



*RAMSEY COUNTY ASSESSOR*  
*2013 DOWNTOWN ST. PAUL OFFICE REPORT*

Values for Real Estate Taxes Payable in 2014

*August 31, 2013*



*Photo Courtesy of the City of St. Paul*

*This report summarizes the assessment of downtown St Paul office properties, and has been prepared utilizing public data. It covers Class A, Class B and Class C buildings for the assessment years 2009 through 2013.*

*All displayed net rentable areas have been obtained from public or published sources.*

*Listed values for prior year assessment reflect any subsequent adjustments due to appeals.*

## Ramsey County 2013 Assessor's Report on the Downtown St Paul Office Assessment

Aggregate Assessed Value of Taxable Downtown St. Paul Office Buildings 2009 thru 2013 Assessments

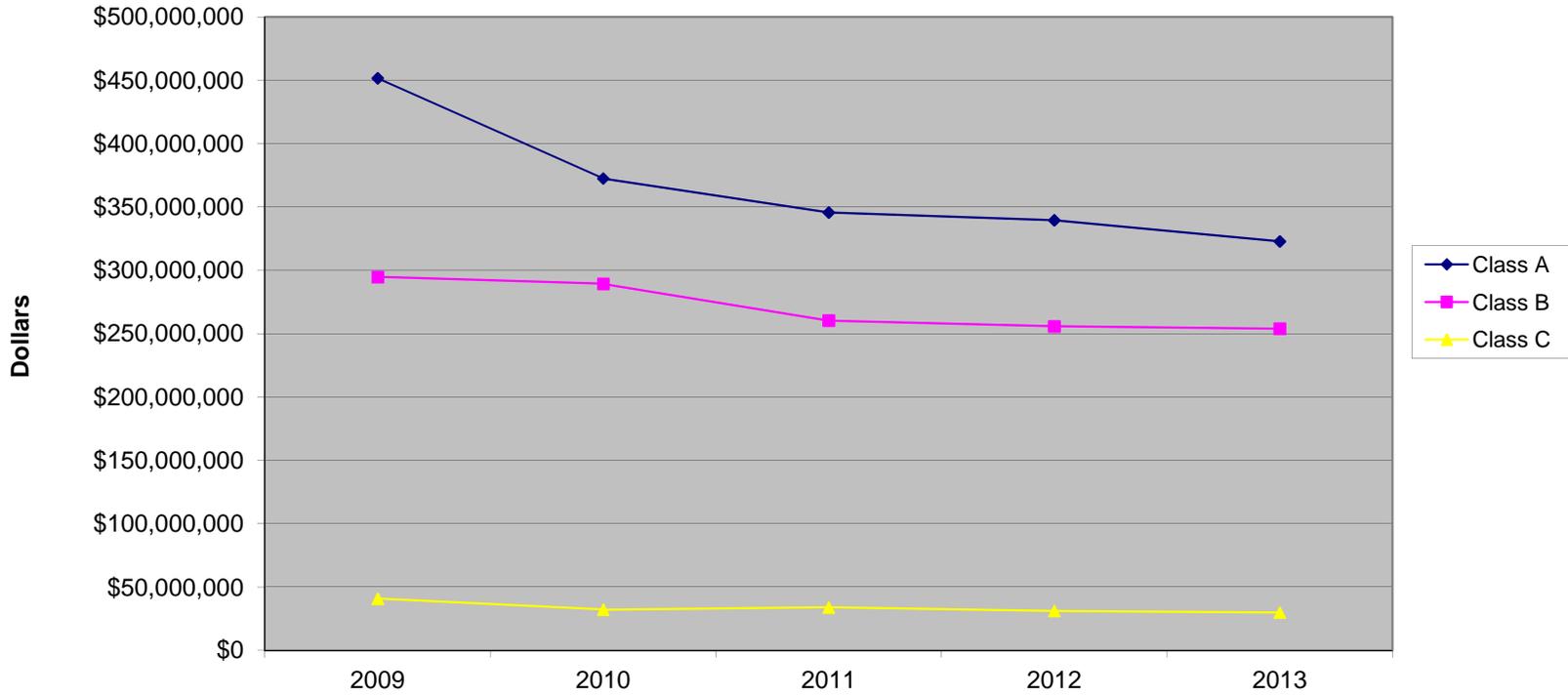
Assessment Year	Class A	Class B	Class C	Total	% change
2009	\$451,494,000	\$294,593,800	\$40,781,100	\$786,868,900	
2010	\$372,417,600	\$289,168,500	\$32,158,200	\$693,744,300	-11.8%
2011	\$345,537,800	\$260,297,100	\$33,903,900	\$639,738,800	-7.8%
2012	\$339,404,900	\$255,659,100	\$31,105,800	\$626,169,800	-2.1%
2013	\$322,700,400	\$253,839,600	\$29,912,500	\$606,452,500	-3.1%

*Reports value of the whole universe of Class A, B and C properties.*

*Property Records and Revenue  
Ramsey County Assessor's Office*

*Values as of July 2013*

**Aggregate Assessed Value of Downtown St. Paul Office Property  
2009 thru 2013 Assessment Year By Building Class**



Property Records and Revenue  
Ramsey County Assessor's Office

Values as of July 2013

### Downtown St Paul Office Median Values 2009 Thru 2013 Assessments



Note: Median Values displayed are for the entire universe of CBD office buildings and are not limited to those buildings with published NRA's

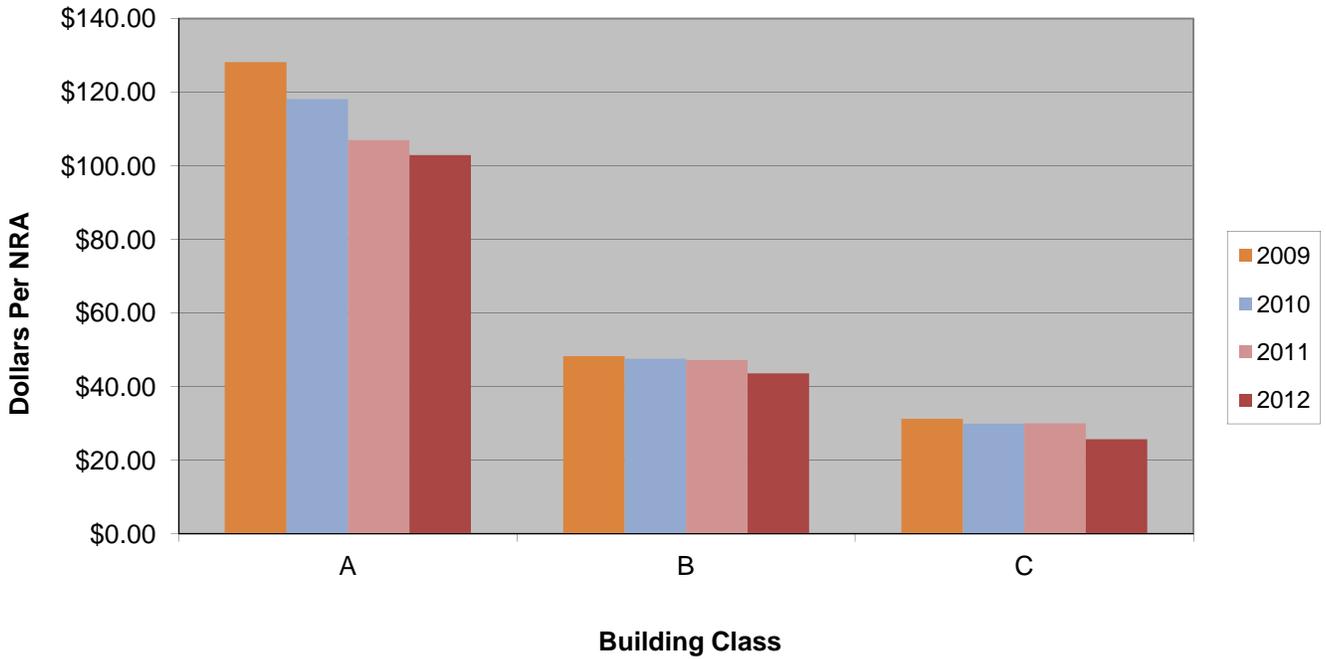
Property Records and Revenue  
Ramsay County Assessor's Office

