

213 4th St E - 213 4th St

Saint Paul, MN 55101-1693 | Ramsey County | Saint Paul CBD Market
 30,450 SF Class C Office - General Bldg 2,000 SF Available at \$15.00 MG



This 5 story beautiful historic building with its classic brick and timber design sits across from the Union Depot in downtown St Paul. This space boasts tall ceilings, timber framing and hardwood floors and has wonderful views of St Paul. Close to several restaurants & shops, it would be the perfect office space for any business. Great for creat

Property Type **General Office**
 Bldg Size **30,450 SF**
 Status **Existing**
 Year Built **1978**

Land Area **0.18 Ac.**
 Zoning **B-5**
 Sublease **No**
 % Occupied **93.43%**

Building Class **C**
 Stories **5**
 Typical Floor **7,212 /SF**
 Parking Spaces **5**
 Parking Ratio **0.13 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **2,000 SF**
 Max Contig **2,000 SF**
 Min Divisible **2,000 SF**
 Rental Rate **\$15.00 MG**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **123-062822110001**

Operating Exp/SF --
 Taxes/SF --

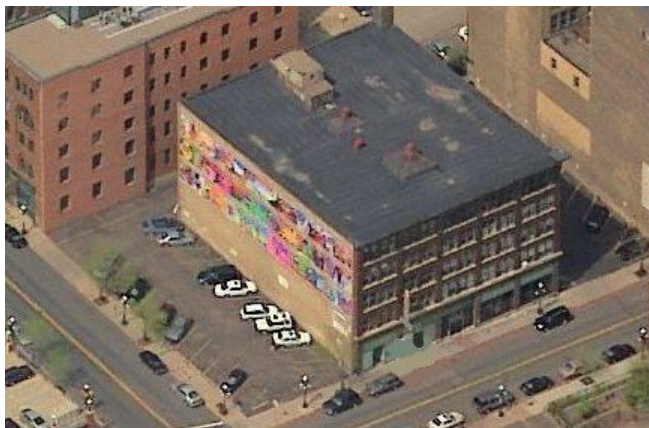
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	202	2,000	2,000	2,000	\$15.00 MG		Yes	Now	

This 5 story beautiful historic building with its classic brick and timber design sits across from the Union Depot in downtown St Paul. This space boasts tall ceilings, timber framing and hardwood floors and has wonderful views of St Paul. Close to several restaurants & shops, it would be the perfect office space for any business.

Great for creat

JAX Building - 253 E 4th St

Saint Paul, MN 55101 | Ramsey County | Saint Paul CBD Market
72,858 SF Class C Office - General Bldg 3,347 SF Available at \$12.00 MG



Property Type General Office	Land Area 0.48 Ac.
Bldg Size 72,858 SF	Zoning --
Status Existing	Sublease No
Year Built 1909	% Occupied 95.41%
Building Class C	Available SF 3,347 SF
Stories 5	Max Contig 3,347 SF
Typical Floor 14,400 /SF	Min Divisible 3,347 SF
Parking Spaces 27	Rental Rate \$12.00 MG
Parking Ratio 0.37 /1000 SF	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF --
Parcel # 123-322922330054	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	3,347	3,347	3,347	\$12.00 MG	Office	Yes	Now	
--									

166 4th St E

Saint Paul, MN 55101-1421 | Ramsey County | Saint Paul CBD Market
55,196 SF Class B Office - General Bldg 30,000 SF Available at \$10.00 Gross



\$10 per SF gross for as-is space! (any improvements amortized on top)

Property Type General Office	Land Area 1.06 Ac.
Bldg Size 55,196 SF	Zoning (Office)
Status Existing	Sublease No
Year Built 1990	% Occupied 45.65%
Building Class B	Available SF 30,000 SF
Stories 4	Max Contig 30,000 SF
Typical Floor 15,000 /SF	Min Divisible 5,000 SF
Parking Spaces 27	Rental Rate \$10.00 Gross
Parking Ratio --	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators 2	Taxes/SF --
Parcel # 123-062822110043	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		30,000	30,000	5,000	\$10.00 Gross		Yes	Now	
\$10 per SF gross for as-is space! (any improvements amortized on top)									

The Union Depot - 214 4th St E

Saint Paul, MN 55101-1480 | Ramsey County | Saint Paul CBD Market
69,906 SF Class B Office - General Bldg 3,560 SF Available at \$20.00 Gross



Property Type **General Office**
Bldg Size **69,906 SF**
Status **Existing**
Year Built **1918**

Building Class **B**
Stories **4**
Typical Floor **17,476 /SF**
Parking Spaces **1,212**
Parking Ratio **3.86 /1000 SF**
Tenancy **Multi-Tenant**

Core Factor
Elevators **3**
Parcel # **123-062822110054**

Land Area **33.00 Ac.**
Zoning **B4**
Sublease **No**
% Occupied **94.91%**

Available SF **3,560 SF**
Max Contig **3,560 SF**
Min Divisible **3,560 SF**
Rental Rate **\$20.00 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Operating Exp/SF - -
Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	120	3,560	3,560	3,560	\$20.00 Gross	Office	Yes	Now	Negotiable

Space includes administrative office with 2 cubicles, executive office, large conference room and restroom.

Northwestern Building - 275 4th St E

Saint Paul, MN 55101-1696 | Ramsey County | Saint Paul CBD Market

78,950 SF Class C Office - General Bldg 15,526 SF Available at \$4.62 - \$14.61 Gross



200 sq ft. to 3,000 sq ft. available. 12-month minimum lease is required. Longer lease agreement is preferred. Security deposit required. Application required – \$45 non-refundable fee.

