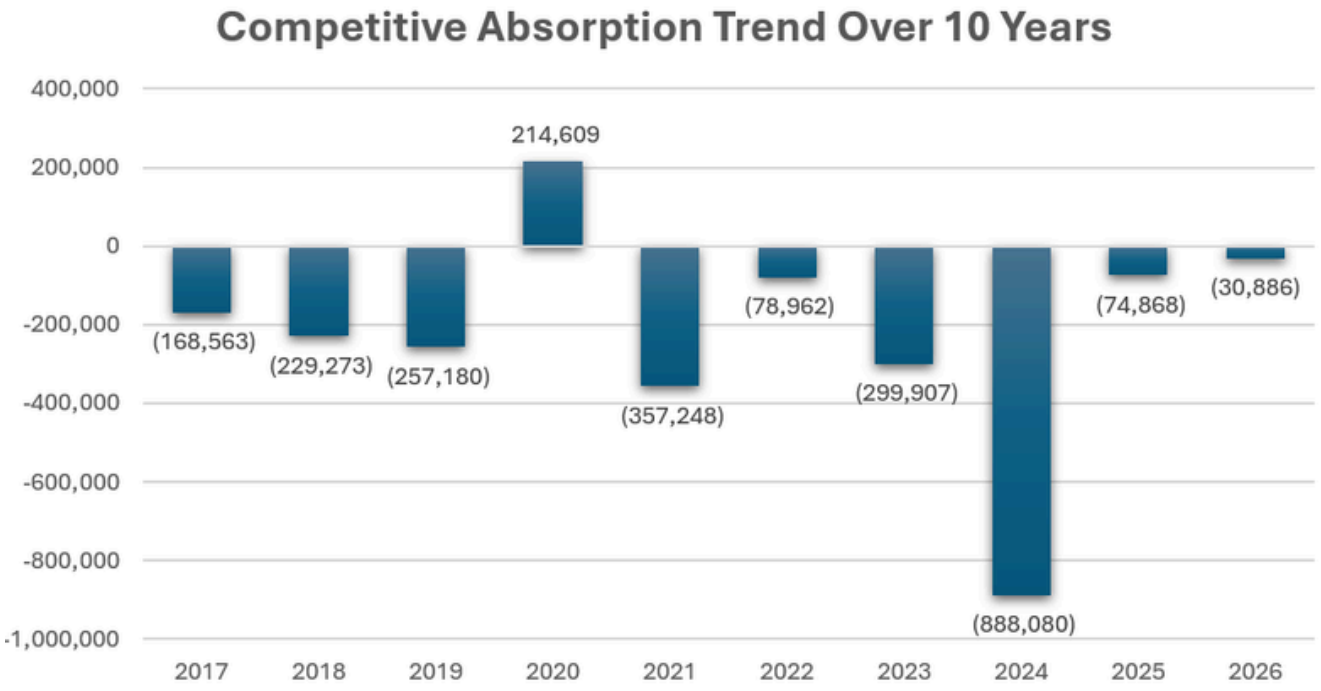
For decades, BOMA has tracked asking rates as an indicator of rental trends within the competitive market. In 2026, however, a significant share of available space across all building classes is being marketed with negotiable rather than published rates.

As a result, averages calculated from the published rates represent only a portion of the market and could provide a misleading picture of overall rental conditions or year-over-year trends. For this reason, BOMA is not reporting average rental rates by building class this year.

The prevalence of negotiable rates is itself an indicator of current market conditions. Owners are increasingly positioning space on a deal-by-deal basis, allowing greater flexibility to structure lease terms around individual tenant needs, including tenant improvements, concessions, lease length and property conditions.

# ABSORPTION

Absorption measures the change in occupied office space over a given period and provides important context alongside vacancy rates. While vacancy measures the proportion of available space within the market, absorption helps illustrate changes in occupied square footage. Both measures can be affected by building remeasurements, reclassifications and changes in the inventory being tracked.




Absorption in downtown Saint Paul's Competitive office space from 2025 to 2026 was negative 30,866 square feet, moderately improved from the previous year at negative 74,868. Overall absorption was negative 124,948, due to the reduction in rentable square footage at US Bank's West Side Flats location. Note this dip reflects a measurement adjustment rather than a reduction in physical occupancy.

**History of Absorption**

**2017** Absorption in downtown Saint Paul's Competitive office space from 2016 to 2017 is negative 168,563 square feet. Overall absorption is negative 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 negative 229,273 square feet. Overall absorption is negative 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 into hotel or residential space.