Values as of July 2013

### Downtown St Paul Median Office Values



**Downtown St Paul Office**  
**2009 thru 2013 - Assessments per Sqft Net Rentable Area**



Note: Median Values displayed are for the entire universe of CBD office buildings and are not limited to those buildings with published NRA's

Property Records and Revenue  
 Ramsey County Assessor's Office

Values as of July 2013

**Downtown St Paul Office Median \$/Sqft**

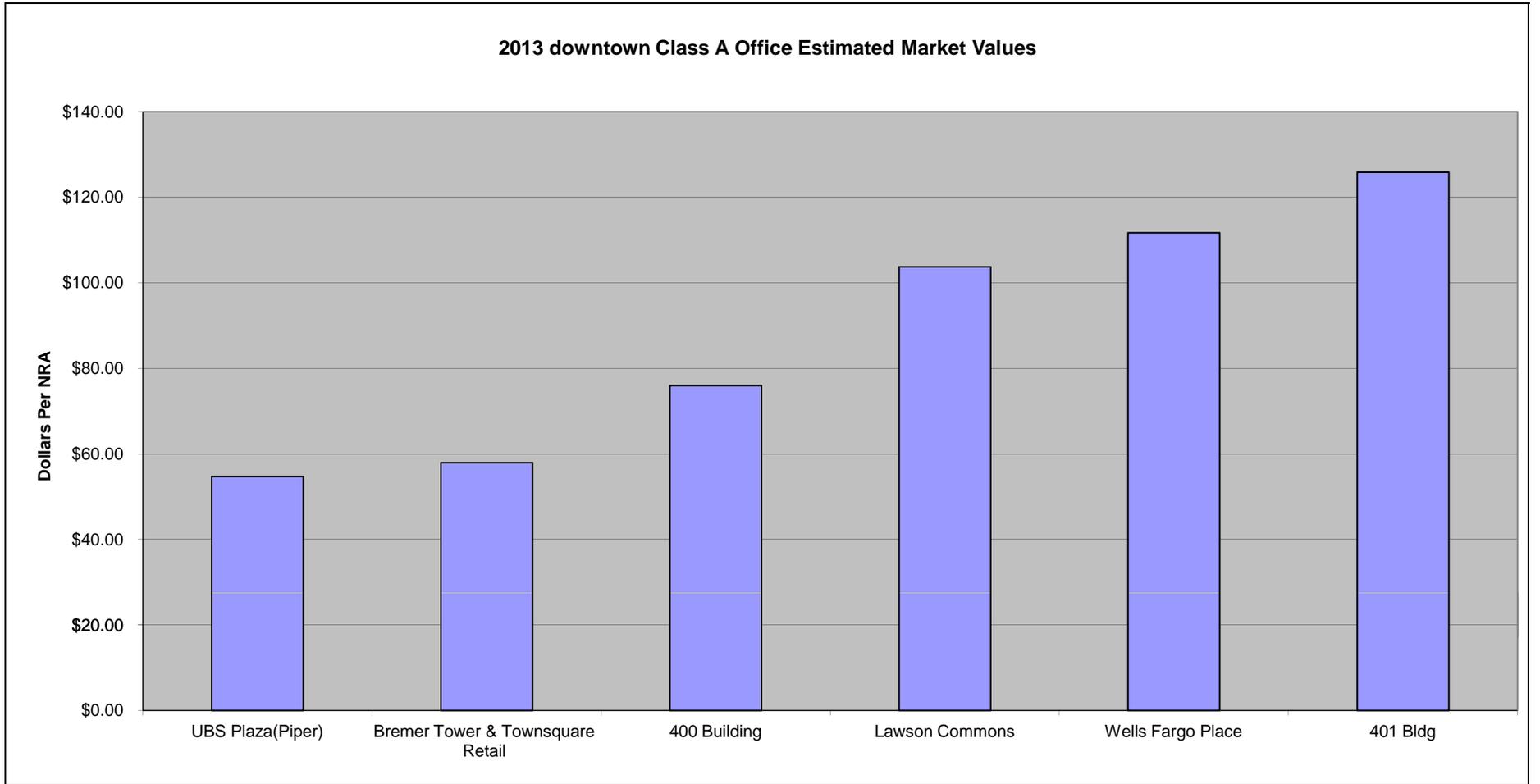


Information for St Paul CBD Office Properties 2009 thru 2013 Assessments

Class "A" Properties			2009	2010	2011	2012	2013	Published Net Rentable Area (NRA)	2009	2010	2011	2012	2013
06-28-22-12-0116	444 Cedar St	UBS Plaza(Piper)	\$68.36	\$54.69	\$54.69	\$54.69	\$54.69	229,653	\$ 15,700,000	\$ 12,560,000	\$ 12,560,000	\$ 12,560,000	\$ 12,560,000
06-28-22-12-0112	445 Minnesota ST	Bremer Tower & Townsquare Retail	\$74.49	\$74.49	\$74.49	\$67.04	\$57.94	468,545	\$ 34,900,000	\$ 34,900,000	\$ 34,900,000	\$ 31,410,000	\$ 27,148,300
31-29-22-43-0515	400 Robert St	400 Building	\$109.19	\$96.95	\$83.89	\$83.89	\$75.94	375,500	\$ 41,000,000	\$ 36,403,000	\$ 31,500,000	\$ 31,500,000	\$ 28,515,200
06-28-22-12-0128	380 St Peter St	Lawson Commons	\$141.47	\$123.62	\$117.44	\$111.56	\$103.76	436,478	\$ 61,750,000	\$ 53,956,200	\$ 51,258,400	\$ 48,695,500	\$ 45,289,200
06-28-22-12-0099	30 7th St E	Wells Fargo Place	\$149.63	\$134.74	\$124.90	\$119.70	\$111.67	634,895	\$ 95,000,000	\$ 85,547,300	\$ 79,300,000	\$ 76,000,000	\$ 70,900,000
06-28-22-12-0132	401 Robert St	401 Bldg	\$151.82	\$139.67	\$125.86	\$125.86	\$125.84	572,044	\$ 86,847,500	\$ 79,900,000	\$ 72,000,000	\$ 72,000,000	\$ 71,984,300
Values as of July 2013		<b>Median</b>	\$125.33	\$110.28	\$100.66	\$97.73	\$89.85		\$ 335,197,500	\$ 303,266,500	\$ 281,518,400	\$ 272,165,500	\$ 256,397,000
		<b>Mean</b>	\$115.83	\$104.03	\$96.88	\$93.79	\$88.31						
									<b>Percentage Change</b>	<b>-9.53%</b>	<b>-7.17%</b>	<b>-3.32%</b>	<b>-5.79%</b>

Net Rentable Area (NRA) Sourced from Published St Paul BOMA Report.  
 Only properties with a published Net Rentable are eligible for inclusion in this list  
 Property Records and Revenue  
 Ramsey County Assessor's Office

