



RAMSEY COUNTY ASSESSOR
2014 DOWNTOWN ST. PAUL OFFICE REPORT

Values for Real Estate Taxes Payable in 2015

August 31, 2014



Photo Courtesy of Ramsey County Assessor

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 2010 through 2014.

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 2014 Assessor's Report on the Downtown St Paul Office Assessment

Aggregate Assessed Value of Taxable Downtown St. Paul Office Buildings 2010 thru 2014 Assessments

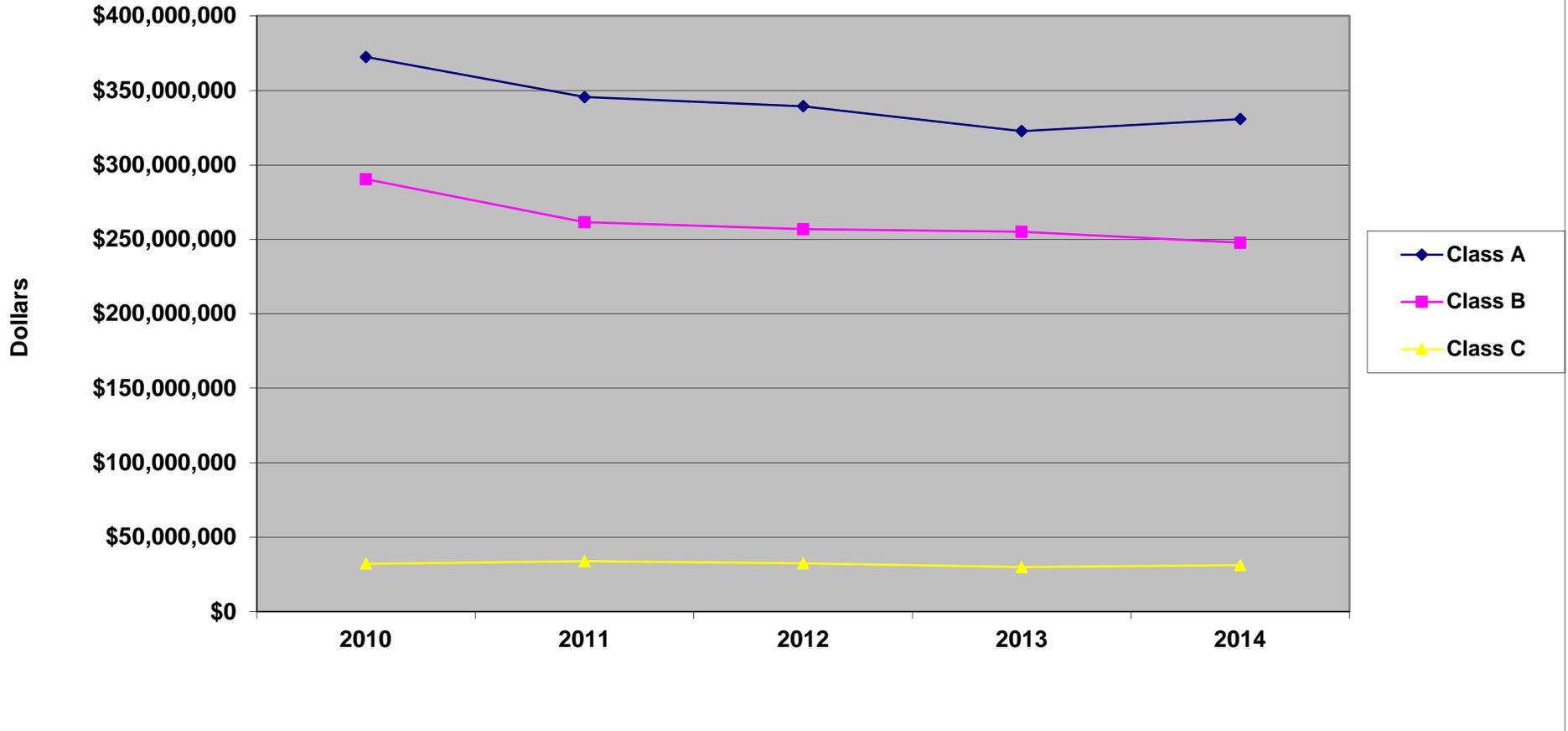
Assessment Year	Class A	Class B	Class C	Total	% change
2010	\$372,417,600	\$290,338,500	\$32,158,200	\$694,914,300	
2011	\$345,537,800	\$261,467,100	\$33,903,900	\$640,908,800	-7.8%
2012	\$339,404,900	\$256,829,100	\$32,485,000	\$628,719,000	-1.9%
2013	\$322,700,400	\$255,009,600	\$29,912,500	\$607,622,500	-3.4%
2014	\$330,718,900	\$247,692,700	\$31,140,900	\$609,552,500	0.3%

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

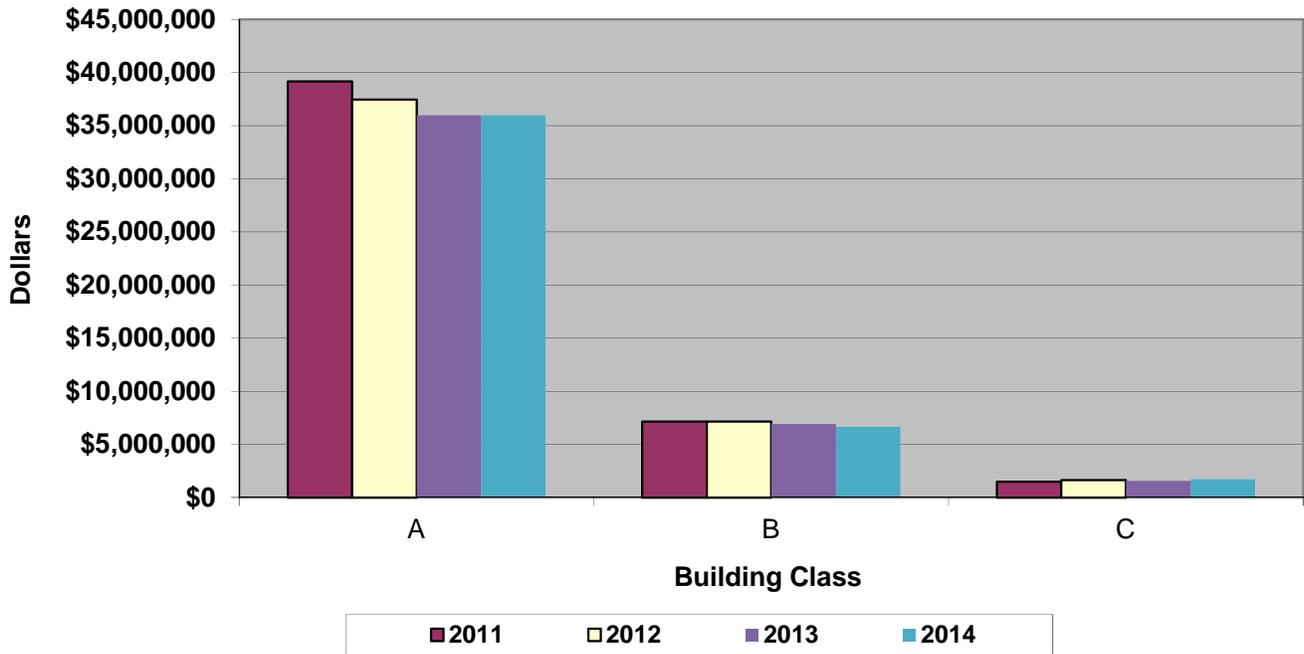
*Property Records and Revenue
Ramsey County Assessor's Office*

Values as of July 2014

Aggregate Assessed Value of Downtown St. Paul Office Property 2010 thru 2014 Assessment Year By Building Class