**2019** Absorption in downtown Saint Paul's Competitive office space from 2018 to 2019 is negative 257,180 square feet. Overall absorption is also negative 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 negative 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 negative 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 negative 299,907 square feet. The net absorption fell despite 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.

**2024** Absorption in downtown Saint Paul's Competitive office space from 2023 to 2024 is negative 888,080 square feet. Most of this negative absorption comes from increased vacancies in Class B properties, primarily Alliance Bank Center, First National Bank Building, Golden Rule Building, Great Northern and US Bank Center. Each of these buildings had more than 100,000 square feet of increased vacancy over what was reported previously.

**2025** Absorption in downtown Saint Paul's Competitive office space from 2024 to 2025 is negative 74,868 square feet. In addition to the removal of the Alliance Bank Building (196K) and the Grace Building (44K), this number was impacted by the Attorney General's office downsizing by 24,000 square feet at Town Square Tower, Wold vacating 44,436 square feet at First National Bank, and TKDA vacating 53,293 square feet at UBS Plaza.

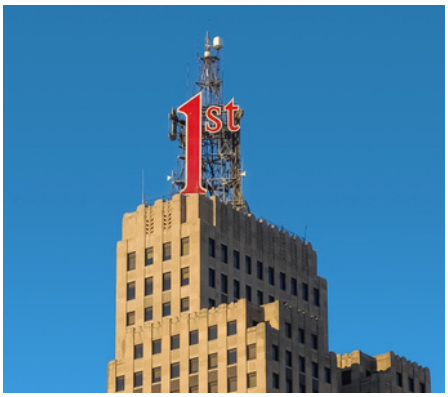
**2026** Absorption in downtown Saint Paul's Competitive office space from 2025 to 2026 was negative 30,866 square feet, moderately better than the previous year at negative 74,868.

# INVESTMENT, OPPORTUNITY & THE FUTURE OF DOWNTOWN

The office market remains in transition, but the story of downtown in 2026 extends well beyond vacancy. New ownership, corporate reinvestment and significant public and private capital are reshaping the core and creating opportunities to reposition properties for what comes next. More than $1 billion in investment is committed, underway or recently completed across downtown, touching everything from office buildings and corporate campuses to housing, infrastructure, public spaces and major destinations.

Several prominent properties have transitioned to new ownership, bringing fresh capital and new strategies to buildings that have faced years of uncertainty. The Downtown Revival Trust has assembled a significant portfolio that includes the Great Northern Building, First National Bank Building, 375 Jackson and 135 E. Fifth Street, with plans to reinvest, reposition and compete for tenants.







*The Downtown Revival Trust's recent purchases of 375 Jackson St. and the adjoining 135 Fifth St. E, along with the First National Bank Building and Great Northern Building make Jamie Rand downtown's largest commercial property owner.*



"We believe downtown Saint Paul has tremendous underlying value. Our strategy is to acquire good buildings at a basis that allows us to reinvest in them, compete aggressively for tenants and bring more people, businesses and activity downtown."

**– Jamie Rand, Downtown Revival Trust**

# INVESTMENT, OPPORTUNITY & THE FUTURE OF DOWNTOWN

The Saint Paul Downtown Development Corporation is taking a strategic approach to revitalization through the acquisition and stabilization of prominent downtown properties, including Alliance Bank Center, the Empire Building, Endicott Arcade and the Capital City Plaza Parking Ramp, along with the acquisition of mortgage debt on U.S. Bank Center. By bringing challenged properties under new ownership and gaining a financial stake in others, the organization is working to address prolonged vacancies, improve property conditions and evaluate opportunities for redevelopment or repositioning. These efforts are intended not only to restore value to individual buildings, but also to reduce the broader impact distressed properties can have on surrounding businesses, property values and investor confidence. Together, these strategic investments position the corporation as a catalyst for additional private investment and long-term revitalization throughout the downtown core.









"We're here to serve as the driver and centralized organization to encourage broader market investment in the central business district."

**– Dave Higgins, President, Saint Paul Downtown Development Corporation**

# INVESTMENT, OPPORTUNITY & THE FUTURE OF DOWNTOWN

Established downtown stakeholders are demonstrating their commitment in multiple ways. Securian Financial, the Bush Foundation and the Saint Paul & Minnesota Foundation have committed substantial capital to support redevelopment through the Saint Paul Downtown Investment Fund, while other partnerships are bringing new investment to individual properties and the surrounding public realm.