### 2013 downtown Class A Office Estimated Market Values

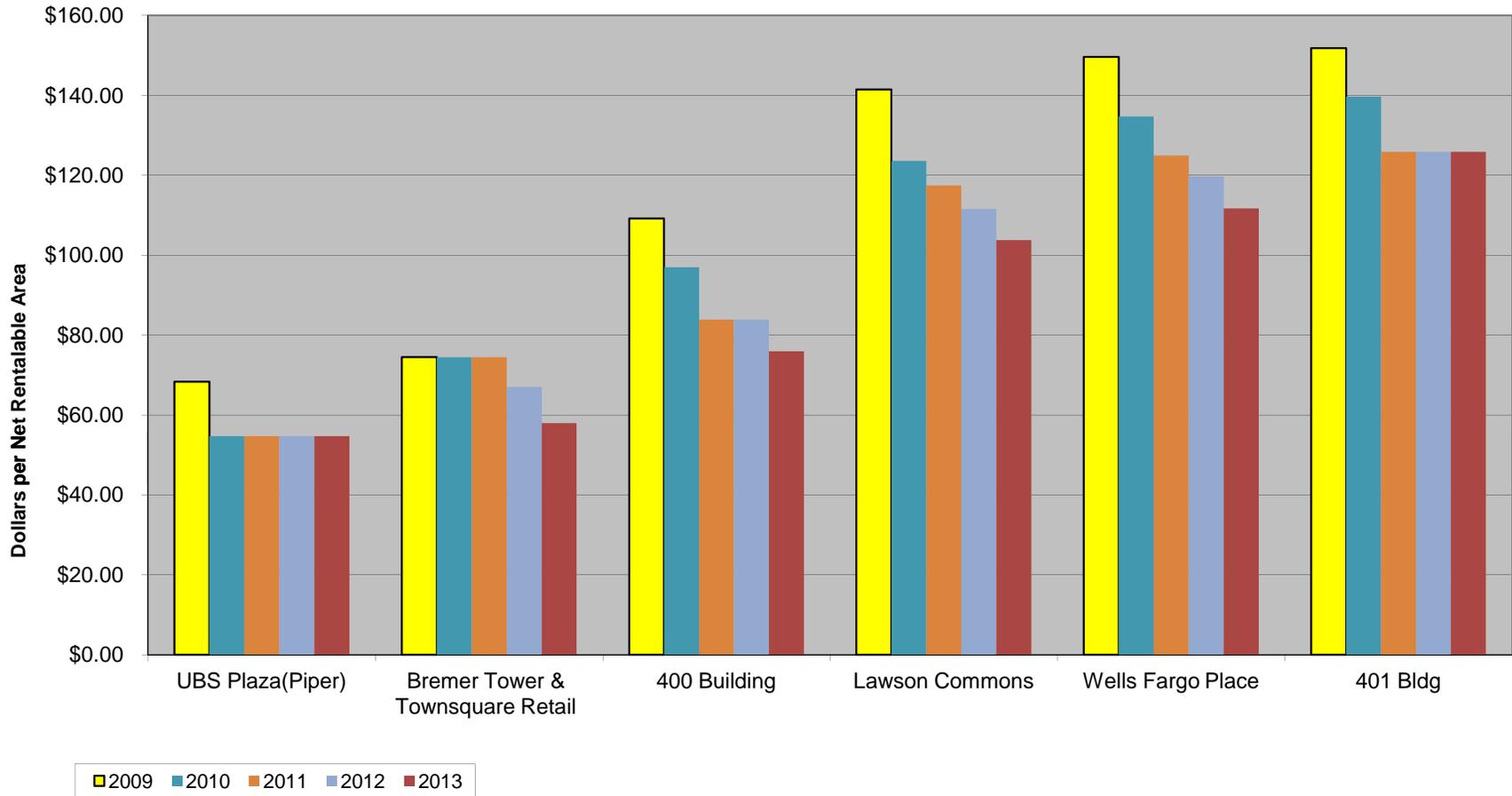


Values as of July 2013

Prepared by Ramsey County Assessor

\* Net Rentable Area (NRA) from BOMA. Excludes exempt and property with non-published NRA

### Downtown St Paul Class "A" 2009 - 2013 Assessed Office Values



Values as of July 2013

Net Rentable Area(NRA) from BOMA. Excludes exempt and property with non-published NRA

Prepared by Ramsey County Assessor

Ramsey County Assessor

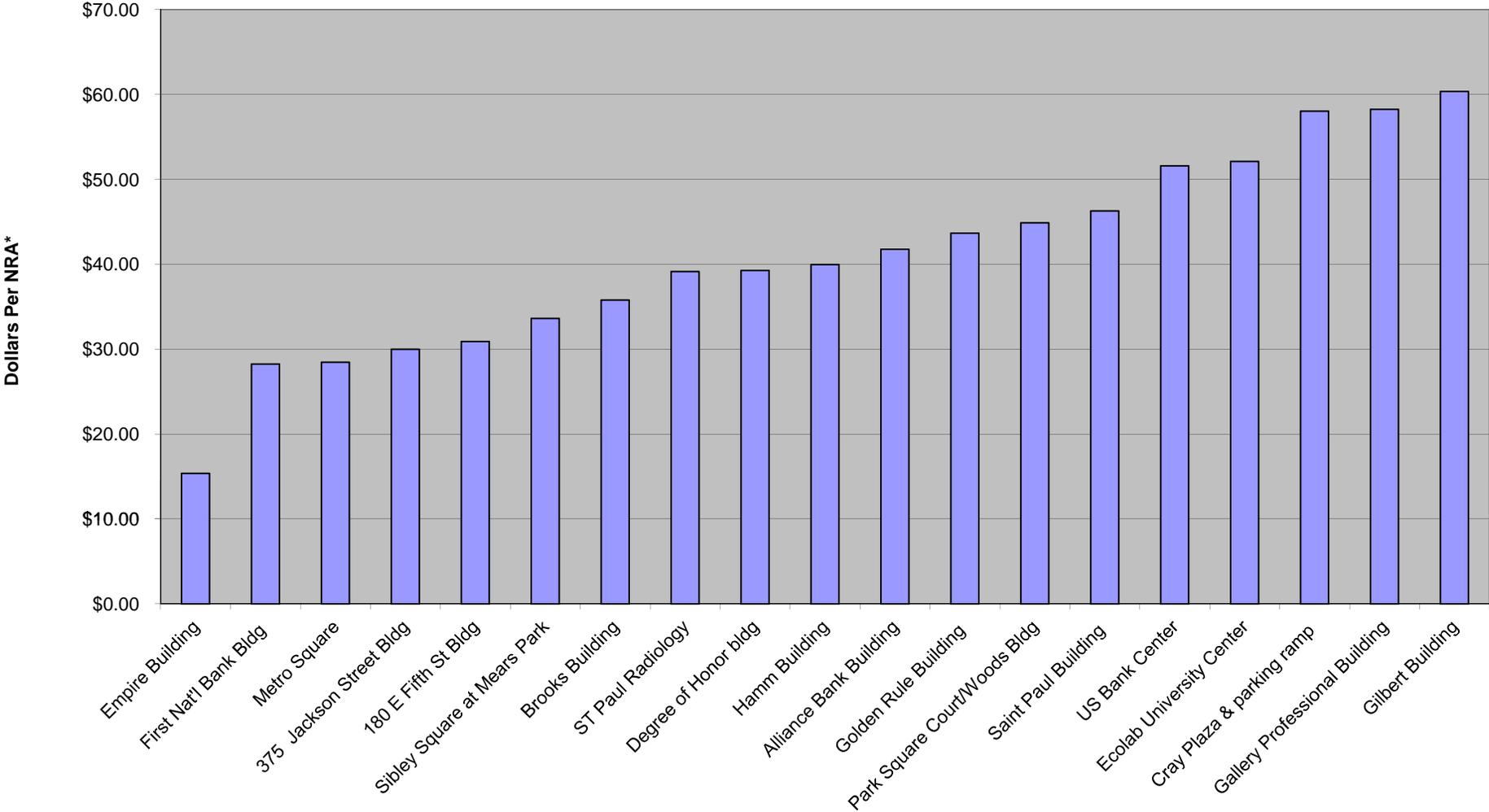
Information for St Paul CBD Office Properties 2009 thru 2013 Assessments