Property Type General Office	Land Area 0.32 Ac.
Bldg Size 78,950 SF	Zoning C
Status Existing	Sublease No
Year Built 1916	% Occupied 82.24%
Building Class C	Available SF 15,526 SF
Stories 8	Max Contig 2,899 SF
Typical Floor 8,000 /SF	Min Divisible 161 SF
Parking Spaces	Rental Rate \$4.62 - \$14.61 Gross
Parking Ratio - -	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF - -
Elevators 3	Taxes/SF \$1.18 /SF
Parcel # 32-29-22-33-0053	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	442	442	442	\$13.00 Gross	Office	Yes	Now	12 month minimum
\$479/mo Gross.									
1	110	1,229	1,229	1,229	\$12.00 Gross	Office	Yes	Now	12 month minimum
\$1229/mo Gross.									
2	255	899	899	899	\$13.01 Gross	Office	No	30 Days	12 month minimum
\$975/mo Gross.									
3	301	2,268	2,268	2,268	\$13.00 Gross	Office	Yes	Now	12 month minimum
\$2457/mo Gross.									
3	325/345	1,503	1,503	1,503	\$13.00 Gross	Office	Yes	Now	12 month minimum
\$1628/mo Gross.									
3	330	2,899	2,899	2,899	\$13.00 Gross	Office	Yes	Now	12 month minimum

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Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

Northwestern Building - 275 4th St E

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Saint Paul, MN 55101-1696 | Ramsey County | Saint Paul CBD Market

78,950 SF Class C Office - General Bldg 15,526 SF Available at \$4.62 - \$14.61 Gross

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
\$3141/mo Gross.									
3	350A	362	362	362	\$9.94 Gross	Office	Yes	Now	12 month minimum
\$300/mo Gross.									
3	350D	161	161	161	\$14.61 Gross	Office	Yes	Now	12 month minimum
\$196/mo Gross.									
3	350F	190	190	190	\$9.47 Gross	Office	Yes	Now	12 month minimum
\$150/mo Gross.									
4	450	408	408	408	\$13.00 Gross	Office	Yes	Now	12 month minimum
\$442/mo Gross.									
4	480	668	668	668	\$13.01 Gross	Office	Yes	Now	12 month minimum
\$724/mo Gross.									
4	490	478	1,345	478	\$10.67 Gross	Office	Yes	Now	12 month minimum
\$425/mo Gross.									
4 & 5	490/507/580	1,345	1,345	334	\$4.62 - \$12.00 Gross	Office	Yes	Now	
--									
5	507/580	867	1,345	334	\$4.62 - \$12.00 Gross	Office	Yes	Now	12 month minimum
\$334/mo Gross.									
6	698	649	649	649	\$12.00 Gross	Office	Yes	Now	12 month minimum
\$649/mo Gross.									
7	707	638	638	638	\$12.00 Gross	Office	Yes	Now	12 month minimum
\$638/mo Gross.									
8	850A	241	241	241	\$12.45 Gross	Office	No	10/1/2014	12 month minimum
\$250/mo Gross.									
9	900	1,258	1,258	1,258	\$9.14 Gross	Office	Yes	Now	12 month minimum
\$958/mo Gross.									
Basement	B200B	366	366	366	\$8.20 Gross	Office	No	10/1/2014	12 month minimum
\$250/mo Gross.									

Northwestern Building - 275 4th St E

Saint Paul, MN 55101-1696 | Ramsey County | Saint Paul CBD Market
78,950 SF Class C Office - General Bldg 435 SF Available at \$12.99 Gross



Property Type **General Office**
Bldg Size **78,950 SF**
Status **Existing**
Year Built **1916**

Building Class **C**
Stories **8**
Typical Floor **8,000 /SF**
Parking Spaces
Parking Ratio - -
Tenancy **Multi-Tenant**

Core Factor
Elevators **3**
Parcel # **32-29-22-33-0053**

Land Area **0.32 Ac.**
Zoning **C**
Sublease **Yes**
% Occupied **100%**

Available SF **435 SF**
Max Contig **435 SF**
Min Divisible **435 SF**
Rental Rate **\$12.99 Gross**
Sale Price **Not for Sale**
Price/SF **Not for Sale**

Operating Exp/SF - -
Taxes/SF **\$1.18 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
4	470	435	435	435	\$12.99 Gross	Office	No	30 Days	Sublease thru January 2015

Sublease for \$471/mo Gross.

US Bank Center - 101 5th St

Saint Paul, MN 55101-1898 | Ramsey County | Saint Paul CBD Market
 370,187 SF Class B Office - General Bldg 52,378 SF Available at \$11.00 NNN



Property Type **General Office**
 Bldg Size **370,187 SF**
 Status **Existing**
 Year Built **1942**

Building Class **B**
 Stories **26**
 Typical Floor **14,235 /SF**
 Parking Spaces **10**
 Parking Ratio **0.01 /1000 SF**
 Tenancy **Multi-Tenant**

Core Factor
 Elevators
 Parcel # **123-062822120119**

Land Area **2.00 Ac.**
 Zoning **B-4**
 Sublease **No**
 % Occupied **85.85%**

Available SF **52,378 SF**
 Max Contig **18,635 SF**
 Min Divisible **161 SF**
 Rental Rate **\$11.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Operating Exp/SF **\$8.06 /SF**
 Taxes/SF **\$2.27 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	202	4,471	4,471	4,471	\$11.00 NNN	Office	Yes	Now	
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2	203	2,941	2,941	2,941	\$11.00 NNN	Office	Yes	Now	
- Four skyways into building - Located in the heart of downtown St. Paul CBD - Low office vacancy in building - 348 parking stall ramp attached - Great first floor corner restaurant space available (Suite 395)									
2	204A	161	161	161	\$11.00 NNN	Office	Yes	Now	
--									
2	204B	3,128	3,128	3,128	\$11.00 NNN	Office	Yes	Now	

US Bank Center - 101 5th St

Saint Paul, MN 55101-1898 | Ramsey County | Saint Paul CBD Market

370,187 SF Class B Office - General Bldg 52,378 SF Available at \$11.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
- Four skyways into building - Located in the heart of downtown St. Paul CBD - Low office vacancy in building - 348 parking stall ramp attached - Great first floor corner restaurant space available (Suite 395)									
11	1100	2,290	2,290	2,290	\$11.00 NNN	Office	Yes	Now	
--									
11	1150	1,693	1,693	1,693	\$11.00 NNN	Office	Yes	Now	
--									
15	1520	2,089	2,089	2,089	\$11.00 NNN	Office	Yes	Now	
--									
16	1620	1,681	1,681	1,681	\$11.00 NNN	Office	Yes	Now	
--									
17	1700	1,608	1,608	1,608	\$11.00 NNN	Office	Yes	Now	
--									
18	1800	2,289	2,289	2,289	\$11.00 NNN	Office	Yes	Now	
--									
24	2450	2,167	2,167	2,167	\$11.00 NNN	Office	Yes	Now	
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26	2615	996	996	996	\$11.00 NNN	Office	Yes	Now	
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180 5th St E - 180 5th St

Saint Paul, MN 55101-2672 | Ramsey County | Saint Paul CBD Market

676,809 SF Class B Office - General Bldg 250,795 SF Available at \$8.00 - \$15.00



Skyway level and first floor retail space available. Full floors with a floor plate of 50,000 sf available for large users. we currently have spaces on 9th floor with great views that will accomodate 3,500 to 12,000 square foot users. Common area renovations are underway, fitness center is complete, opened on Jan. 1st corporate conference center will be completed this year.