Securian Financial is reinforcing its longstanding commitment to downtown Saint Paul with more than $50 million in improvements to its headquarters campus. Through its broader campus modernization initiative, Securian is adapting to evolving workplace needs while creating opportunities to accommodate additional tenants. The improvements demonstrate how established downtown employers are reinvesting in their properties to remain competitive and contribute to downtown's long-term vitality.



"Downtown Saint Paul isn't just where Securian Financial has been headquartered for more than 145 years—it's an essential part of who we are as a company. We are all in on doing our part to help revitalize downtown and are investing in this fund because Saint Paul is our home and we are committed to it for the long run."

**— Chris Hilger, Chairman, President & CEO, Securian Financial**

# INVESTMENT, OPPORTUNITY & THE FUTURE OF DOWNTOWN

Another prominent example is the historic Saint Paul Hotel, where Minnesota Wild owner Craig Leipold is leading a new ownership group that includes Securian Financial, Ecolab and Saint Paul real estate developers Jim Kelly,  Carl Kaeding and David Williams. The group plans extensive renovations to guest rooms, the lobby and fitness facilities, along with expanded bar and dining experiences.






"I am a true Saint Paul fan, and I'm thrilled to be able to invest in its future. The Saint Paul Hotel and Rice Park are key parts of both our history and our shared vision for a thriving entertainment district and city."

**– Craig Leipold, Owner/Governor, Minnesota Wild**

# INVESTMENT, OPPORTUNITY & THE FUTURE OF DOWNTOWN

That commitment extends beyond individual buildings. Ecolab committed more than $2 million to transform approximately 26,000 square feet of largely concrete plaza space near its global headquarters into a greener community gathering space, demonstrating how a major employer is investing not only in its own presence, but in the public realm around it.






"We celebrate 100 years of growth by honoring our humble beginnings and the ongoing connection between our people, our communities and our environment."

**— Christophe Beck**
**Chairman, President & CEO**
**Ecolab**

Together, these investments represent something important for the market: properties that have contributed to downtown uncertainty are changing hands, capital is being deployed, and buildings are being evaluated not simply for what they are today, but for what they could become. The opportunity ahead will be converting that investment into occupied space, stronger properties and increased activity throughout the downtown core.

# PROPERTIES REFERENCED IN THIS REPORT

**CLASS A PROPERTIES**

| Name | Address | Floors | Floor Plate Size | Parking | Office SF | Vacant | Occupied |
|---|---|---|---|---|---|---|---|
| The 428 | 428 Minnesota Street | 5 | 12,617 | Nearby | 45,590 | 18,801 | 26,789 |
| Infor Commons | 380 St. Peter Street | 13 | 34,490 | Onsite | 409,856 | 106,076 | 303,780 |
| Osborn370 | 370 Wabasha Street N | 19 | 10,694 | Nearby | 208,563 | 21,091 | 187,472 |
| Securian Center | 400 North Robert St | 21 | 17,895 | Onsite | 320,997 | 27,683 | 293,314 |
| Town Square Tower | 445 Minnesota Street | 27 | 12,584 | Onsite | 248,140 | 31,386 | 216,754 |
| UBS Plaza | 444 Cedar Street | 25 | 12,373 | Onsite | 270,889 | 134,207 | 136,682 |
| Wells Fargo Place | 30 East 7th Street | 37 | 14,682 | Onsite | 618,495 | 105,749 | 512,746 |
| **Vacancy Rate: Class A** | **20.97%** | | | | **2,122,530** | **444,993** | **1,677,537** |
| **Occupancy Rate: Class A** | **79.03%** | | | | | | |