Downtown St Paul Office Median Values 2010 - 2014 Assessments

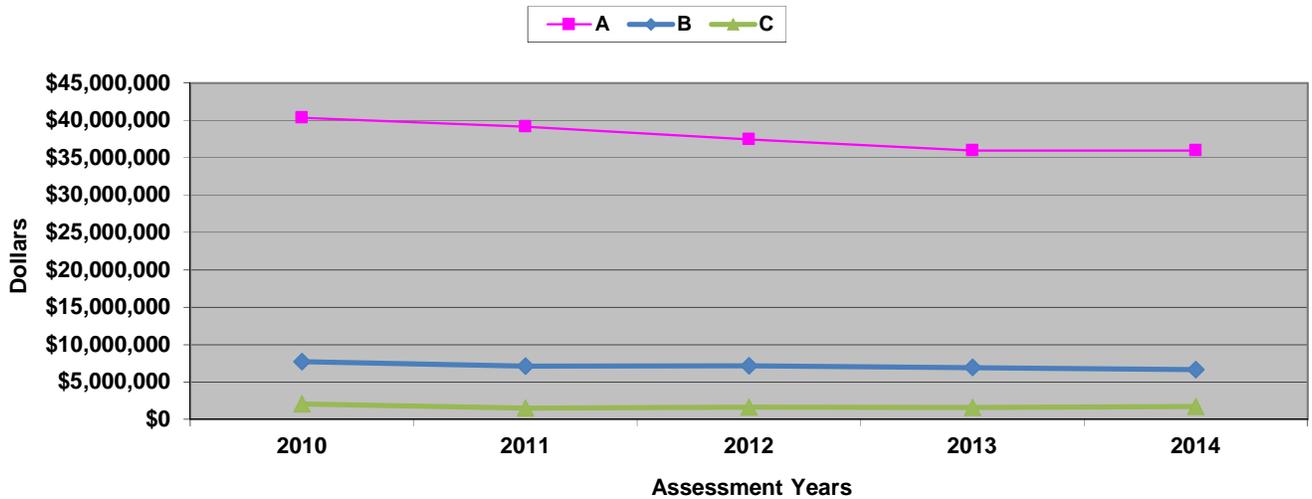


Note: Median Values displayed are for the entire universe of CBD office buildings and are not limited to those buildings with published NRA's

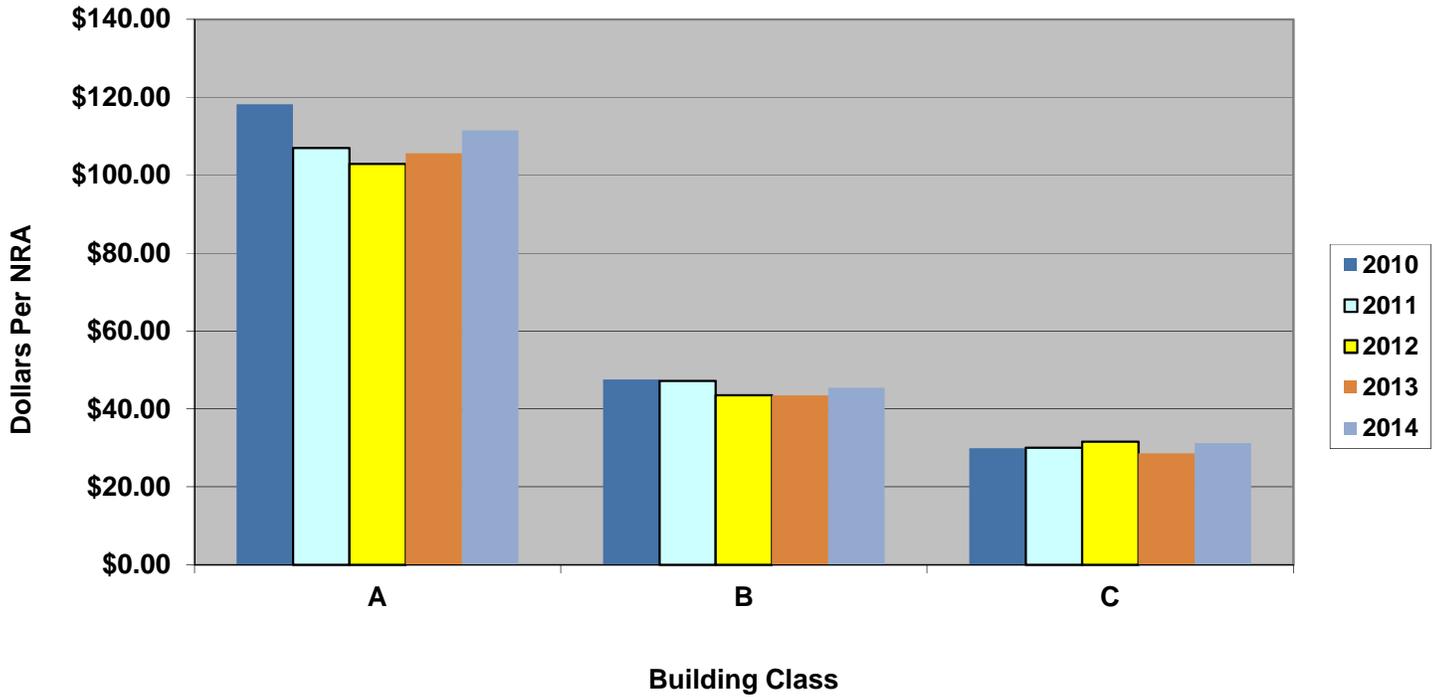
Property Records and Revenue
Ramsey County Assessor's Office

Values as of July 2014

Downtown St Paul Median Office Values



Downtown St Paul Office 2010 thru 2014 - Assessments per Sq.ft. Net Rentable Area

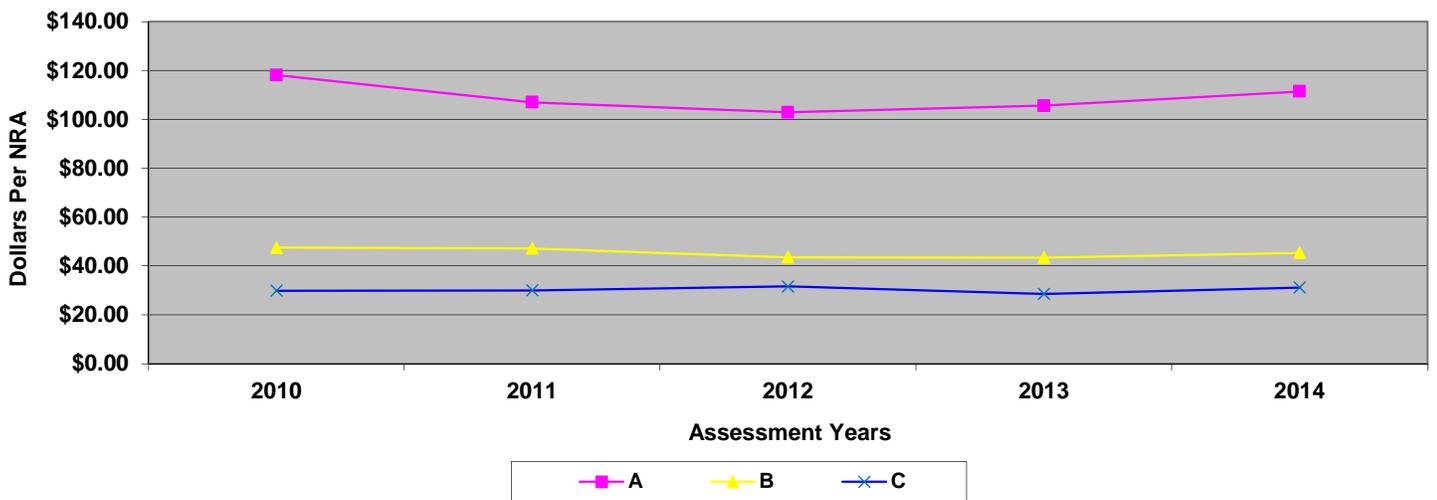


Note: Median Values displayed are for the entire universe of CBD office buildings and are not limited to those buildings with published NRA's