Class "B" Properties			2009 per NRA	2010 per NRA	2011 per NRA	2012 per NRA	2013 per NRA	Published Net Rentable Area (NRA)	2009 Assessed Value	2010 Assessed Value	2011 Assessed Value	2012 Assessed Value	2013 Assessed Value
06-28-22-11-0015	360 Robert St	Empire Building	\$31.16	\$28.04	\$21.03	\$14.64	\$15.38	57,165	\$1,781,200	\$1,603,100	\$1,202,300	\$837,100	\$879,000
06-28-22-11-0017	332 Minnesota	First Nat'l Bank Bldg	\$38.97	\$35.59	\$31.39	\$28.25	\$28.25	660,640	\$25,745,000	\$23,512,400	\$20,738,700	\$18,664,800	\$18,664,800
31-29-22-43-0532	130 7th St(121 7th Place)	Metro Square	\$17.90	\$17.90	\$17.90	\$28.45	\$28.45	390,971	\$7,000,000	\$7,000,000	\$7,000,000	\$11,123,500	\$11,123,500
06-28-22-11-0005	375 Jackson Street	375 Jackson Street Bldg	\$57.63	\$51.87	\$46.68	\$44.35	\$30.00	212,395	\$12,240,000	\$11,016,000	\$9,914,400	\$9,418,700	\$6,371,900
06-28-22-11-0050	180 5th St E & 175 6th St E	180 E Fifth St Bldg	\$45.32	\$40.79	\$37.03	\$28.24	\$30.89	675,130	\$30,600,000	\$27,540,000	\$25,000,000	\$19,066,900	\$20,854,400
06-28-22-11-0008	333 Sibley (166 Sibley)	Sibley Square at Mears Park	\$53.30	\$53.30	\$34.58	\$34.58	\$33.63	206,390	\$11,000,000	\$11,000,000	\$7,136,100	\$7,136,100	\$6,941,600
06-28-22-11-0051	366 Jackson St N	Brooks Building	\$32.99	\$32.99	\$34.64	\$35.11	\$35.80	25,000	\$824,700	\$824,700	\$866,000	\$877,700	\$895,000
06-28-22-11-0047	166 E. 4th St	ST Paul Radiology	\$59.66	\$53.69	\$48.32	\$43.49	\$39.14	52,800	\$3,150,000	\$2,835,000	\$2,551,500	\$2,296,400	\$2,066,800
06-28-22-12-0069	325 Cedar St	Degree of Honor bldg	\$36.75	\$33.94	\$33.93	\$37.33	\$39.26	81500	\$2,994,800	\$2,765,800	\$2,765,000	\$3,042,400	\$3,200,000
06-28-22-21-0041	28 7th St(406-460 St. Peter St)	Hamm Building	\$46.91	\$42.22	\$41.65	\$39.98	\$39.98	184,866	\$8,672,800	\$7,805,500	\$7,700,000	\$7,391,000	\$7,391,000
06-28-22-12-0031	55 5th St	Alliance Bank Building	\$49.12	\$49.12	\$49.12	\$41.76	\$41.76	284,995	\$14,000,000	\$14,000,000	\$14,000,000	\$11,900,000	\$11,900,000
31-29-22-43-0512	95 7th St(85 E. 7th Place)	Golden Rule Building	\$47.16	\$47.16	\$45.96	\$43.66	\$43.66	289,378	\$13,647,300	\$13,647,300	\$13,300,000	\$12,635,000	\$12,635,000
31-29-22-44-0609	400 E. Sibley St	Park Square Court/Woods Bldg	\$47.09	\$47.56	\$47.25	\$44.88	\$44.88	129,321	\$6,089,600	\$6,150,000	\$6,110,000	\$5,804,500	\$5,804,500
06-28-22-12-0060	359 Wabasha St(6 W. 5th St)	Saint Paul Building	\$49.70	\$47.22	\$47.22	\$47.22	\$46.28	40,239	\$2,000,000	\$1,900,000	\$1,900,000	\$1,900,000	\$1,862,200
06-28-22-12-0119	101 E 5th ST	US Bank Center	\$107.70	\$54.03	\$54.03	\$51.60	\$51.60	370,187	\$39,870,000	\$20,000,000	\$20,000,000	\$19,100,000	\$19,100,000
06-28-22-12-0033	386 Wabasha St	Ecolab University Center	\$58.66	\$58.66	\$49.86	\$47.37	\$52.11	150,012	\$8,800,000	\$8,800,000	\$7,480,000	\$7,106,000	\$7,816,600
31-29-22-44-0443	175 5th St E	Cray Plaza & parking ramp	\$72.52	\$63.52	\$58.04	\$58.04	\$58.04	219,796	\$15,938,700	\$13,960,700	\$12,757,000	\$12,757,000	\$12,757,000
31-29-22-34-0280	17 Exchange St W	Gallery Professional Building	\$77.11	\$60.63	\$65.93	\$56.37	\$58.23	105,433	\$8,130,000	\$6,392,300	\$6,951,200	\$5,943,200.0	\$6,139,600
31-29-22-44-0055	413 Wacouta St	Gilbert Building	\$54.88	\$52.26	\$54.88	\$54.88	\$60.36	35,303	\$1,937,300	\$1,845,000	\$1,937,300	\$1,937,300	\$2,131,000
All Values as of July 2013			<b>Median</b>	<b>\$49.12</b>	<b>\$47.56</b>	<b>\$46.68</b>	<b>\$43.49</b>	<b>\$39.98</b>	<b>\$252,298,700</b>	<b>\$216,923,000</b>	<b>\$196,456,100</b>	<b>\$158,937,600</b>	<b>\$158,533,900</b>
			<b>Mean</b>	<b>\$51.82</b>	<b>\$45.82</b>	<b>\$43.13</b>	<b>\$41.06</b>	<b>\$40.93</b>	<b>Percentage Change</b>	<b>-14.02%</b>	<b>-9.44%</b>	<b>-19.10%</b>	<b>-0.25%</b>

Net Rentable Area (NRA) Sourced from Published St Paul BOMA Reports  
Only properties with a published Net Rentable are eligible for inclusion in this list