**CLASS B PROPERTIES**

| Name | Address | Floors | Floor Plate Size | Parking | Office SF | Vacant | Occupied |
|---|---|---|---|---|---|---|---|
| 1 West Water Street | 1 West Water Street | 3 | | Onsite | 27,326 | 2,402 | 24,924 |
| 81 on Seventh | 81 East 7th Street | 4 | 13,000 | Nearby | 68,390 | 41,586 | 26,804 |
| 135 E 5th Street ** | 135 E 5th Street | | | | | | |
| 178th 9th Street East | 178th 9th Street East | 3 | | Nearby | 23,760 | 8,000 | 15,760 |
| 375 Jackson * | 375 Jackson Street | 7 | | Onsite | 125,433 | - | 125,433 |
| 444 Lafayette | 444 Lafayette Road | 6 | | Nearby | 282,565 | - | 282,565 |
| 555 Park Office Building | 555 Park Street | 4 | 12,554 | Onsite | 50,215 | 7,273 | 42,942 |
| Drake Building | 60 Plato Blvd. East | 4 | 21,060 | Onsite | 83,859 | 16,643 | 67,216 |
| First National Bank Building* | 332 Minnesota Street | 31 | 10,213 | Onsite | 662,845 | 404,485 | 258,360 |
| Flowertown Building | 255 E Kellogg Blvd. | 5 | 10,000 | Nearby | 39,000 | 12,548 | 26,452 |
| Gilbert Building | 413 Wacouta Street | 5 | | Nearby | 49,920 | 10,042 | 39,878 |
| Golden Rule Building | 85 East 7th Place | 6 | 50,000 | Nearby | 289,378 | 177,403 | 111,975 |
| Great Northern | 180 E 5th Street | 13 | 51,200 | Nearby | 608,148 | 337,187 | 270,961 |
| Guardian Building | 366 Jackson Street | 5 | 5,000 | Nearby | 24,150 | - | 24,150 |
| Landmark Center | 75 West 5th Street | 8 | 15,000 | Nearby | 48,012 | - | 48,012 |
| River Park Plaza | 10 River Park Plaza | 8 | 3,500 | Onsite | 328,100 | 18,108 | 309,992 |
| Saint Paul Building | 6 West 5th Street | 9 | 4,000 | Nearby | 40,239 | 16,766 | 23,473 |
| Town Square Concourse | 445 Minnesota Street | 25 | | Onsite | 173,696 | 22,911 | 150,785 |
| Treasure Island Center | 400 Wabasha Street N | 6 | 64,607 | Onsite | 100,000 | - | 100,000 |
| Union Depot | 214 Fourth Street East | 5 | | Onsite | 31,000 | - | 31,000 |
| US Bank Center* | 101 East 5th Street | 26 | 13,847 | Onsite | 364,196 | 328,949 | 35,247 |
| **Vacancy Rate: Class B** | **41.06%** | | | | **3,420,232** | **1,404,303** | **2,015,929** |
| **Occupancy Rate: Class B** | **58.94%** | | | | | | |

*Former Madison Equities properties numbers represent estimates from new owners; year-over-year reports may be inaccurate due to previous lack of transparency.

**This property was not included in BOMA's 2026 market inventory or vacancy calculations. BOMA anticipates incorporating the property into future reports as verified building and occupancy data become available.

**CLASS C PROPERTIES**

| Name | Address | Floors | Floor Plate Size | Parking | Office SF | Vacant | Occupied |
|---|---|---|---|---|---|---|---|
| 443 Lafayette Road | 443 Lafayette Road | 4 | | Nearby | 112,882 | - | 112,882 |
| 500 Lafayette Road | 500 Lafayette Road | 6 | | Nearby | 147,009 | - | 147,009 |
| 520 Lafayette Road | 520 Lafayette Road | 6 | | Nearby | 164,225 | - | 164,225 |
| Allen Building | 287 6th St E | 6 | 13,418 | Nearby | 105,000 | 39,874 | 65,126 |
| Northwestern Building | 275 East 4th Street | 8 | 10,000 | Nearby | 82,976 | 14,108 | 68,868 |
| O'Connor Building | 266 East 7th Street | 4 | 4,000 | Nearby | 21,781 | - | 21,781 |
| Railroader Printer Building | 235 East 6th Street | 5 | | Nearby | 41,492 | - | 41,492 |
| South Bridge Office Center | 155 Wabasha S | 1 | | Onsite | 21,554 | 3,318 | 18,236 |
| **Vacancy Rate: Class C** | **8.22%** | | | | **696,919** | **57,300** | **639,619** |
| **Occupancy Rate: Class C** | **91.78%** | | | | | | |

# PROPERTIES REFERENCED IN THIS REPORT

**SUBLEASE LISTINGS**

| Name | Address | Building Class | Parking | Floor | Available SF |
|---|---|---|---|---|---|
| Infor Commons | 380 St. Peter Street | A | Onsite | 2 | 28,068 |
| Infor Commons | 380 St. Peter Street | A | Onsite | 3 | 34,129 |
| Infor Commons | 380 St. Peter Street | A | Onsite | 9 | 34,490 |
| UBS Plaza | 444 Cedar Street | A | Onsite | 5 | 11,889 |
| Wells Fargo Place | 30 East 7th Street | A | Onsite | 37 | 14,425 |
| **Total Square Feet** | | | | | **123,001** |