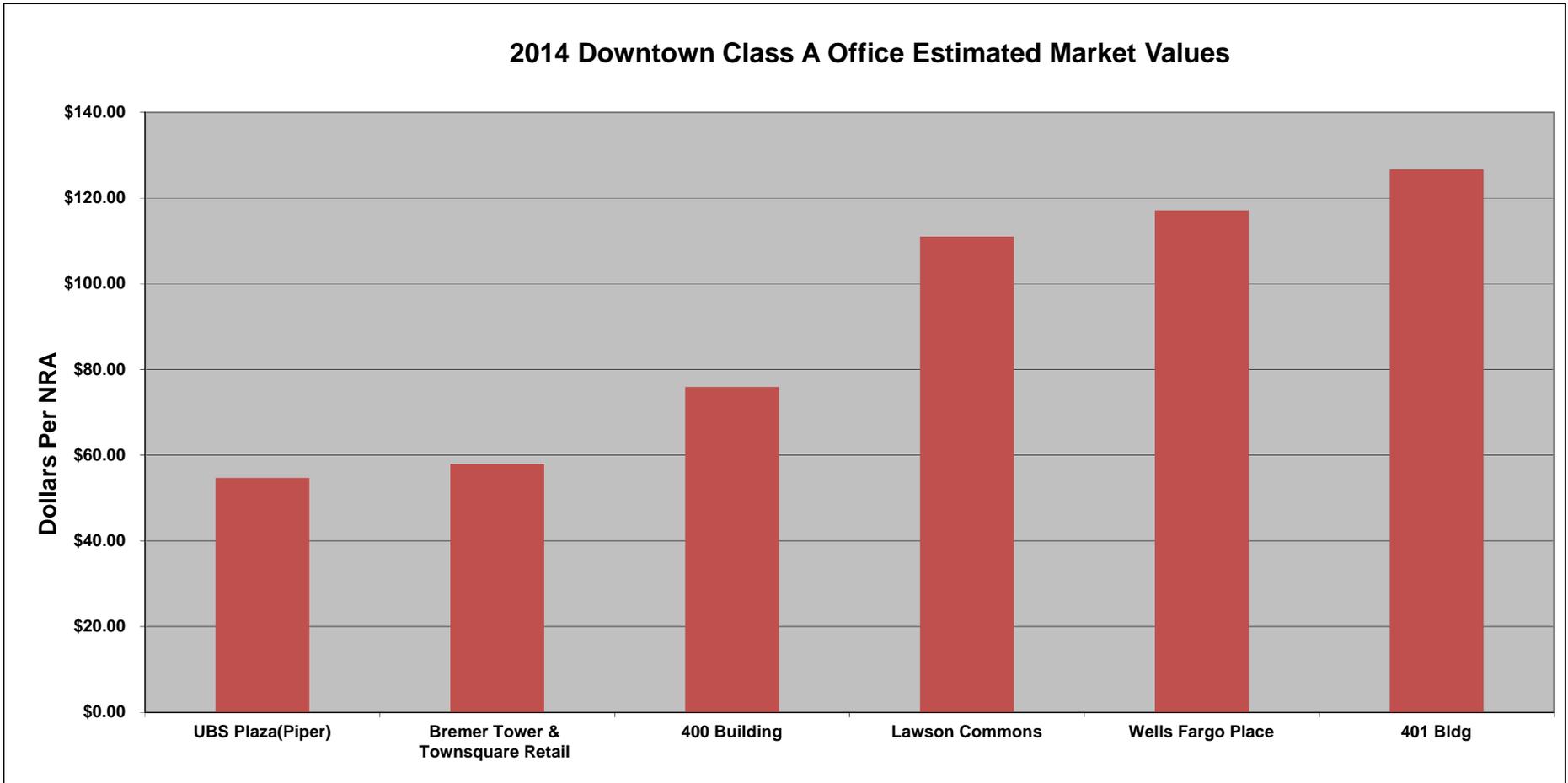
Property Records and Revenue
Ramsey County Assessor's Office

Values as of July 2014

Downtown St Paul Office Median \$/Sq.ft.