Property Records and Revenue Ramsey County Assessor's Office

**2013  
Class B Downtown Office Estimated Market Values**

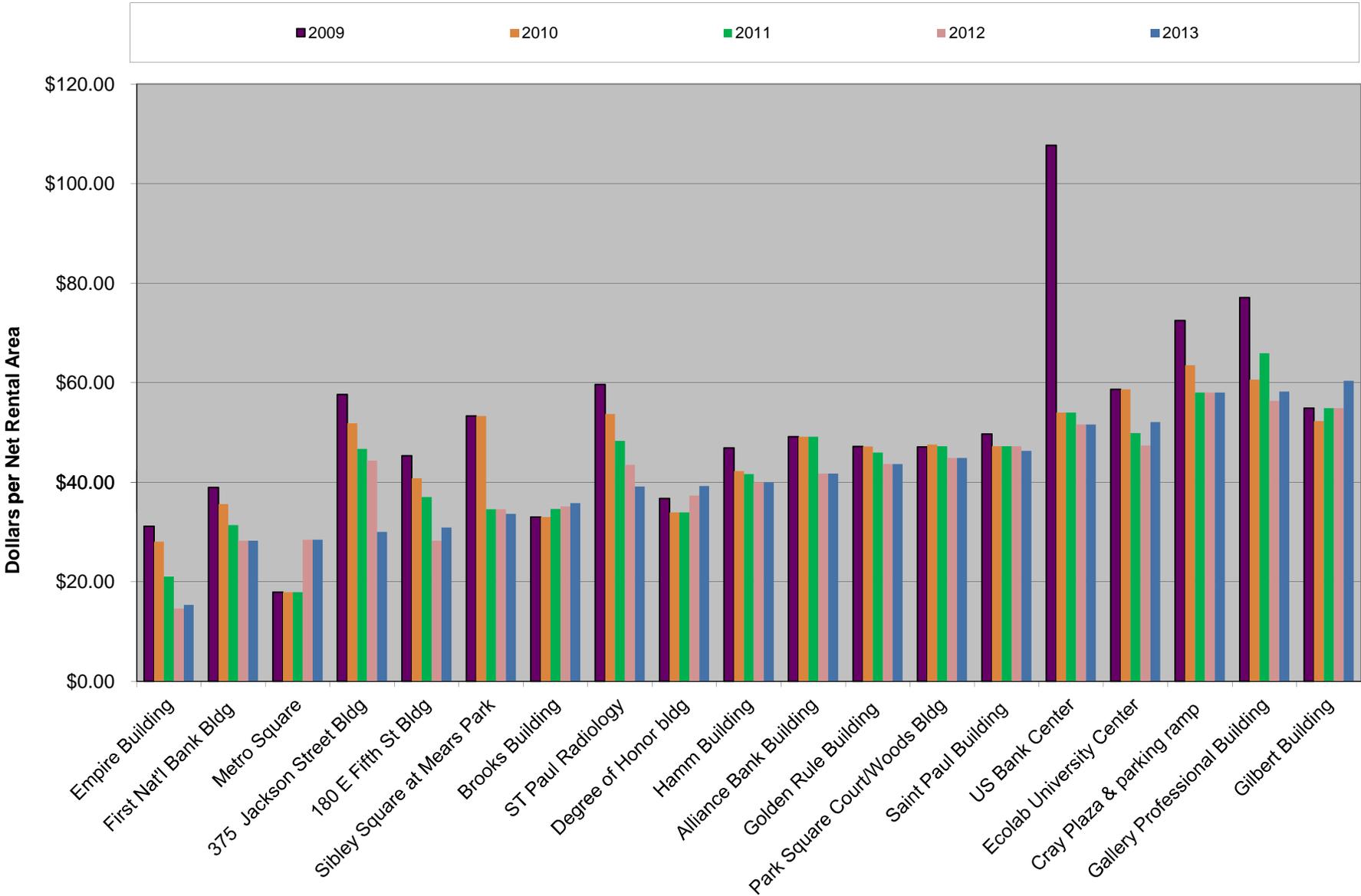


Values as of July 2013

\* Net Rentable Area (NRA) from BOMA. Excludes exempt and property with non-published NRA

Prepared by Ramsey County Assessor

# Downtown St Paul Class "B" Assessed Office Values\* 2009 thru 2013



Values as of July 2013

\* Net Rentable Area (NRA) from BOMA. Excludes exempt and property with non-published NRA

Prepared by Ramsey County Assessor

Ramsey County Assessor

Assessment Information for St Paul CBD Office Properties - 2009 Thru 2013 Assessments

Class "C" Properties			2009	2010	2011	2012	2013	Published Net Rentable Area (NRA)	2009 Assessed Value	2010 Assessed Value	2011 Assessed Value	2012 Assessed Value	2013 Assessed Value
32-29-22-33-0054	247 4th St E	JAX Building	\$31.24	\$31.24	\$17.44	\$17.44	\$18.52	60,000	\$ 1,874,300	\$ 1,874,300	\$ 1,046,400	\$ 1,046,400	\$ 1,111,400
31-29-22-34-0203	26 Exchange St E	Exchange Bldg	\$24.20	\$21.94	\$23.04	\$25.34	\$25.34	65,000	\$ 1,573,000	\$ 1,426,100	\$ 1,497,400	\$ 1,647,100	\$ 1,647,100
31-29-22-43-0060	133 7th St E & 460 Robert St	Liberty Square	\$23.10	\$23.10	\$24.26	\$24.26	\$25.47	50,000	\$ 1,155,000	\$ 1,155,000	\$ 1,212,800	\$ 1,212,800	\$ 1,273,400
31-29-22-44-0040	266 7th St E	O'Conner Building	\$30.00	\$28.50	\$27.08	\$25.72	\$25.72	20,000	\$ 600,000	\$ 570,000	\$ 541,500	\$ 514,400	\$ 514,400
32-29-22-33-0053	275 4th St	Northwestern Building	\$31.23	\$28.11	\$26.21	\$26.21	\$27.52	72,500	\$ 2,264,400	\$ 2,038,000	\$ 1,900,000	\$ 1,900,000	\$ 1,995,000
06-28-22-12-0024	421 Wabasha St	Grace Building	\$30.28	\$27.25	\$27.16	\$27.16	\$28.52	40,500	\$ 1,226,300	\$ 1,103,700	\$ 1,100,000	\$ 1,100,000	\$ 1,155,000
06-28-22-11-0001	213 4TH St E	Homestyles	\$35.72	\$30.06	\$30.06	\$28.66	\$28.66	32,271	\$ 1,152,700	\$ 970,000	\$ 970,000	\$ 925,000	\$ 925,000
05-28-22-22-0013	255 East Kellogg Bldg	Goff & Howard Bldg	\$34.00	\$30.60	\$29.07	\$29.07	\$29.07	26,000	\$ 883,900	\$ 795,500	\$ 755,700	\$ 755,700	\$ 755,700
31-29-22-44-0081	287 6th ST E	Allen Building	\$32.34	\$29.79	\$31.28	\$27.94	\$29.71	112,553	\$ 3,640,400	\$ 3,352,800	\$ 3,520,400	\$ 3,144,400	\$ 3,344,400
06-28-22-12-0054	340 Cedar St	University Club/Athletic club	\$35.10	\$31.59	\$39.48	\$39.48	\$32.83	168,465	\$ 5,912,500	\$ 5,321,300	\$ 6,651,600	\$ 6,651,600	\$ 5,530,400
31-29-22-44-0056	229-237 6th St E	Railroader/Stevens Building	\$31.83	\$35.01	\$38.51	\$40.44	\$42.57	36,000	\$ 1,145,800	\$ 1,260,400	\$ 1,386,400	\$ 1,455,800	\$ 1,532,400
06-28-22-22-0086	411 Main St	Labor Professional Center	\$91.92	\$91.92	\$91.92	\$91.92	\$91.92	28,000	\$ 2,573,700	\$ 2,573,700	\$ 2,573,700	\$ 2,573,700	\$ 2,573,700
Values as of July 2013			<b>Median</b>	\$32.09	\$30.33	\$29.56	\$26.68	\$28.02	\$ 28,605,500	\$ 26,672,300	\$ 25,871,900	\$ 22,926,900	\$ 22,357,900
			<b>Mean</b>	\$37.08	\$34.81	\$34.30	\$28.83	\$28.99	<b>Percentage Change</b>	<b>-6.76%</b>	<b>-3.00%</b>	<b>-11.38%</b>	<b>-2.48%</b>