**PROPERTIES FOR SALE**

| Name | Address | Floors | Floor Plate Size | Parking | Office SF |
|---|---|---|---|---|---|
| Grace Building | 421 N Wabasha Street | 3 | 14,130 | Nearby | 39,421 |
| Market House | 289 East 5th Street | 6 | | Onsite | 23,516 |
| **Total Square Feet** | | | | | **62,937** |

**OWNER-OCCUPIED PROPERTIES**

| Name | Address | Company | Square Feet |
|---|---|---|---|
| 278 7th St E | 278 7th Street E | Repka Law, LLC | 10,296 |
| 317 On Rice Park | 317 Washington Street | Minnesota Wild | 24,000 |
| 401 Building | 401 North Robert Street | Cushman & Wakefield | 605,000 |
| Chicago Great Western Freight Condos | 343-381 East Kellogg Blvd. | Chicago Great Western Freight Condos | 22,482 |
| Ecolab Global Headquarters | 1 Ecolab Place | Ecolab, Inc. | 484,503 |
| Jemne Building | 305 St. Peter Street | District Energy | 25,000 |
| League of MN Cities Building | 145 West University Avenue | League of Minnesota Cities | 64,000 |
| Market Street Towers | 70 West 4th Street | Lumen | 333,000 |
| Minnesota Public Radio Building | 480 Cedar Street | Minnesota Public Radio | 60,047 |
| Science Museum of MN | 120 West Kellogg Blvd. | Science Museum of Minnesota | 38,000 |
| The St. Paul Conservatory | 350 St. Peter Street | St. Paul Conservatory of Performing Artists | 80,000 |
| Travelers | 385 Washington Street | Travelers | 587,000 |
| Twin Cities Public Television | 172 East 4th Street | Twin Cities Public Television (TPT) | 105,804 |
| US Bank West Side Flats O.C. | 60 Livingston Avenue | US Bank | 255,938 |
| **Total Square Feet** | | | **2,695,070** |

# PROPERTIES REFERENCED IN THIS REPORT

| GOVERNMENT PROPERTIES | | | |
|---|---|---|---|
| **Name** | **Address** | **Company** | **Square Feet** |
| City Hall Annex | 25 W. 4th Street | City of Saint Paul | 114,904 |
| Griffin Building | 367 Grove Street | City of Saint Paul | 85,384 |
| 360 Wabasha | 360 North Wabasha Street | Ramsey County | 91,285 |
| 402 University Avenue | 402 University Ave. | Ramsey County | 39,000 |
| 90 West Plato | 90 West Plato | Ramsey County | 80,000 |
| City Hall/Courthouse | 15 W. Kellogg Blvd. | Ramsey County | 240,000 |
| Don Junemann Building | 555 Cedar Street | Ramsey County | 27,000 |
| Juvenile Family Justice Center | 25 West 7th Street | Ramsey County | 59,000 |
| Law Enforcement Center | 425 Grove Street | Ramsey County | 100,000 |
| Metro Square Building | 121 East 7th Place | Ramsey County | 390,971 |
| Ramsey County Government Center East | 160 East Kellogg Blvd. | Ramsey County | 237,518 |
| Metropolitan Council Building | 390 North Robert Street | Metropolitan Council | 116,129 |
| 321 Grove Street 1 & 2 | 321 Grove Street | State of Minnesota | 7,389 |
| Administration Building | 50 Sherburne Avenue | State of Minnesota | 71,298 |
| Centennial Building | 658 Cedar Street | State of Minnesota | 286,116 |
| Elmer L. Andersen Building | 540 Cedar Street | State of Minnesota | 368,002 |
| Harold E. Stassen Building | 600 North Robert Street | State of Minnesota | 393,153 |
| Judicial Center, Minnesota | 25 Rev. Dr. Martin Luther King Jr. Blvd. | State of Minnesota | 231,442 |
| Minnesota State Capitol Building | 75 Rev. Dr. Martin Luther King Jr. Blvd. | State of Minnesota | 275,813 |
| MN Senate Building | 95 University Ave W | State of Minnesota | 141,097 |
| Orville L. Freeman Building | 625 N. Robert Street | State of Minnesota | 294,387 |
| State Lab Building | 610 N. Robert Street | State of Minnesota | 166,034 |
| State Office Building | 100 Rev. Dr. Martin Luther King Jr. Blvd. | State of Minnesota | 259,260 |
| Transportation Building | 395 John Ireland Blvd. | State of Minnesota | 318,296 |
| Veterans Service Building | 20 West 12th Street | State of Minnesota | 78,543 |
| Warren E. Burger Federal Courts Building | 316 North Robert Street | U.S. Government | 452,137 |
| **Total Square Feet** | | | **4,924,158** |