2014 Downtown Class A Office Estimated Market Values

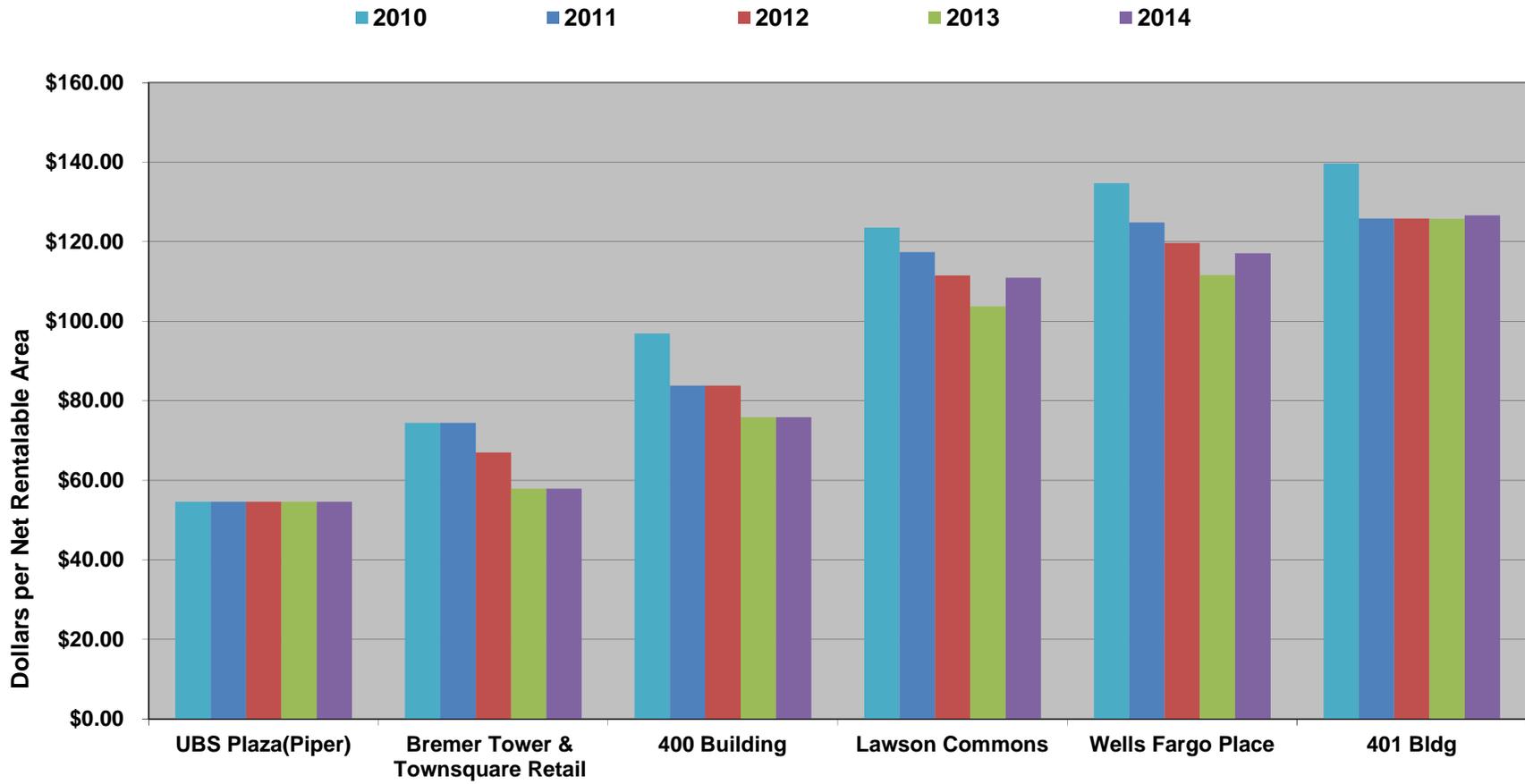


Values as of July 2014

Prepared by Ramsey County Assessor

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

Downtown St Paul Class "A" 2010 - 2014 Assessed Office Values



Values as of July 2014

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

Prepared by Ramsey County Assessor

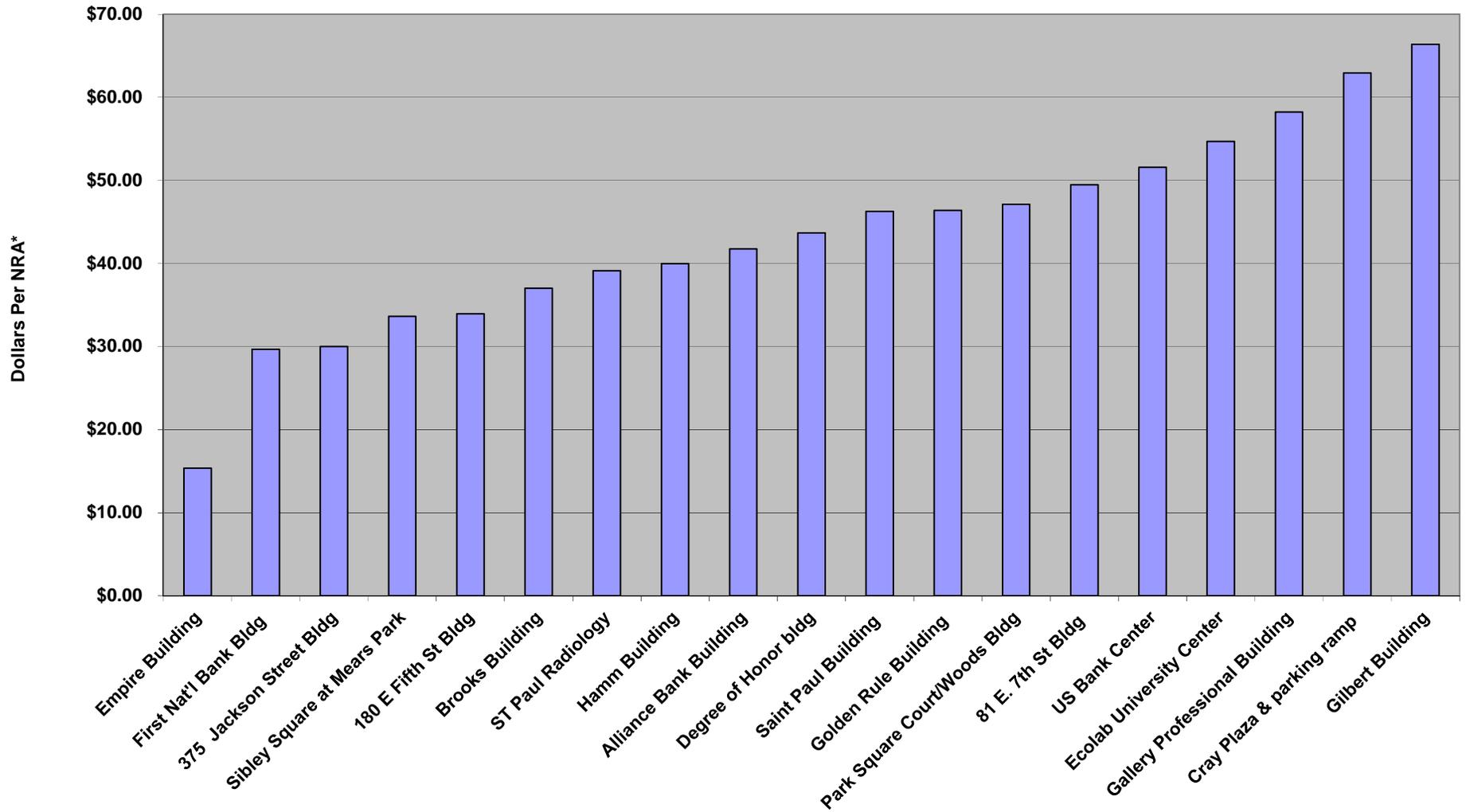
Ramsey County Assessor

Information for St Paul CBD Office Properties 2010 thru 2014 Assessments

Class "B" Properties			2010 per NRA	2011 per NRA	2012 per NRA	2013 per NRA	2014 per NRA	Published Net Rentable Area (NRA)	2010 Assessed Value	2011 Assessed Value	2012 Assessed Value	2013 Assessed Value	2014 Assessed Value
06-28-22-11-0015	360 Robert St	Empire Building	\$28.04	\$21.03	\$14.64	\$15.38	\$15.38	57,165	\$1,603,100	\$1,202,300	\$837,100	\$879,000	\$879,000
06-28-22-11-0017	332 Minnesota	First Nat'l Bank Bldg	\$35.59	\$31.39	\$28.25	\$28.25	\$29.67	660,640	\$23,512,400	\$20,738,700	\$18,664,800	\$18,664,800	\$19,598,000
06-28-22-11-0005	375 Jackson Street	375 Jackson Street Bldg	\$51.87	\$46.68	\$44.35	\$30.00	\$30.00	212,395	\$11,016,000	\$9,914,400	\$9,418,700	\$6,371,900	\$6,371,900
06-28-22-11-0008	333 Sibley (166 Sibley)	Sibley Square at Mears Park	\$53.30	\$34.58	\$34.58	\$33.63	\$33.63	206,390	\$11,000,000	\$7,136,100	\$7,136,100	\$6,941,600	\$6,941,600
06-28-22-11-0050	180 5th St E & 175 6th St E	180 E Fifth St Bldg	\$40.79	\$37.03	\$28.24	\$30.89	\$33.94	675,130	\$27,540,000	\$25,000,000	\$19,066,900	\$20,854,400	\$22,911,000
06-28-22-11-0051	366 Jackson St N	Brooks Building	\$32.99	\$34.64	\$35.11	\$35.80	\$37.02	25,000	\$824,700	\$866,000	\$877,700	\$895,000	\$925,600
06-28-22-11-0047	166 E. 4th St	ST Paul Radiology	\$53.69	\$48.32	\$43.49	\$39.14	\$39.14	52,800	\$2,835,000	\$2,551,500	\$2,296,400	\$2,066,800	\$2,066,800
06-28-22-21-0041	28 7th St(406-460 St. Peter St)	Hamm Building	\$42.22	\$41.65	\$39.98	\$39.98	\$39.98	184,866	\$7,805,500	\$7,700,000	\$7,391,000	\$7,391,000	\$7,391,000
06-28-22-12-0031	55 5th St	Alliance Bank Building	\$49.12	\$49.12	\$41.76	\$41.76	\$41.76	284,995	\$14,000,000	\$14,000,000	\$11,900,000	\$11,900,000	\$11,900,000
06-28-22-12-0069	325 Cedar St	Degree of Honor bldg	\$33.94	\$33.93	\$37.33	\$39.26	\$43.69	81500	\$2,765,800	\$2,765,000	\$3,042,400	\$3,200,000	\$3,560,500
06-28-22-12-0060	359 Wabasha St(6 W. 5th St)	Saint Paul Building	\$47.22	\$47.22	\$47.22	\$46.28	\$46.28	40,239	\$1,900,000	\$1,900,000	\$1,900,000	\$1,862,200	\$1,862,200
31-29-22-43-0512	95 7th St(85 E. 7th Place)	Golden Rule Building	\$47.16	\$45.96	\$43.66	\$43.66	\$46.40	289,378	\$13,647,300	\$13,300,000	\$12,635,000	\$12,635,000	\$13,427,700
31-29-22-44-0609	400 E. Sibley St	Park Square Court/Woods Bldg	\$47.56	\$47.25	\$44.88	\$44.88	\$47.13	129,321	\$6,150,000	\$6,110,000	\$5,804,500	\$5,804,500	\$6,094,700
31-29-22-43-0066	81 E. 7th St	81 E. 7th St Bldg	\$24.75	\$24.75	\$24.75	\$24.75	\$49.50	47,273	\$1,170,000	\$1,170,000	\$1,170,000	\$1,170,000	\$2,340,000
06-28-22-12-0119	101 E 5th ST	US Bank Center	\$54.03	\$54.03	\$51.60	\$51.60	\$51.60	370,187	\$20,000,000	\$20,000,000	\$19,100,000	\$19,100,000	\$19,100,000
06-28-22-12-0033	386 Wabasha St	Ecolab University Center	\$58.66	\$49.86	\$47.37	\$52.11	\$54.71	150,012	\$8,800,000	\$7,480,000	\$7,106,000	\$7,816,600	\$8,207,400
31-29-22-34-0280	17 Exchange St W	Gallery Professional Building	\$60.63	\$65.93	\$56.37	\$58.23	\$58.23	105,433	\$6,392,300	\$6,951,200	\$5,943,200.0	\$6,139,600	\$6,139,600
31-29-22-44-0443	175 5th St E	Cray Plaza & parking ramp	\$63.52	\$58.04	\$58.04	\$58.04	\$62.95	219,796	\$13,960,700	\$12,757,000	\$12,757,000	\$12,757,000	\$13,835,400
31-29-22-44-0055	413 Wacouta St	Gilbert Building	\$52.26	\$54.88	\$54.88	\$60.36	\$66.40	35,303	\$1,845,000	\$1,937,300	\$1,937,300	\$2,131,000	\$2,344,100
Values as of July 2014		Median	\$47.56	\$46.68	\$43.49	\$39.98	\$43.69		\$211,093,000	\$190,626,100	\$148,984,100	\$148,580,400	\$155,896,500
<i>Net Rentable Area (NRA) Sourced from Published St Paul BOMA Reports</i>		Mean	\$46.18	\$43.49	\$40.87	\$40.74	\$43.55	Percentage Change		-9.70%	-21.84%	-0.27%	4.92%