Property Type **General Office**
 Bldg Size **676,809 SF**
 Status **Existing**
 Year Built **1916**

Land Area **11.34 Ac.**
 Zoning **B-4**
 Sublease **No**
 % Occupied **68.16%**

Building Class **B**
 Stories **13**
 Typical Floor **50,000 /SF**
 Parking Spaces **0**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **250,795 SF**
 Max Contig **51,429 SF**
 Min Divisible **532 SF**
 Rental Rate **\$8.00 - \$15.00 --**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **10**
 Parcel # **123-062822110050**

Operating Exp/SF **\$8.26 /SF**
 Taxes/SF **\$1.61 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		20,502	20,502	1,230	\$8.00 - \$10.00 NNN		Yes	Now	
4 suites on 1st floor available									
2		18,611	18,611	532	\$8.00 - \$10.00 NNN		Yes	Now	
12 vacancies on skyway level a various sizes.									
3		37,901	37,901	2,500	\$8.00 - \$10.00 NNN		Yes	Now	
Skyway level and first floor retail space available. Full floors with a floor plate of 50,000 sf available for large users. we currently have spaces on 9th and 11th floors with great views that will accomodate 3,500 to 9,500 square foot users. Common area renovations are underway and include a work out facility and corporate conference room for ten									
4		51,429	51,429	2,500	\$8.00 - \$10.00 NNN		Yes	Now	

180 5th St E - 180 5th St

Saint Paul, MN 55101-2672 | Ramsey County | Saint Paul CBD Market

676,809 SF Class B Office - General Bldg 250,795 SF Available at \$8.00 - \$15.00

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
<p>Skyway level and first floor retail space available. Full floors with a floor plate of 50,000 sf available for large users. we currently have spaces on 9th and 11th floors with great views that will accomodate 3,500 to 9,500 square foot users. Common area renovations are underway and include a work out facility and corporate conference room for ten</p>									
5		17,177	17,177	2,500	\$8.00 - \$10.00 NNN		Yes	Now	
<p>Skyway level and first floor retail space available. Full floors with a floor plate of 50,000 sf available for large users. we currently have spaces on 9th and 11th floors with great views that will accomodate 3,500 to 9,500 square foot users. Common area renovations are underway and include a work out facility and corporate conference room for ten</p>									
6		20,581	20,581	2,500	\$8.00 - \$10.00 NNN		Yes	Now	
<p>Skyway level and first floor retail space available. Full floors with a floor plate of 50,000 sf available for large users. we currently have spaces on 9th and 11th floors with great views that will accomodate 3,500 to 9,500 square foot users. Common area renovations are underway and include a work out facility and corporate conference room for ten</p>									
9		25,489	25,489	2,500	\$8.00 - \$10.00 NNN		Yes	Now	
<p>Skyway level and first floor retail space available. Full floors with a floor plate of 50,000 sf available for large users. we currently have spaces on 9th and 11th floors with great views that will accomodate 3,500 to 9,500 square foot users. Common area renovations are underway and include a work out facility and corporate conference room for ten</p>									
9	970	2,976	2,976	2,976	\$8.00 - \$10.00 NNN		Yes	Now	
--									
mezz		20,849	20,849	599	\$15.00 Gross		Yes	Now	
<p>Skyway level and first floor retail space available. Full floors with a floor plate of 50,000 sf available for large users. we currently have spaces on 9th and 11th floors with great views that will accomodate 3,500 to 9,500 square foot users. Common area renovations are underway and include a work out facility and corporate conference room for ten</p>									

Alliance Bank Center - 41-79 5th St E

Saint Paul, MN 55101-2701 | Ramsey County | Saint Paul CBD Market
 240,830 SF Class B Office - General Bldg 67,801 SF Available at \$8.00 - \$17.00 MG



Property Type **General Office**
 Bldg Size **240,830 SF**
 Status **Existing**
 Year Built **1969**

Land Area **0.81 Ac.**
 Zoning **B-4**
 Sublease **No**
 % Occupied **71.85%**

Building Class **B**
 Stories **16**
 Typical Floor **11,500 /SF**
 Parking Spaces **640**
 Parking Ratio **3.44 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **67,801 SF**
 Max Contig **15,816 SF**
 Min Divisible **115 SF**
 Rental Rate **\$8.00 - \$17.00 MG**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **062822120031**

Operating Exp/SF - -
 Taxes/SF **\$1.48 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200B	115	115	115	\$15.65 MG	Office	Yes	Now	
\$150/mo modified gross.									
2	200C	300	300	300	\$17.00 MG	Office	Yes	Now	
--									
5	500	7,808	7,808	3,000	\$11.00 - \$14.00 MG	Office	Yes	Now	
--									
9	900	5,182	5,182	2,500	\$11.00 - \$14.00 MG	Office	Yes	Now	
--									
9	950	726	726	726	\$11.00 - \$14.00 MG	Office	Yes	Now	
--									
10	1020	3,411	3,411	3,411	\$11.00 - \$14.00 MG	Office	Yes	Now	
--									
11	1150	1,820	1,820	1,820	\$11.00 - \$14.00 MG	Office	Yes	Now	

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Prepared By: **Jacob Gerads**

Alliance Bank Center - 41-79 5th St E

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Saint Paul, MN 55101-2701 | Ramsey County | Saint Paul CBD Market

240,830 SF Class B Office - General Bldg 67,801 SF Available at \$8.00 - \$17.00 MG

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
13	1300	9,123	9,123	3,000	\$11.00 - \$14.00 MG	Office	Yes	Now	
--									
LL	0001	15,816	15,816	3,000	\$8.00 - \$11.00 MG	Office	Yes	Now	

Office/Storage. Needs finishes.