# PROPERTIES REFERENCED IN THIS REPORT

**HEALTHCARE PROPERTIES**

| Name | Address | Company | Square Feet |
|---|---|---|---|
| American Red Cross | 134 Fillmore Avenue East | American Red Cross | 68,388 |
| Children's Hospital - St. Paul | 345 N Smith Avenue | Children's Hospitals and Clinics of Minnesota | 155,893 |
| Doctor's Professional Building | 280 Smith Avenue | Doctor's Professional Building | 103,066 |
| Fort Road Medical | 360 Sherman Street | Healthcare Trust of America, Inc. | 50,148 |
| Garden View | 347 Smith Avenue | Allina Health / Children's Minnesota | 98,680 |
| Gillette Children's Specialty Healthcare | 200 University Avenue East | Gillette Children's Specialty Healthcare | 171,636 |
| Gillette Children's Specialty Healthcare | 205 University Avenue East | Gillette Children's Specialty Healthcare | 51,048 |
| HealthPartners Specialty Center | 401 Phalen Boulevard | HealthPartners | 132,392 |
| HealthPartners St. Paul Clinic | 205 Wabasha | HealthPartners | 62,015 |
| John Nasseff Medical Center | 255 Smith Avenue | Allina, Children's I.R.E.T. | 39,896 |
| Nasseff Specialty Center | 225 North Smith Avenue | St. Paul Healthcare Investors LLC | 131,441 |
| RADIAS Health | 166 E. 4th Street | RADIAS Health | 62,178 |
| Regions Building #1 and #7 | 640 Jackson Street | Regions Hospital | 682,947 |
| Regions Building #2 | 640 Jackson Street | Regions Hospital | 74,747 |
| Regions Building #3 | 640 Jackson Street | Regions Hospital | 5,343 |
| Regions Building #4 | 640 Jackson Street | Regions Hospital | 51,268 |
| Regions Building #5 | 640 Jackson Street | Regions Hospital | 153,724 |
| Regions Building #6 | 640 Jackson Street | Regions Hospital | 24,710 |
| Regions Building #8 | 640 Jackson Street | Regions Hospital | 464,008 |
| Regions Building #9 | 640 Jackson Street | Regions Hospital | 114,717 |
| Regions Building #10 | 640 Jackson Street | Regions Hospital | 13,938 |
| Regions Building #11 | 640 Jackson Street | Regions Hospital | 185,223 |
| Ritchie Medical Plaza | 310 Smith Avenue | Cushman Wakefield | 114,728 |
| Sky Tower (United Hospital /Children's Hospital) | 333 Smith Avenue North | Allina, I.R.E.T. | 230,854 |
| United Hospital | 333 Smith Avenue North | Allina Health System | 562,348 |
| Westminster Junction MOB | 435 Phalen Boulevard | Welltower Inc. | 124,316 |
| **Total Square Feet** | | | **3,929,652** |

# MARKETING & LEASING COMMITTEE

**Thank you** to the members of the Marketing & Leasing Committee for their time, thoughtful feedback, and steadfast support throughout this process. Their expertise and guidance were invaluable in shaping this work and are a true reflection of the strength and generosity of our BOMA community.

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# ABOUT GREATER SAINT PAUL BOMA

Greater Saint Paul Building Owners and Managers Association (BOMA) is one of more than 100 U.S. local associations and global affiliates federated under the Building Owners and Managers Association (BOMA) International, founded in 1907. In addition to the myriad of benefits our members derive from BOMA International, locally, we strive to create opportunities for building professionals to establish relationships with industry peers and present best practice information that will enable the most effective development, operation, and marketing of commercial real estate space.

Greater Saint Paul BOMA has remained an influential and trusted voice for the commercial building professional for more than 50 years, providing members with advocacy leadership, education and training, and valuable networking opportunities. We are committed to fostering a healthy and vibrant association to serve the needs of all buildings in the East Metro region.

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

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