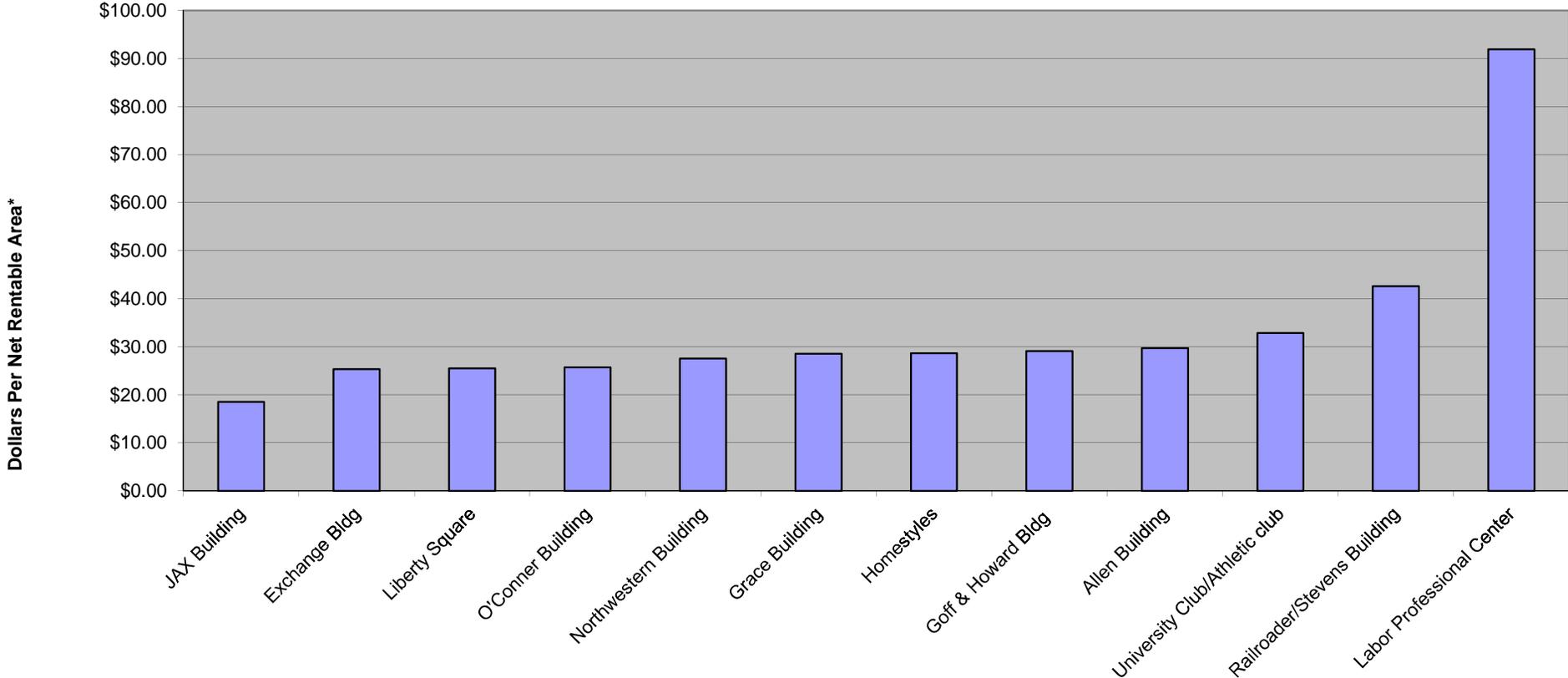
Net Rentable Area (NRA) Sourced from Published St Paul BOMA Reports  
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Historical Values may be adjusted to reflect adjustments due to Tax Curt petitions.

Property Records and Revenue

Ramsey County Assessor's Office

2013 Class C Only Values\* Per NRA

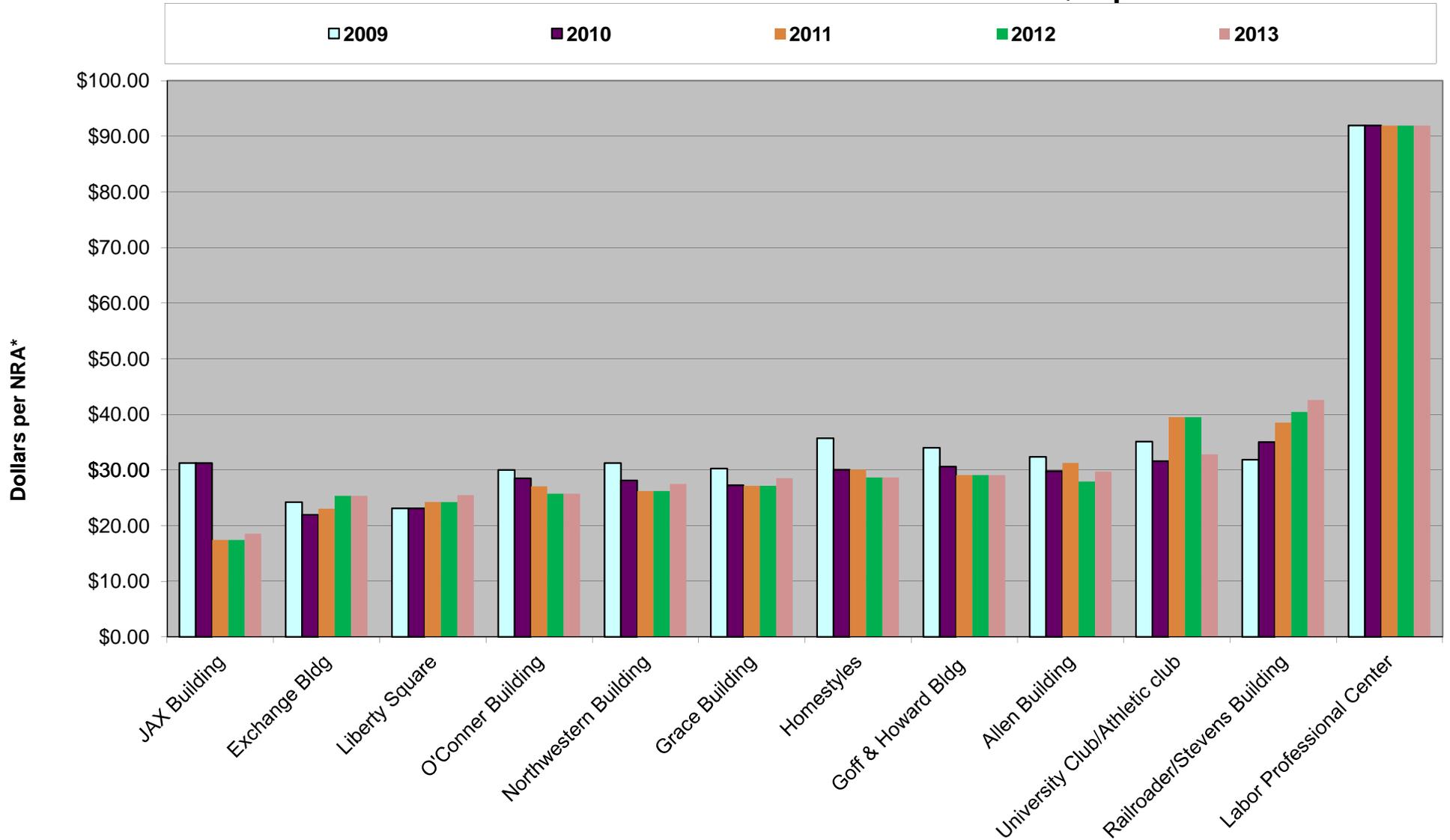


Values as of July 2013

\* Net Rentable Area (NRA) from BOMA. Excludes exempt and property with non-published NRA

Prepared by Ramsey County Assessor

## Downtown St Paul Class "C" Assessed Office Values\* in \$/sqft 2009 thru 2013



Values as of July 2013

Prepared by Ramsey County Assessor

\* Net Rentable Area (NRA) from BOMA. Excludes exempt and property with non-published NRA

# RECENT DOWNTOWN OFFICE SALES

## Contents:

**Tabular Class "A" & Class "B" Office building sales data since 2009**

**Chart of unit sale price compared to unit assessed value**

Sale, Arms Length - A sale in the open market between two unrelated parties, each of whom is reasonably informed, knowledgeable of market conditions, and under no undue pressure to either buy or sell. Both parties must be operating in their own best interests.