Sibley Square at Mears Park - 190 5th St E

Saint Paul, MN 55101-1614 | Ramsey County | Saint Paul CBD Market

236,459 SF Class B Office - General Bldg 138,937 SF Available at \$10.00 - \$14.00 Gross



Sibley Square has eight floors with underground parking and a skyway connection.

Property Type **General Office**
 Bldg Size **236,459 SF**
 Status **Existing**
 Year Built **1913**

Land Area **0.68 Ac.**
 Zoning **B-4**
 Sublease **No**
 % Occupied **41.24%**

Building Class **B**
 Stories **8**
 Typical Floor **35,450 /SF**
 Parking Spaces **5**
 Parking Ratio **0.02 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **138,937 SF**
 Max Contig **81,858 SF**
 Min Divisible **196 SF**
 Rental Rate **\$10.00 - \$14.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor **1.2%**
 Elevators
 Parcel # **062822110008**

Operating Exp/SF **\$3.15 /SF**
 Taxes/SF **\$1.94 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	005	2,473	4,544	2,473	\$10.00 - \$14.00 Gross	Office	Yes	Now	
Basement Storage Space									
1	005/170	4,544	11,551	2,071	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
1	170	2,071	11,551	2,071	\$10.00 - \$14.00 Gross	Office	Yes	Now	
Sibley Square has eight floors with underground parking and a skyway connection.									
2	213	196	3,771	196	\$10.00 - \$14.00 Gross	Office	Yes	Now	
This is a storage space.									
2	215	685	4,260	685	\$10.00 - \$14.00 Gross	Office	Yes	Now	
Janitor Closet Space									
2	250	816	4,391	816	\$10.00 - \$14.00 Gross	Office	Yes	Now	

Sibley Square at Mears Park - 190 5th St E

Saint Paul, MN 55101-1614 | Ramsey County | Saint Paul CBD Market

236,459 SF Class B Office - General Bldg 138,937 SF Available at \$10.00 - \$14.00 Gross

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Sibley Square has eight floors with underground parking and a skyway connection.									
2 & 1	213/170	2,267	11,551	196	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
2 & 1	215/170	2,756	11,551	685	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
2 & 1	250/170	2,887	11,551	816	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
2 & 1	275/170	7,381	11,551	2,071	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
2 & 3	213/315	1,700	59,076	196	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
2 & 3	215/315	2,189	59,076	685	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
2 & 3	250/315	2,320	59,076	816	\$10.00 - \$14.00 Gross	Office	Yes	Now	
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2 & 3	275/315	6,814	59,076	1,504	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
2 & 3 & 1	213/315/170	3,771	59,076	196	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
2 & 3 & 1	215/315/170	4,260	59,076	685	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
2 & 3 & 1	250/315/170	4,391	59,076	816	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
2 & 3 & 1	275/315/170	8,885	59,076	1,504	\$10.00 - \$14.00 Gross	Office	Yes	Now	
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3	300	3,195	16,798	3,195	\$10.00 - \$14.00 Gross	Office	Yes	Now	
Sibley Square has eight floors with underground parking and a skyway connection.									
3	300/315	4,699	59,076	1,504	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
3	300-T	700	14,303	700	\$10.00 - \$14.00 Gross	Office	Yes	Now	
Sibley Square has eight floors with underground parking and a skyway connection.									
3	300-T/315	2,204	59,076	700	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
3	310/315	6,512	59,076	1,504	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
3	315	1,504	59,076	1,504	\$10.00 - \$14.00 Gross	Office	Yes	Now	
Sibley Square has eight floors with underground parking and a skyway connection.									
3	350/315	16,762	59,076	1,504	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
3 & 4	300/450	15,294	79,796	3,195	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
3 & 4	300/315/450	16,798	79,796	1,504	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
3 & 4	300-T/315/450	14,303	79,796	700	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
3 & 4	300-T/450	12,799	79,796	700	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
3 & 4	310/315/450	18,611	79,796	1,504	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
3 & 4	350/315/450	28,861	79,796	1,504	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
7	701	327	40,103	327	\$10.00 - \$14.00 Gross	Office	Yes	Now	
Sibley Square has eight floors with underground parking and a skyway connection.									
7	701/700	12,376	47,590	327	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
7	735	4,000	43,776	4,000	\$10.00 - \$14.00 Gross	Office	Yes	Now	
Sibley Square has eight floors with underground parking and a skyway connection.									

Sibley Square at Mears Park - 190 5th St E

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Saint Paul, MN 55101-1614 | Ramsey County | Saint Paul CBD Market

236,459 SF Class B Office - General Bldg 138,937 SF Available at \$10.00 - \$14.00 Gross

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
7	735/700	16,049	47,590	4,000	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
7	760	3,487	43,263	3,487	\$10.00 - \$14.00 Gross	Office	Yes	Now	
Sibley Square has eight floors with underground parking and a skyway connection.									
7	760/700	15,536	47,590	3,487	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
7 & 6	701/600	28,054	75,317	327	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
7 & 6	701/700/600	40,103	75,317	327	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
7 & 6	735/600	31,727	75,317	4,000	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
7 & 6	735/700/600	43,776	75,317	4,000	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
7 & 6	760/600	31,214	75,317	3,487	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
7 & 6	760/700/600	43,263	75,317	3,487	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									
Mult. Floors	Mult. Suites	75,317	81,858	327	\$10.00 - \$14.00 Gross	Office	Yes	Now	
--									

Golden Rule Building - 85 E 7th Pl

Saint Paul, MN 55101-2143 | Ramsey County | Saint Paul CBD Market
 289,378 SF Class B Office - General Bldg 664 SF Available at \$10.00 - \$12.00 Net



Property Type **General Office**
 Bldg Size **289,378 SF**
 Status **Existing**
 Year Built **1906**

Land Area **1.39 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **99.77%**

Building Class **B**
 Stories **6**
 Typical Floor **16,401 /SF**
 Parking Spaces **33**
 Parking Ratio **0.10 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **664 SF**
 Max Contig **664 SF**
 Min Divisible **664 SF**
 Rental Rate **\$10.00 - \$12.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **4**
 Parcel # **123-312922430512**

Operating Exp/SF **\$7.57 /SF**
 Taxes/SF **\$2.13 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
First Floor	180	664	664	664	\$10.00 - \$12.00 Net	Office	Yes	Now	
--									

Wells Fargo Place - 30 7th St

Saint Paul, MN 55101-4914 | Ramsey County | Saint Paul CBD Market

634,895 SF Class A Office - General Bldg 83,976 SF Available at \$12.00 - \$25.00 NNN



Amenities: A/C, atrium, banking, bus line, car key access, concierge, dry cleaner, Energy Star Labeled, Fitness Center, Food Court, Mezzanine, On-Site Management, Property Manager on-site, restaurant, security system, signage.