Only properties with a published Net Rentable are eligible for inclusion in this list

2014 Class B Downtown Office Estimated Market Values

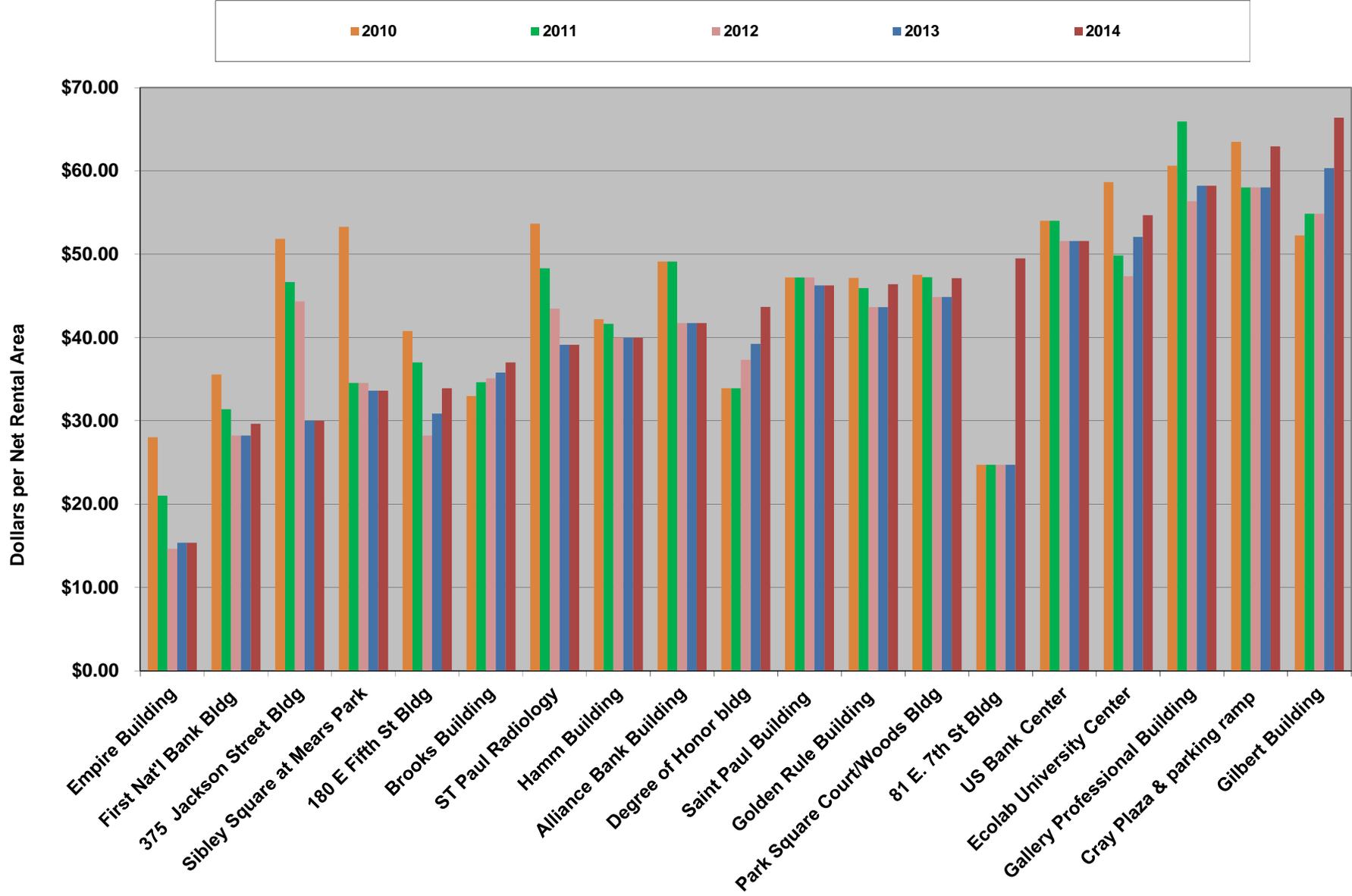


Values as of July 2014

* 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* 2010 thru 2014



Values as of July 2014

* 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 - 2010 Thru 2014 Assessments