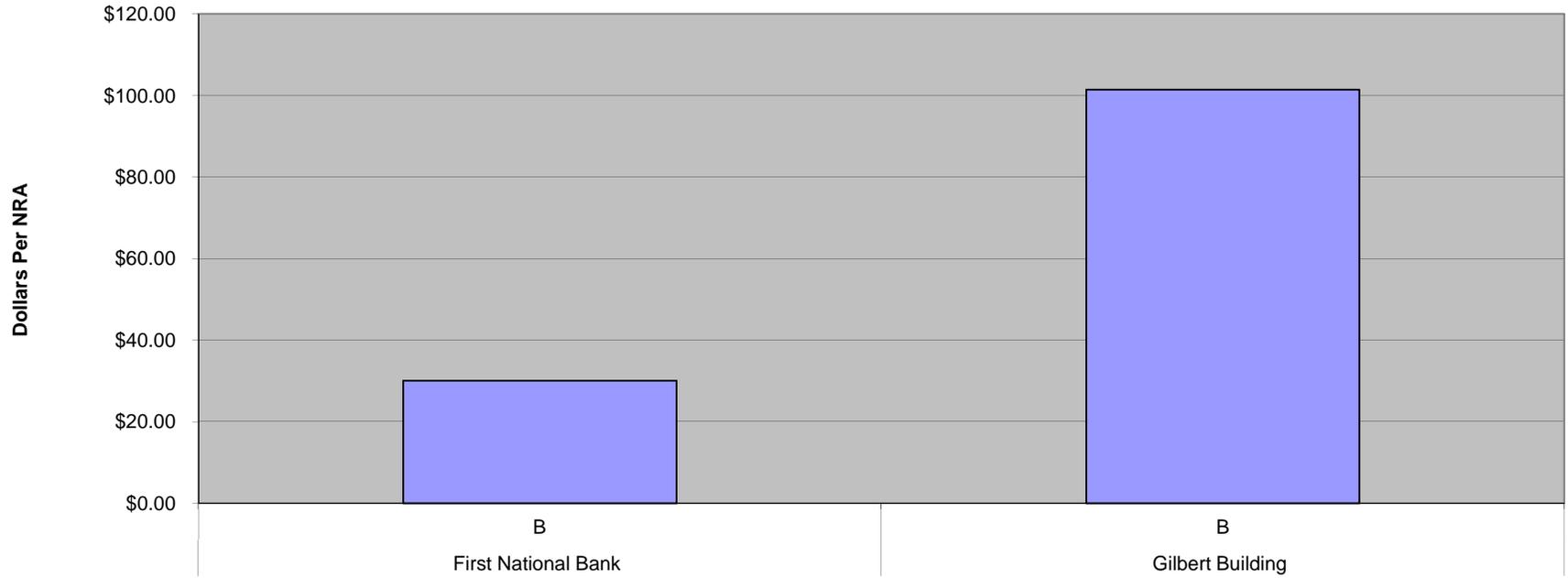
**Downtown St Paul Office Sales since 2009**

Parcel	Address	Project	Class	Published Net Rentable Area (NRA)	Sale Price per Sq Ft NRA	Assmnt per Sq Ft NRA	Assessed Value	Sale Price	Date of Sale	Ratio
06-28-22-11-0017	332 Minnesota St	First National Bank	B	660,640	\$30.03	\$28.25	\$18,664,800	\$19,837,000	Jun-12	94.09%
31-29-22-44-0055	413 Wacouta Bldg	Gilbert Building	B	35,503	\$101.40	\$60.02	\$2,131,000	\$3,600,000	Jul-13	59.19%

*Net Rentable Area (NRA) Sourced from Published St Paul BOMA Reports  
Only properties with a published Net Rentable are eligible for inclusion in this list*

*Property Records and Revenue  
Ramsey County Assessor's Office*

### Downtown St Paul Office Sales\*\*



NRA (Published Net Rentable Areas)

Ramsey County Assessor

\*\*Marketed Sales from 2009 through 2013 excluding bank sales, foreclosures, sheriff sales, tax forfeited, etc.

## Wells Fargo Place Building



Property Address	Owners Name & Mailing Address	Building Management
30 7th St E St Paul, MN 55101	St Paul tower, LP/WF Tower Holdings, LP 3555 timmons Lane, Suite 110 Houston, TX 77027-6442	Zeller Realty Mike Wilhelm

Parcel Number(s)	06-28-22-12-0099		
Property Use:	Office Tower		
Gross Building Area	820743 - excludes parking ramp Sqft		
Net Rental Area (NRA)	634,895	Built	1986
Number of Floors	37	Eff Year	1986
Number of apartments	0		
Land Size	115,690	L:B	0.1822
Parking Stalls	158	Ramp	/ Lot
Influence Factors	Very core of CBD		
Skyway Connections	To TownSquare, Macy's, Ramp		

Property Value			Asmt Year	2013
Land	\$	8,098,300	\$	70.00 per Sqft
Building	\$	62,801,700	\$	98.92 Per NRA
<b>Total</b>	<b>\$</b>	<b>70,900,000</b>	<b>\$</b>	<b>111.67 Per NRA</b>

Sales Data				
Month	Year	Sale Price	\$/Sqft	Cert Num
July	2000	\$ 47,258,672	\$ 74.44	
October	2006	\$ 104,940,000	\$ 165.29	
			\$ -	

Lease Information					
Commercial			Apartments		
Office Rate	Type	T-Net	Type	#Units	Rent/month
Low \$ 12.00	High	\$ 20.00	Studios		
Storage			1Br		
Parking	See notes	Monthly Rate	2Br		
Billboard Revenue			3Br		
Other			Lofts		
Expenses	\$14.24/Sqft including taxes				

**Sources**  
BOMA 2012 report - \$17/sqft in tower, \$12 - \$20 in atrium space



**Notes**  
Tower rents are advertized @ \$17.00/sqft. Atrium space ranges from \$12 - \$20/sqft. Parking is \$209/month regular & \$280/month reserved

## 400 Robert Street Building



Property Address	Owners Name & Mailing Address	Building Management
400 Robert St N St Paul, MN 55101-2015	Minnesota Mutual Life Insurance Company 400 Robert St N St Paul, MN 55101-2015	McGough Properties Ann Staley

<b>Parcel Number(s)</b> 31-29-22-43-0515	
Property Use:	Office Tower Building Class A
Gross Building Area	412,264- excluding parking ramp
Net Rental Area (NRA)	375,024 Built 1980
Number of Floors	21 Eff Year 1980
Number of apartments	0
Land Size	100,683 L:B 2.3114
Parking Stalls	425 Ramp / Lot
Influence Factors	Core of CBD - entire block
Skyway Connections	North, South, East & West directions

Property Value		Asmt Year	2013
Land	\$ 5,235,500	\$ 52.00	per sqft
Building	\$ 23,279,700	\$ 62.08	Per NRA
<b>Total</b>	<b>\$ 28,515,200</b>	<b>\$ 76.04</b>	Per NRA

Sales Data				
Month	Year	Sale Price	\$/Sqft	Cert Num
July	2000	\$ 47,258,672	\$ 74.44	
October	2006	\$ 104,940,000	\$ 165.29	
			\$ -	

Lease Information				
Commercial			Apartments	
Office Rate	Type	T-Net	Type	#Units Rent/month
Low \$ 10.00	High	\$ 12.00	Studios	
Storage			1Brs	
Parking \$ 152.36	Monthly Rate		2Brs	
Billboard Revenue			3Brs	
Other Expenses			Lofts	
		\$12.63/Sqft including taxes		

**Sources**  
BOMA 2012 report - tower rental



**Notes**

## Lawson Commons



Property Address

Owners Name & Mailing Address

Building Management

380 St Peter St  
St Paul, MN 55102-1302

Behring Harvard L C LLC  
15601 Dallas Pkwy  
Addison, TX 75001-6026

Frauenshuh Companies  
Sherry Hastings

<b>Parcel Number(s)</b> 06-28-22-12-0128	
Property Use:	Office Tower Building Class A
Gross Building Area	439,994
Net Rental Area (NRA)	436,478
Number of Floors	13
Number of apartments	0
Land Size	37,392 L:B 0.0850
Parking Stalls	None Ramp / Lot
Influence Factors	CBD
Skyway Connections	South to Lowry Prof Bldg

Property Value		Asmt Year	2013
Land	\$ 2,452,700	\$ 65.59	Per Sqft
Building	\$ 42,836,500	\$ 98.14	Per NRA
<b>Total</b>	<b>\$ 45,289,200</b>	<b>\$ 103.76</b>	<b>Per NRA</b>

Sales Data				
Month	Year	Sale Price	\$/Sqft	Cert Num
June	2005	\$ 84,500,000	\$ 193.60	
			\$ -	

Lease Information			
Commercial		Apartments	
Office Rate	Type	Type	#Units Rent/month
Low \$ 13.00	High T-Net	Studios	
Storage		1Brs	
Parking	Monthly Rate	2Brs	
Billboard Revenue		3Brs	
Other Expenses		Lofts	
	\$12.53/Sqft including taxes		

**Sources**  
BOMA 2012 report



**Notes**

Parking contract with the city of St Paul on adjacent Lawson Parking Ramp.