Property Type **General Office**
 Bldg Size **634,895 SF**
 Status **Existing**
 Year Built **1986**

Land Area **2.66 Ac.**
 Zoning **CBD (Central Business District)**
 Sublease **No**
 % Occupied **86.77%**

Building Class **A**
 Stories **36**
 Typical Floor **17,159 /SF**
 Parking Spaces **1,450**
 Parking Ratio **1.00 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **83,976 SF**
 Max Contig **15,544 SF**
 Min Divisible **266 SF**
 Rental Rate **\$12.00 - \$25.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **123-062822120099**

Operating Exp/SF **\$9.16 /SF**
 Taxes/SF **\$4.99 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	115	1,782	1,782	1,782	\$12.00 - \$25.00 NNN	Office	Yes	Now	
--									
1	165	1,038	1,038	1,038	\$12.00 - \$25.00 NNN	Office	Yes	Now	
--									
1	170	610	610	610	\$12.00 - \$25.00 NNN	Office	Yes	Now	
--									
1	180	1,174	1,174	1,174	\$12.00 - \$25.00 NNN	Office	Yes	Now	
--									
1	220	4,337	4,337	4,337	\$12.00 - \$20.00 NNN	Office	Yes	Now	
--									

Wells Fargo Place - 30 7th St

Saint Paul, MN 55101-4914 | Ramsey County | Saint Paul CBD Market

634,895 SF Class A Office - General Bldg 83,976 SF Available at \$12.00 - \$25.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	260	4,891	4,891	4,891	\$12.00 - \$25.00 NNN	Office	Yes	Now	
--									
2	280	769	769	769	\$12.00 - \$25.00 NNN	Office	Yes	Now	
--									
3	325	2,084	2,084	2,084	\$12.00 - \$25.00 NNN	Office	Yes	Now	
--									
3	345	266	266	266	\$12.00 - \$25.00 NNN	Office	Yes	Now	
--									
24	2490	1,833	1,833	1,833	\$17.50 NNN	Office	Yes	Now	
--									
31	3150	3,445	3,445	3,445	\$17.50 NNN	Office	Yes	Now	
--									
31	3199	3,503	3,503	3,503	\$17.50 NNN	Office	Yes	Now	
--									
33	3350	2,103	2,103	2,103	\$17.50 NNN	Office	Yes	Now	
--									
35	3510	4,201	4,201	4,201	\$17.50 NNN	Office	Yes	Now	
--									
35	3550	2,410	2,410	2,410	\$17.50 NNN	Office	Yes	Now	
--									

Wells Fargo Place - 30 7th St

Saint Paul, MN 55101-4914 | Ramsey County | Saint Paul CBD Market
 634,895 SF Class A Office - General Bldg 4,478 SF Available at Negotiable



- Skyway Suite with signage available • Tallest building in St. Paul, home to premier business firms • Convenient to downtown St. Paul bus lines • In-building concierge and security • Close proximity to State Capitol Building • Property management on site • Easy access to I-94 and I-35E • Close to downtown St. Paul entertainment & restaurants

Property Type **General Office**
 Bldg Size **634,895 SF**
 Status **Existing**
 Year Built **1986**

Land Area **2.66 Ac.**
 Zoning **CBD (Central Business District)**
 Sublease **Yes**
 % Occupied **99.29%**

Building Class **A**
 Stories **36**
 Typical Floor **17,159 /SF**
 Parking Spaces **1,450**
 Parking Ratio **1.00 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **4,478 SF**
 Max Contig **4,478 SF**
 Min Divisible **4,478 SF**
 Rental Rate **Negotiable - -**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **123-062822120099**

Operating Exp/SF **- -**
 Taxes/SF **- -**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	270	4,478	4,478	4,478	Negotiable	Office	Yes	Now	Through December 15, 2015
--									

81 On Seventh - 81 7th St

Saint Paul, MN 55101-2211 | Ramsey County | Saint Paul CBD Market
 59,000 SF Class B Office - General Bldg 13,700 SF Available at Negotiable Net



Property Type **General Office**
 Bldg Size **59,000 SF**
 Status **Existing**
 Year Built **1907**

Building Class **B**
 Stories **4**
 Typical Floor **9,000 /SF**
 Parking Spaces
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Core Factor
 Elevators **1**
 Parcel # **123-312922430066**

Land Area **0.45 Ac.**
 Zoning **B (Business)**
 Sublease **No**
 % Occupied **76.78%**

Available SF **13,700 SF**
 Max Contig **13,700 SF**
 Min Divisible **1,500 SF**
 Rental Rate **Negotiable Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Operating Exp/SF **\$7.88 /SF**
 Taxes/SF **\$2.34 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	100	8,500	13,700	1,500	Negotiable Net	Office	Yes	Now	
Hardwood Floors, stamped metal ceilings. First floor height: 12' to beam. 15' to ceiling. Mezzanine height: 8' to beam. 9'8" to ceiling.									
LL	LL	5,200	13,700	1,500	Negotiable Net	Office	Yes	Now	
--									
LL & 1	LL/100	13,700	13,700	1,500	Negotiable Net	Office	Yes	Now	
--									

Degree of Honor - 325 Cedar St

Saint Paul, MN 55101-1015 | Ramsey County | Saint Paul CBD Market
 99,000 SF Class B Office - General Bldg 14,302 SF Available at \$8.00 NNN



Skyway connected, Daily janitorial service included, two building conference rooms available to all tenants.