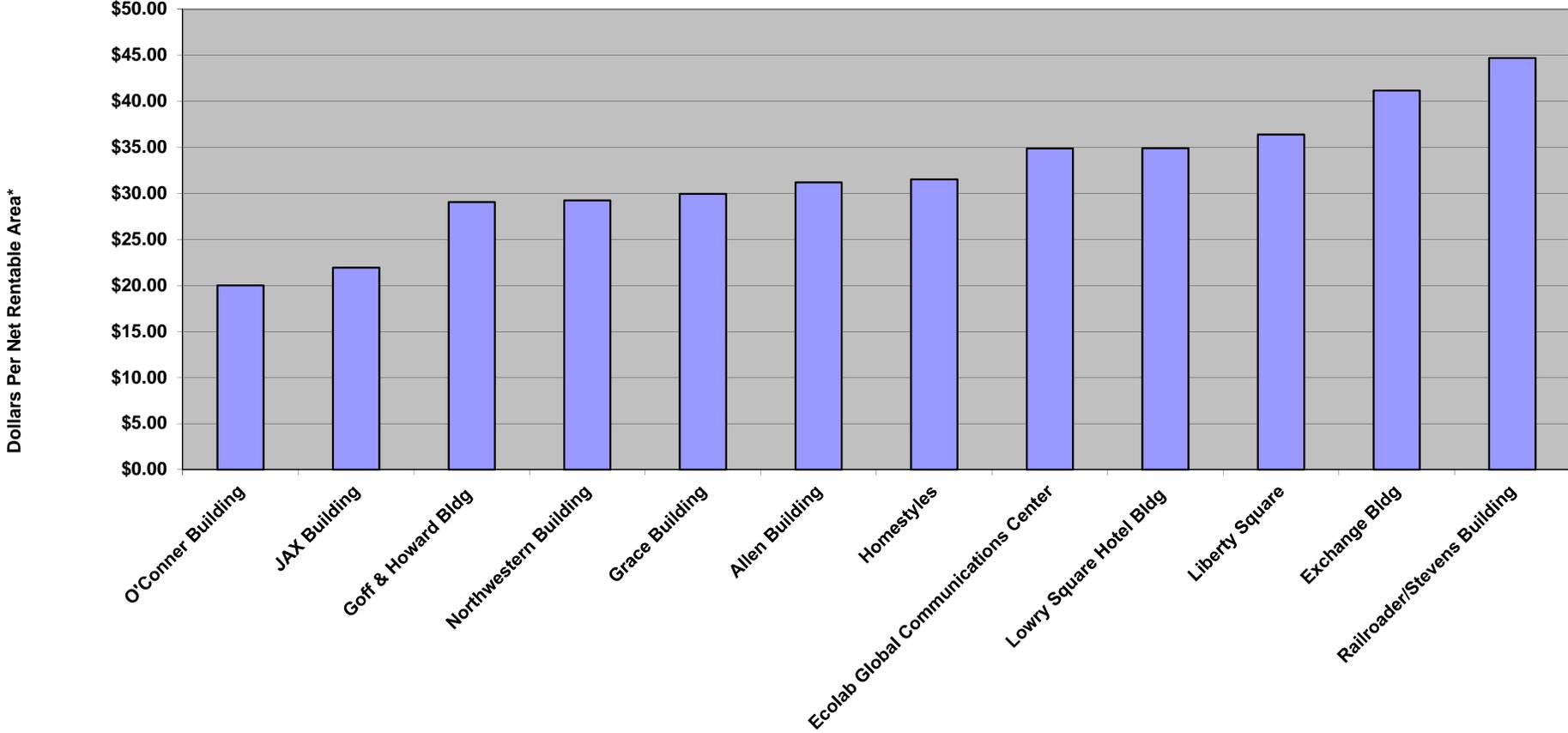
<u>Class "C" Properties</u>			2010	2011	2012	2013	2014	Published Net Rentable Area (NRA)	2010 Assessed Value	2011 Assessed Value	2012 Assessed Value	2013 Assessed Value	2014 Assessed Value
31-29-22-44-0040	266 7th St E	O'Conner Building	\$28.50	\$27.08	\$25.72	\$25.72	\$20.00	20,000	\$ 570,000	\$ 541,500	\$ 514,400	\$ 514,400	\$ 400,000
32-29-22-33-0054	247 4th St E	JAX Building	\$31.24	\$17.44	\$17.44	\$18.52	\$21.94	60,000	\$ 1,874,300	\$ 1,046,400	\$ 1,046,400	\$ 1,111,400	\$ 1,316,200
05-28-22-22-0013	255 East Kellogg Bldg	Goff & Howard Bldg	\$30.60	\$29.07	\$29.07	\$29.07	\$29.07	26,000	\$ 795,500	\$ 755,700	\$ 755,700	\$ 755,700	\$ 755,700
32-29-22-33-0053	275 4th St	Northwestern Building	\$28.11	\$26.21	\$26.21	\$27.52	\$29.23	72,500	\$ 2,038,000	\$ 1,900,000	\$ 1,900,000	\$ 1,995,000	\$ 2,119,200
06-28-22-12-0024	421 Wabasha St	Grace Building	\$27.25	\$27.16	\$27.16	\$28.52	\$29.95	40,500	\$ 1,103,700	\$ 1,100,000	\$ 1,100,000	\$ 1,155,000	\$ 1,212,800
31-29-22-44-0081	287 6th ST E	Allen Building	\$29.79	\$31.28	\$27.94	\$29.71	\$31.20	112,553	\$ 3,352,800	\$ 3,520,400	\$ 3,144,400	\$ 3,344,400	\$ 3,511,600
06-28-22-11-0001	213 4TH St E	Homestyles	\$30.06	\$30.06	\$28.66	\$28.66	\$31.53	32,271	\$ 970,000	\$ 970,000	\$ 925,000	\$ 925,000	\$ 1,017,500
06-28-22-12-0058	360 Wabasha St	Ecolab Global Communications Center	\$30.14	\$31.64	\$31.64	\$33.23	\$34.89	72,815	\$ 2,194,500	\$ 2,304,200	\$ 2,304,200	\$ 2,419,400	\$ 2,540,400
06-28-22-12-0062	345 Wabasha St	Lowry Square Hotel Bldg	\$4.00	\$4.00	\$25.41	\$25.41	\$34.91	56,038	\$ 224,100	\$ 224,100	\$ 1,424,100	\$ 1,424,100	\$ 1,956,500
31-29-22-43-0060	133 7th St E & 460 Robert St	Liberty Square	\$23.10	\$24.26	\$24.26	\$25.47	\$36.39	50,000	\$ 1,155,000	\$ 1,212,800	\$ 1,212,800	\$ 1,273,400	\$ 1,819,300
31-29-22-34-0203	26 Exchange St E	Exchange Bldg	\$33.95	\$35.65	\$39.21	\$39.21	\$41.17	42,005	\$ 1,426,100	\$ 1,497,400	\$ 1,647,100	\$ 1,647,100	\$ 1,729,500
31-29-22-44-0898	229-237 6th St E	Railroader/Stevens Building	\$35.01	\$38.51	\$40.44	\$42.57	\$44.69	36,000	\$ 1,260,400	\$ 1,386,400	\$ 1,455,800	\$ 1,532,400	\$ 1,609,000
Values as of July 2014		Median	\$30.06	\$29.07	\$27.16	\$28.52	\$31.20		\$ 19,001,400	\$ 16,870,700	\$ 17,429,900	\$ 18,097,300	\$ 19,987,700
		Mean	\$29.12	\$28.01	\$26.40	\$27.20	\$29.61			-11.21%	3.31%	3.83%	10.45%

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

Historical Values may be adjusted to reflect adjustments due to Tax Curt petitions.