## 401 Securian Building



Property Address	Owners Name & Mailing Address	Building Management
401 Roberts St N St Paul, MN 55101-1804	Capitol City Property Mgmt Inc 400 Robert St N St Paul, MN 55101-2015	McGough Properties Ann Staley

<b>Parcel Number(s)</b>	06-28-22-12-0132 06-28-22-12-0016	
<b>Property Use:</b>	Office Tower	<b>Building Class</b> A
<b>Gross Building Area</b>	614,236	
<b>Net Rental Area (NRA)</b>	572,172	<b>Built</b> 1999
<b>Number of Floors</b>	13	<b>Eff Year</b> 1999
<b>Number of apartments</b>	0	
<b>Land Size</b>	84,294	<b>L:B</b> 0.1372
<b>Parking Stalls</b>	940	<b>Ramp</b> / Lot
<b>Influence Factors</b>	Core of CBD	
<b>Skyway Connections</b>	North, South, East & West	

Property Value			Asmt Year	2013
<b>Land</b>	\$	4,889,100	\$58.00	Per Sqft
<b>Building</b>	\$	67,110,900	\$117.29	Per NRA
<b>Total</b>	\$	72,000,000	\$125.84	Per NRA

Sales Data				
Month	Year	Sale Price	\$/Sqft	Cert Num

Lease Information				
Commercial			Apartments	
Office Rate	Type	T-Net	Type	#Units Rent/month
Low	High		Studios	
Storage			1Brs	
Parking	\$ 155.36	Monthly Rate	2Brs	
Billboard Revenue			3Brs	
Other			Lofts	
Expenses				

**Sources**  
BOMA 2012 report - sqft only listed



**Notes**  
The upper floors beginning at the 3rd flr and up are essentially owner occupied space. The 2nd flr(skyway level) is multi-tenant retail and office space. 1st Floor(Street Level) is multitenant offices. There is no published rental data available on Low/High T-net rents, vacancy or expenses.

## Landmark Office Tower



Property Address

Owners Name & Mailing Address

Building Management

345 St Peter ST  
St Paul, MN 55102-1211

Cusenza Landmark Towers, LLC  
578 W. Potrero Road  
Thousand Oaks, CA 91361-5013  
St Paul, MN 55102-1211

Thompson National Properties  
Jerry Hersman

Parcel Number(s)	06-28-22-13-0150 thru 0159 06-28-22-13-0177 thru 0197		
Property Use:	Office Tower	Building Class	A
Gross Building Area	Not Determined		
Net Rental Area (NRA)	212,959	Built	1983
Number of Floors	20	Eff Year	1983
Number of apartments	0		
Land Size	See Notes	L:B	0.1372
Parking Stalls	Adjacent parcel	Ramp	/ Lot
Influence Factors	CBD		
Skyway Connections	South, & East, & to St Paul Hotel		

Property Value		Asmt Year	2013
Land	\$ 1,164,000		
Building	\$ 21,713,000	\$ 101.96	Per NRA
<b>Total</b>	<b>\$ 22,877,000</b>	<b>\$ 107.42</b>	Per NRA

Sales Data				
Month	Year	Sale Price	\$/Sqft	Cert Num
12	2007	\$ 26,363,153	\$ 123.79	365220

Lease Information					
Commercial			Apartments		
Office Rate	Type	T-Net	Type	#Units	Rent/month
Low \$ 12.00	High	\$ 13.00	Studios		
Storage			1Brs		
Parking \$ 187.00	Monthly Rate		2Brs		
Billboard Revenue			3Brs		
Other Expenses			Lofts		
		\$12.98/Sqft including taxes			

**Sources**  
BOMA 2012 report



**Notes**

This property is an office condo building with commercial condos up thru the 20th floor. Floors above the 20th floor are residential condos and not part of the commercial value. Parking is available to residential & commercial tenants at the adjacent Landmark Towers Parking Ramp. Only the commercial stall value is part of the overall commercial value. The various commercial condo unit values and commercial stall values are summed to equal the total land and building value. **The sale on 12/28/07 includes the office tower and commercial parking ramp stalls.**

## UBS Plaza



**Property Address**

**Owners Name & Mailing Address**

**Building Management**

444 Cedar St  
St Paul, MN 55101-2179

MOT consolidated Properties  
386 Wabasha St N  
800 Capital Centre  
St Paul, MN 55102-1308

Jones Land LaSalle  
Jon Dahl

**Parcel Number(s)** 06-28-22-12-0116, 0117, 0118, & 0130

**Property Use:** Office Tower      **Building Class** A

**Gross Building Area** Not Determined

**Net Rental Area (NRA)** 229,653

**Number of Floors** 25      **Built** 1979

**Number of apartments** 0      **Eff Year** 1979

**Land Size** See Notes      **L:B**

**Parking Stalls** None      **Ramp** / **Lot**

**Influence Factors** Very Core of St Paul SBD

**Skyway Connections** Townsquare

Property Value			Asmt Year	2013
Land	\$	935,200	\$/Sqft	
Building	\$	11,624,800	S/Sqft	\$ 50.62 per NRA
<b>Total</b>	<b>\$</b>	<b>12,560,000</b>	<b>\$/Sqft</b>	<b>\$ 54.69 Per NRA</b>

Sales Data				
Month	Year	Sale Price	\$/Sqft	Cert Num
4	2001	\$ 16,325,000	\$ 71.09	
10	2006	\$ 15,000,000	\$ 65.32	

Lease Information				
Commercial			Apartments	
Office Rate	Type	T-Net	Type	#Units Rent/month
Low \$ 9.00	High	\$ 11.00	Studios	
Storage			1Brs	
Parking	Monthly Rate		2Brs	
Billboard Revenue			3Brs	
Other Expenses			Lofts	
		\$11.15 including RE taxes		

**Sources**  
BOMA 2012 report



**Notes**

This property is subject to a multi-layered RLS's and not totally and accurately depicted on the map. Shares the location with the Bremer Office Tower, Town Square Retail, Town Square Gardens, and the Town Square Parking Ramp.

## Bremer Tower



Property Address	Owners Name & Mailing Address	Building Management
445 Minnesota St St Paul, MN 55101-2190	Town Square Realty C/O Sentinel Real Estate Corp 1251 Ave of Americas Fl36 New York, NY 10020-1181	Cushman Wakefield/NorthMarq Eric King

Parcel Number(s)	Property Value	Asmt Year	2013
06-28-22-0112, 0120, 0129, & 0131	Land \$ 2,264,700 \$/Sqft		
Property Use: Office Tower Building Class A	Building \$ 24,883,600 \$/Sqft	\$ 100.28	Per NRA
Gross Building Area 691,573	Total \$ 27,148,300 \$/Sqft	\$ 109.41	Per NRA

Office Tower Only-NRA	248,140	Built	1979
Number of Floors	27	Eff Year	1979
Number of apartments	0		
Land Size	See Notes	L:B	
Parking Stalls	None	Ramp	/ Lot
Influence Factors	Very Core of St Paul SBD		
Skyway Connections	North, South, East, & West		

Sales Data				
Month	Year	Sale Price	\$/Sqft	Cert Num
			\$ -	
			\$ -	

Lease Information					
Commercial			Apartments		
Office Rate	Type	T-Net	Type	#Units	Rent/month
Low \$ 8.00	High	\$ 9.00	Studios		
Storage			1Brs		
Parking	Monthly Rate		2Brs		
Billboard Revenue			3Brs		
Other Expenses			Lofts		
		\$10.50/Sqft including taxes			

**Sources**  
BOMA 2012 report



**Notes**  
Bremer Tower (formerly NCL) and Townsquare Retail is a complicated property of office tower and retail space. It is all described on RLS's that are stacked and subject to air rights and easements. The map may not accurately depict exact land and building. Though the total value included the Townsquare retail portion, the net rental area lists only the office tower. The NRA included the office tower, lower level office space (dept of Public Safety).