Property Type **General Office**
 Bldg Size **99,000 SF**
 Status **Existing**
 Year Built **1960**

Building Class **B**
 Stories **10**
 Typical Floor **8,300 /SF**
 Parking Spaces **80**
 Parking Ratio **0.80 /1000 SF**
 Tenancy **Multi-Tenant**

Core Factor
 Elevators **4**
 Parcel # **123-062822120069**

Land Area **0.37 Ac.**
 Zoning **B-4**
 Sublease **No**
 % Occupied **85.55%**

Available SF **14,302 SF**
 Max Contig **4,004 SF**
 Min Divisible **1,001 SF**
 Rental Rate **\$8.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Operating Exp/SF **\$3.86 /SF**
 Taxes/SF **\$1.14 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	210	2,907	2,907	2,907	\$8.00 NNN	Office	Yes	Now	
Skyway connected, Daily janitorial service included, two building conference rooms available to all tenants.									
2	220	1,001	1,001	1,001	\$8.00 NNN	Office	Yes	Now	
--									
2	250	2,496	2,496	2,496	\$8.00 NNN	Office	Yes	Now	
--									
4	400	4,004	4,004	4,004	\$8.00 NNN	Office	Yes	Now	
--									
7	700	2,443	2,443	2,443	\$8.00 NNN	Office	Yes	Now	
--									
9	950	1,451	1,451	1,451	\$8.00 NNN	Office	Yes	Now	
--									

Saint Paul, MN 55101-1004 | Ramsey County | Saint Paul CBD Market

172,430 SF Class B Office - General Bldg 162,300 SF Available at \$8.00 - \$12.00 Net

For Sale at \$4,200,000 (\$24.36 PSF)



> 18,000 square foot floor plates > Located on main public transportation lines > Skyway connected to downtown > Ample ramp parking within one city block > Near City and County offices > Hotels, restaurants and shopping within walking distance

Property Type General Office	Land Area 1.11 Ac.
Bldg Size 172,430 SF	Zoning B-4
Status Existing	Sublease No
Year Built 1954	% Occupied 5.87%
Building Class B	Available SF 162,300 SF
Stories 8	Max Contig 162,300 SF
Typical Floor 21,553 /SF	Min Divisible 5,000 SF
Parking Spaces 22	Rental Rate \$8.00 - \$12.00 Net
Parking Ratio --	Sale Price \$4,200,000
Tenancy Multi-Tenant	Price/SF \$24.36 /SF
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF --
Parcel # 123-062822120057	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
All		162,300	162,300	5,000	\$8.00 - \$12.00 Net		Yes	Now	
--									

UBS Plaza - 444 Cedar St

Saint Paul, MN 55101 | Ramsey County | Saint Paul CBD Market

229,652 SF Class A Office - General Bldg 53,850 SF Available at \$9.00 - \$11.00 NNN



Property Type **General Office**
 Bldg Size **229,652 SF**
 Status **Existing**
 Year Built **1979**

Building Class **A**
 Stories **25**
 Typical Floor **11,834 /SF**
 Parking Spaces
 Parking Ratio --
 Tenancy **Multi-Tenant**

Core Factor
 Elevators **9**
 Parcel # **123-062822120112**

Land Area **3.58 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **76.55%**

Available SF **53,850 SF**
 Max Contig **23,778 SF**
 Min Divisible **561 SF**
 Rental Rate **\$9.00 - \$11.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Operating Exp/SF **\$8.38 /SF**
 Taxes/SF **\$2.46 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
9	900	3,867	3,867	3,867	\$9.00 - \$11.00 NNN	Office	Yes	Now	Negotiable
--									
9	920	2,575	2,575	2,575	\$9.00 - \$11.00 NNN	Office	Yes	Now	Negotiable
--									
10	1005	1,268	1,268	1,268	\$9.00 - \$11.00 NNN	Office	Yes	Now	Negotiable
--									
10	1016	592	592	592	\$9.00 - \$11.00 NNN	Office	Yes	Now	Negotiable
--									
10	1020	1,826	1,826	1,826	\$9.00 - \$11.00 NNN	Office	Yes	Now	
--									
11	1190	561	561	561	\$9.00 - \$11.00 NNN	Office	Yes	Now	Negotiable
--									

Gallery Building - 17 Exchange St

Saint Paul, MN 55102-1045 | Ramsey County | Saint Paul CBD Market
 105,329 SF Class B Office - Medical Bldg 49,802 SF Available at \$15.00 NNN



Atrium, bus line, card key access.

Property Type **Medical Office**
 Bldg Size **105,329 SF**
 Status **Existing**
 Year Built **1978**

Land Area **0.49 Ac.**
 Zoning **B-5**
 Sublease **No**
 % Occupied **52.72%**

Building Class **B**
 Stories **8**
 Typical Floor **13,495 /SF**
 Parking Spaces **5**
 Parking Ratio **0.08 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **49,802 SF**
 Max Contig **13,810 SF**
 Min Divisible **492 SF**
 Rental Rate **\$15.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **31-29-22-34-0280**

Operating Exp/SF **\$12.49 /SF**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	115	1,221	1,221	1,221	\$15.00 NNN	Medical	Yes	Now	
Atrium, bus line, card key access.									
1	150	2,883	2,883	2,883	\$15.00 NNN	Medical	Yes	Now	
--									
3	301	2,293	9,914	2,293	\$15.00 NNN	Medical	Yes	Now	
Atrium, bus line, card key access.									
3	302/301	9,914	9,914	2,293	\$15.00 NNN	Medical	Yes	Now	
--									
4	402	763	763	763	\$15.00 NNN	Medical	Yes	Now	
Atrium, bus line, card key access.									
4	405A	492	492	492	\$15.00 NNN	Medical	Yes	Now	

Gallery Building - 17 Exchange St

Saint Paul, MN 55102-1045 | Ramsey County | Saint Paul CBD Market
 105,329 SF Class B Office - Medical Bldg 49,802 SF Available at \$15.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Atrium, bus line, card key access.									
4	406	1,169	1,169	1,169	\$15.00 NNN	Medical	Yes	Now	
Atrium, bus line, card key access.									
4	409	4,109	4,109	4,109	\$15.00 NNN	Medical	Yes	Now	
Atrium, bus line, card key access.									
6	602	4,108	9,520	4,108	\$15.00 NNN	Medical	Yes	Now	
Atrium, bus line, card key access.									
6	602/622	9,520	9,520	4,108	\$15.00 NNN	Medical	Yes	Now	
--									
8	8th Floor	5,921	5,921	624	\$15.00 NNN	Medical	Yes	Now	
Atrium, bus line, card key access.									