Ramsey County Assessor's Office

2014 Class C Only Values* Per NRA

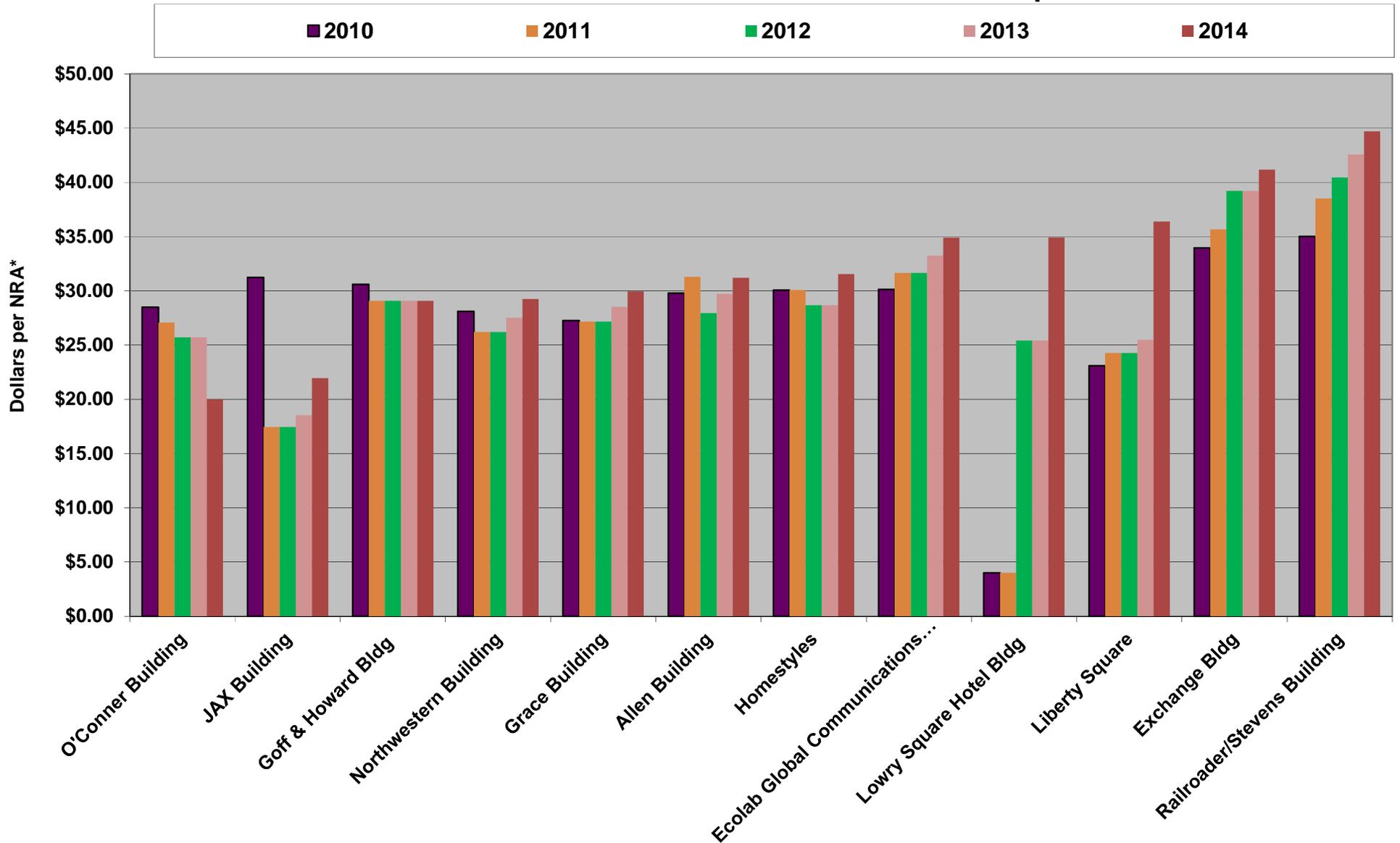


Values as of July 2014

* 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 \$/sq.ft. 2010 thru 2014



Values as of July 2014

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 and sales data since 2010

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.

Ramsey County Assessor

Downtown St Paul Office Sales since 2012

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%
06-28-22-11-0047	166 E. 4th ST	Physicians Services Bldg	B	55,196	\$45.29	\$37.44	\$2,066,800	\$2,500,000	Jun-14	82.67%
06-28-22-12-0119	101 E. 5th St	U.S. Bank Center	B	370,178	\$56.73	\$51.60	\$19,100,000	\$21,000,000	Nov-13	90.95%
06-28-22-11-0050	180 E. 5th St	180 E. 5th St Bldg **	B	672,806	\$59.45	\$34.75	\$23,378,600	\$40,000,000	Jul-14	58.45%
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

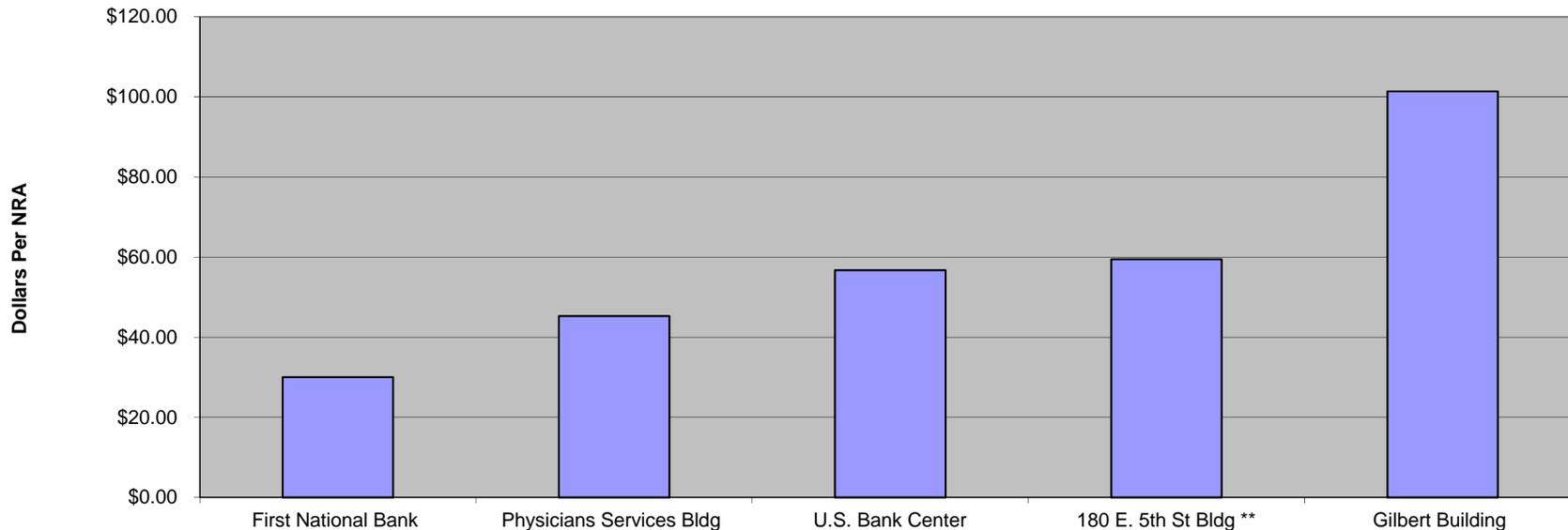
***Though included in the report, a review of the transaction has deemed the sale of the 180 E. 5th St Bldg not a true market transaction and is represented as information only*

Property Records and Revenue

Ramsey County Assessor's Office

Average Ratio: 77.07%

Downtown St Paul Office Sales**

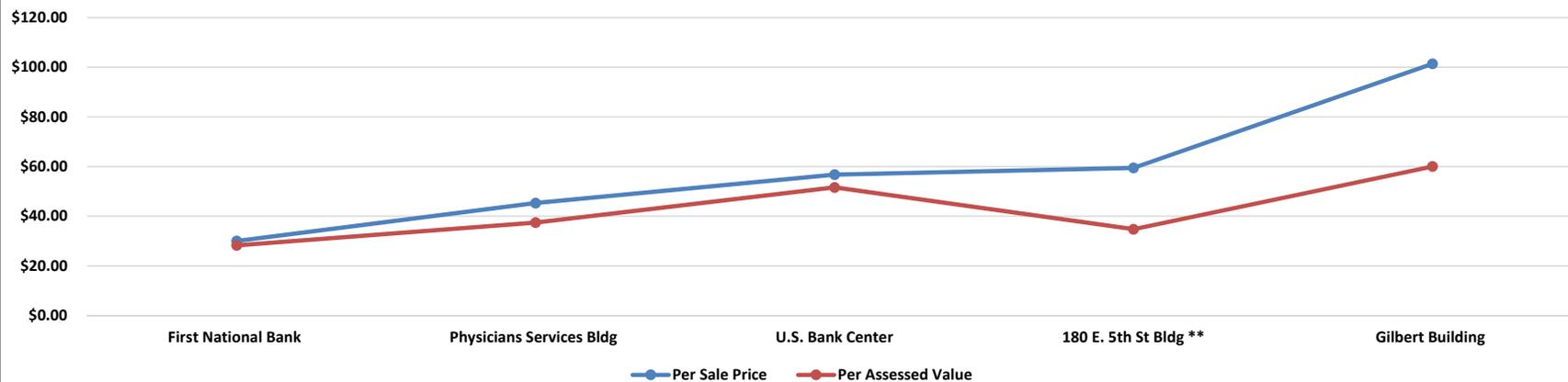


NRA (Published Net Rentable Areas)