Saint Paul, MN 55101-1810 | Ramsey County | Saint Paul CBD Market

237,819 SF Class B Office - General Bldg 94,023 SF Available at \$11.00 - \$12.00 NNN



375 Jackson is located in the mid-town area of Saint Paul, provides distinctive, efficient, and practical space for companies. Integral pieces of a vibrant downtown and well connected on the Saint Paul skyway system, these two properties offer location and convenience for tenants. The East building, completed in 1967, and the west building, completed in 1981, combine approximately 211,722 square feet. The East and West structures are connected on floors two through seven by an enclosed sky link. Building renovation was completed in the Fall of 2002.

Property Type **General Office**
 Bldg Size **237,819 SF**
 Status **Existing**
 Year Built **1965**

Land Area **0.80 Ac.**
 Zoning **B-4**
 Sublease **No**
 % Occupied **60.46%**

Building Class **B**
 Stories **7**
 Typical Floor **33,974 /SF**
 Parking Spaces **24**
 Parking Ratio **0.50 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **94,023 SF**
 Max Contig **104,837 SF**
 Min Divisible **127 SF**
 Rental Rate **\$11.00 - \$12.00 NNN**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **7**
 Parcel # **123-062822110005**

Operating Exp/SF **\$1.30 /SF**
 Taxes/SF **\$1.45 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
LL	L5	1,273	1,273	1,273	\$11.00 - \$12.00 NNN	Office	Yes	Now	
--									
LL	L40	463	463	463	\$11.00 - \$12.00 NNN	Office	Yes	Now	
--									
LL	L55	368	368	368	\$11.00 - \$12.00 NNN	Office	Yes	Now	
--									
LL	L60	607	607	607	\$11.00 - \$12.00 NNN	Office	Yes	Now	
--									
LL	L95	127	127	127	\$11.00 - \$12.00 NNN	Office	Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: **Jacob Gerads**

375 Jackson St

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Saint Paul, MN 55101-1810 | Ramsey County | Saint Paul CBD Market

237,819 SF Class B Office - General Bldg 94,023 SF Available at \$11.00 - \$12.00 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									

Cray Plaza - 380 Jackson St E

Saint Paul, MN 55330 | Ramsey County | Saint Paul CBD Market
 219,313 SF Class B Office - General Bldg 28,928 SF Available at \$7.00 - \$15.00



Property Type **General Office**
 Bldg Size **219,313 SF**
 Status **Existing**
 Year Built **1984**

Land Area **0.00 Ac.**
 Zoning **C**
 Sublease **No**
 % Occupied **86.81%**

Building Class **B**
 Stories **8**
 Typical Floor
 Parking Spaces
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **28,928 SF**
 Max Contig **4,424 SF**
 Min Divisible **463 SF**
 Rental Rate **\$7.00 - \$15.00 --**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **312922440107**

Operating Exp/SF **\$9.81 /SF**
 Taxes/SF **\$0.74 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	129	560	560	560	\$15.00 Net		Yes	Now	
Food court space. Next to Mears Park in Lowertown. Next to Subway, Asian Express, Pizza, and Faces Restaurant and Bar.									
1	133	759	1,222	759	\$15.00 Net		Yes	Now	
Food court suite. Next to Mears Park in Lowertown. Next to Subway, Pizza, Asian Express, and Faces Restaurant and Bar.									
1	133/135	1,222	1,222	463	\$15.00 Net		Yes	Now	
--									
1	135	463	1,222	463	\$15.00 Net		Yes	Now	
Food court space. Next to Subway, Pizza, Asian Express, and Faces Restaurant and Bar. Next to Mears Park in popular Lowertown.									
1	160	4,424	4,424	4,424	\$9.00 Net		Yes	Now	
--									
2	280	600	600	600	\$7.00 - \$9.00 NNN		Yes	Now	
Skyway space. Former convenient store. On the atrium.									
2	283	1,090	1,090	1,090	\$9.00 Net		Yes	Now	

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

Cray Plaza - 380 Jackson St E

Saint Paul, MN 55330 | Ramsey County | Saint Paul CBD Market
 219,313 SF Class B Office - General Bldg 28,928 SF Available at \$7.00 - \$15.00

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Former Salon space on skyway level. Retail or Office use. Large underground parking ramp! Skyway connected. YMCA on site! Huge common conference center. On site security guard station. On site Faces Bar/Restaurant/Bakery! Food court. On site management. Motivated landlord. www.cbre.com/crayplaza									
3	319	3,548	3,548	3,548	\$9.00 Net		Yes	Now	
--									
4	401	4,051	4,051	4,051	\$9.00 Net		Yes	Now	
--									
4	414	2,973	2,973	2,973	\$9.00 Net		Yes	Now	
--									
4	417	1,095	1,095	1,095	\$9.00 Net		Yes	Now	
Full Height glass facing Mears Park! Large underground parking ramp! Skyway connected. YMCA on site! Huge common conference center. On site security guard station. On site Loto Bar/Restaurant/Bakery! Food court. On site management. Motivated landlord. www.cbre.com/crayplaza									
4	418	1,750	1,750	1,750	\$9.00 Net		Yes	Now	
Full Height glass facing Mears Park! Large underground parking ramp! Skyway connected. YMCA on site! Huge common conference center. On site security guard station. On site Loto Bar/Restaurant/Bakery! Food court. On site management. Motivated landlord. www.cbre.com/crayplaza									
4	430	2,756	2,756	2,756	\$9.00 Net		Yes	Now	
Full Height glass facing Mears Park! Large underground parking ramp! Skyway connected. YMCA on site! Huge common conference center. On site security guard station. On site Loto Bar/Restaurant/Bakery! Food court. On site management. Motivated landlord. www.cbre.com/crayplaza									
4	475	1,070	1,070	1,070	\$7.00 - \$9.00 Net		Yes	Now	
Full Height glass facing Mears Park! Large underground parking ramp! Skyway connected. YMCA on site! Huge common conference center. On site security guard station. On site Faces Bar/Restaurant/Bakery! Food court. On site management. Motivated landlord. www.cbre.com/crayplaza									
5	530	3,789	3,789	3,789	\$7.00 - \$9.00 Net		Yes	Now	
Full Height glass facing Mears Park! Large underground parking ramp! Skyway connected. YMCA on site! Huge common conference center. On site security guard station. On site Loto Bar/Restaurant/Bakery! Food court. On site management. Motivated landlord. www.cbre.com/crayplaza									

First National Bank Building - 332 Minnesota St

Saint Paul, MN 55101-1314 | Ramsey County | Saint Paul CBD Market

662,854 SF Class B Office - General Bldg 214,371 SF Available at \$17.00 - \$19.00 Gross