Ramsey County Assessor

**Marketed Sales from 2010 through 2014 excluding bank sales, foreclosures, sheriff sales, tax forfeited, etc.

Sale Price vs Assessed Value



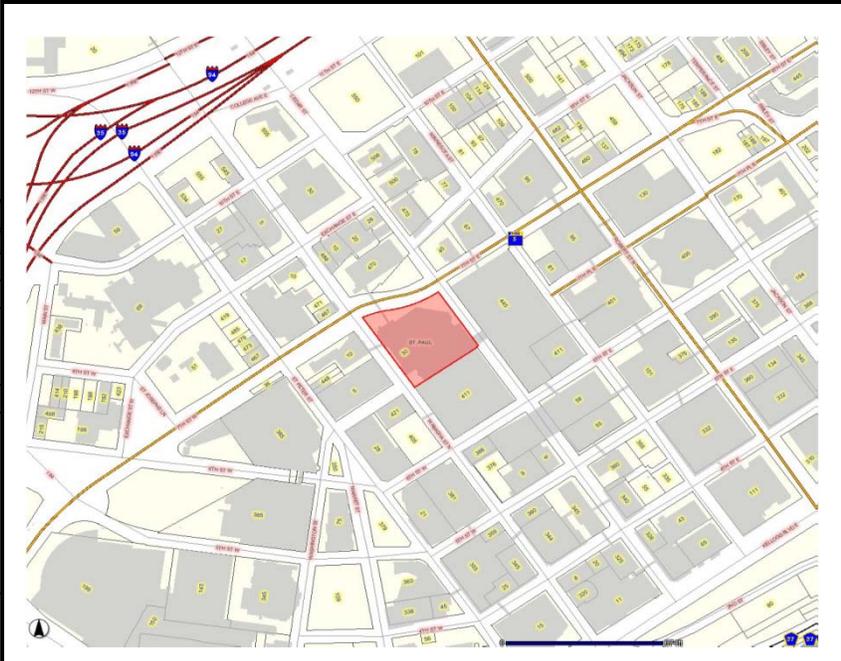
Wells Fargo Place Building



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)	Property Value	Asmt Year	2014
06-28-22-12-0099	Land \$ 8,098,300 Building \$ 66,262,600 Total \$ 74,360,900	\$ 70.00 per Sqft \$ 104.37 Per NRA \$ 117.12 Per NRA	

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		



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 Tower	Type	T-Net	Type	#Units Rent/month
Low	\$17.50	High	\$17.50	Studios
Retail (Atrium Rates)				1Brs
Low	\$12.00	High	\$20.00	2Brs
Parking	See notes	Monthly Rate		3Brs
Other				Lofts
Expenses	\$13.71	Per sqft		
Includes:	RE Taxes & Mgt			

Sources
BOMA 2013 report

Notes
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

Parcel Number(s)	31-29-22-43-0515		
Property Use:	Office Tower	Building Class	A
Gross Building Area	412,264- excluding parking ramp		
Net Rental Area (NRA)	375,500	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	2014
Land	\$ 5,235,500	\$ 52.00	per sqft
Building	\$ 23,279,700	\$ 62.00	Per NRA
Total	\$ 28,515,200	\$ 75.94	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 \$10.00	High	\$12.00	Studios		
Retail Rate			1Brs		
Low \$13.00	High	\$16.00	2Brs		
Parking	\$152.36	Monthly Rate	3Brs		
Other			Lofts		
Expenses	\$11.46 Per sqft				
Includes:	RE Taxes & Mgt				

Sources
BOMA 2013 report - tower rental



Notes

Lawson Commons



Property Address	Owners Name & Mailing Address	Building Management
380 St Peter St St Paul, MN 55102-1302	Behringer Harvard L C LLC 15601 Dallas Pkwy Addison, TX 75001-6026	Frauenshuh Companies Sherry Hastings

Parcel Number(s)	06-28-22-12-0128		
Property Use:	Office Tower	Building Class	A
Gross Building Area	439,994	Built	1998
Net Rental Area (NRA)	436,000	Eff Year	1998
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	2014
Land	\$ 2,452,700	\$ 65.59	Per Sqft
Building	\$ 45,992,100	\$ 105.49	Per NRA
Total	\$ 48,444,800	\$ 111.11	Per NRA

Sales Data				
Month	Year	Sale Price	\$/Sqft	Cert Num
June	2005	\$ 84,500,000	\$ 193.81	
			\$ -	

Lease Information					
Commercial			Apartments		
Office Rate	Type	T-Net	Type	#Units	Rent/month
Low \$14.50	High	\$14.50	Studios		
Retail Rate					
Low	High		1Brs		
Parking	see note	Monthly Rate	2Brs		
Other			3Brs		
Expenses		\$12.68 Per sqft	Lofts		
Includes:	RE Taxes & Mgt				

Sources
BOMA 2013 report



Notes
Building has several retail tenants; Chipotle, Starbucks, Kincaids Restaurant but a retail rate is not listed. 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

Parcel Number(s)	Property Value	Asmt Year	2013
06-28-22-12-0132 06-28-22-12-0016	Land \$ 4,889,100 Building \$ 67,561,200 Total \$ 72,450,300	\$58.00 \$118.10 \$126.65	Per Sqft Per NRA Per NRA

Property Use: Office Tower	Building Class	A
Gross Building Area 614,236	Built	1999
Net Rental Area (NRA) 572,044	Eff Year	1999
Number of Floors 13		
Number of apartments 0		
Land Size 84,294	L:B	0.1372
Parking Stalls 940	Ramp	/ Lot
Influence Factors	Core of CBD	
Skyway Connections	North, South, East & West	



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

Lease Information				
Commercial		Apartments		
Office Rate	Type	Type	#Units	Rent/month
Low	High	Studios		
Retail Rate		1Brs		
Low	High	2Brs		
Parking \$ 155.36	Monthly Rate	3Brs		
Other		Lofts		
Expenses	\$11.97 Per sqft			
Includes:	RE Taxes & Mgt			
Sources				
BOMA 2013 report - sqft only listed				

Notes
Per BOMA Report, this is considered an owner occupied office building. 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 for office, retail space, or info on 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	NAI Welsh Eric Rapp

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	2014
Land	\$ 1,164,000		
Building	\$ 22,856,900	\$ 107.33	Per NRA
Total	\$ 24,020,900	\$ 112.80	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		
Retail Rate			1Brs		
Low	High		2Brs		
Parking \$ 187.00	Monthly Rate		3Brs		
Other			Lofts		
Expenses	\$13.60	Per sqft			
Includes:	RE Taxes & Mgt				

Sources
BOMA 2013 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 Lang 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	Built	1979
Net Rental Area (NRA)	229,653	Eff Year	1979
Number of Floors	25		
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	Townsquare		

Property Value				Asmt Year	2014
Land	\$	935,200	\$/Sqft		
Building	\$	11,624,800	\$/Sqft	\$ 50.62	per NRA
Total	\$	12,560,000	\$/Sqft	\$ 54.69	Per NRA

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		
Retail Rate			1Br		
Low	High		2Br		
Parking	Monthly Rate		3Br		
Other			Lofts		
Expenses	\$11.15	Per sqft			
Includes:	RE Taxes & Mgt				

Sources
BOMA 2013 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
06-28-22-12-0112, 0120, 0129, & 0131	Land \$ 3,881,800 \$/Sqft		
Property Use: Office Tower Building Class A	Building \$ 23,266,500 \$/Sqft	\$ 93.76	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		
Retail Rate			1Br		
Low	High		2Br		
Parking	Monthly Rate		3Br		
Other			Lofts		
Expenses	\$10.50	Per sqft			
Includes:	RE Taxes & Mgt				

Sources
BOMA 2013 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). Sqft for retail or the retail rates are not listed.