The First National Bank Building is located in the heart of downtown St. Paul adjacent to a new Light Rail Transit (LRT) station opening in early 2014. Building amenities include a 24/7 fitness center with lockers and showers, tenant lounge, building conference center (up to 48 attendees), 461-stall heated parking garage, three skyway connections,

Property Type **General Office**
 Bldg Size **662,854 SF**
 Status **Existing**
 Year Built **1931**

Land Area **2.27 Ac.**
 Zoning **B-4**
 Sublease **No**
 % Occupied **68.86%**

Building Class **B**
 Stories **32**
 Typical Floor **3,308 /SF**
 Parking Spaces **461**
 Parking Ratio **0.67 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **214,371 SF**
 Max Contig **29,336 SF**
 Min Divisible **208 SF**
 Rental Rate **\$17.00 - \$19.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **16**
 Parcel # **123-062822110017**

Operating Exp/SF --
 Taxes/SF --

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	E 101	846	846	846	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
1	E 145	3,453	3,453	3,453	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
1	N 105	1,909	1,909	1,909	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
2	N 234	784	784	784	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
4	W 410	2,141	2,141	2,141	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable

First National Bank Building - 332 Minnesota St

Saint Paul, MN 55101-1314 | Ramsey County | Saint Paul CBD Market

662,854 SF Class B Office - General Bldg 214,371 SF Available at \$17.00 - \$19.00 Gross

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
7	E 730	1,128	1,128	1,128	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
7	W 701	4,778	6,662	4,778	\$17.00 - \$19.00 Gross	Office	No	5/1/2014	
--									
7	W 705	1,884	6,662	1,884	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
7	W 705/W 701	6,662	6,662	1,884	\$17.00 - \$19.00 Gross	Office	No		
--									
7	W 777	479	479	479	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
<p>The First National Bank Building is located in the heart of downtown St. Paul adjacent to a new Light Rail Transit (LRT) station opening in early 2014. Building amenities include a 24/7 fitness center with lockers and showers, tenant lounge, building conference center (up to 48 attendees), 461-stall heated parking garage, three skyway connections,</p>									
8	E 801	4,429	5,254	4,429	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
8	E 801/E 818	4,921	5,254	492	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
8	E 801/E 830	4,762	5,254	333	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
8	E 801/E 830/E 818	5,254	5,254	333	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
8	E 818	492	4,921	492	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
8	E 820	751	751	751	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
8	E 830	333	4,762	333	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
8	W 810	735	4,535	735	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
8	W 810/W 830	4,535	4,535	735	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
8	W 830	3,800	4,535	3,800	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
8	W 850	468	468	468	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
9	W 952	1,193	1,193	1,193	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
9	W 962	689	6,188	689	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
9	W 962/W 975	6,188	6,188	689	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
10	W 1050	2,425	4,107	2,425	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
10	W 1050/W 1080	4,107	4,107	1,682	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
10	W 1070	2,711	2,711	2,711	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
10	W 1079	861	861	861	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
10	W 1080	1,682	4,107	1,682	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
<p>The First National Bank Building is located in the heart of downtown St. Paul adjacent to a new Light Rail Transit (LRT) station opening in early 2014. Building amenities include a 24/7 fitness center with lockers and showers, tenant lounge, building conference center (up to 48 attendees), 461-stall heated parking garage, three skyway connections,</p>									
12	W 1255	363	363	363	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
12	W 1256	350	350	350	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable

First National Bank Building - 332 Minnesota St

Saint Paul, MN 55101-1314 | Ramsey County | Saint Paul CBD Market

662,854 SF Class B Office - General Bldg 214,371 SF Available at \$17.00 - \$19.00 Gross

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
<p>The First National Bank Building is located in the heart of downtown St. Paul adjacent to a new Light Rail Transit (LRT) station opening in early 2014. Building amenities include a 24/7 fitness center with lockers and showers, tenant lounge, building conference center (up to 48 attendees), 461-stall heated parking garage, three skyway connections,</p>									
12	W 1271	861	861	861	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
<p>The First National Bank Building is located in the heart of downtown St. Paul adjacent to a new Light Rail Transit (LRT) station opening in early 2014. Building amenities include a 24/7 fitness center with lockers and showers, tenant lounge, building conference center (up to 48 attendees), 461-stall heated parking garage, three skyway connections,</p>									
12	W 1293	264	264	264	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
<p>The First National Bank Building is located in the heart of downtown St. Paul adjacent to a new Light Rail Transit (LRT) station opening in early 2014. Building amenities include a 24/7 fitness center with lockers and showers, tenant lounge, building conference center (up to 48 attendees), 461-stall heated parking garage, three skyway connections,</p>									
12	W 1294	509	509	509	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
<p>The First National Bank Building is located in the heart of downtown St. Paul adjacent to a new Light Rail Transit (LRT) station opening in early 2014. Building amenities include a 24/7 fitness center with lockers and showers, tenant lounge, building conference center (up to 48 attendees), 461-stall heated parking garage, three skyway connections,</p>									
13	E 1300	1,789	1,789	1,789	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
13	E 1305	758	3,355	758	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
<p>The First National Bank Building is located in the heart of downtown St. Paul adjacent to a new Light Rail Transit (LRT) station opening in early 2014. Building amenities include a 24/7 fitness center with lockers and showers, tenant lounge, building conference center (up to 48 attendees), 461-stall heated parking garage, three skyway connections,</p>									
13	E 1305/E 1310	3,355	3,355	758	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
13	E 1310	2,597	3,355	2,597	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
13	E 1311	721	1,442	721	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
<p>The First National Bank Building is located in the heart of downtown St. Paul adjacent to a new Light Rail Transit (LRT) station opening in early 2014. Building amenities include a 24/7 fitness center with lockers and showers, tenant lounge, building conference center (up to 48 attendees), 461-stall heated parking garage, three skyway connections,</p>									
13	E 1312	721	1,442	721	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
13	E 1312/E 1311	1,442	1,442	721	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
13	E 1318	646	646	646	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
13	E 1320	586	2,326	586	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
13	E 1322	313	899	313	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
13	E 1322/E 1320	899	2,326	313	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
13	E 1324	589	1,175	589	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
13	E 1324/E 1320	1,175	2,326	586	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
13	E 1330	838	1,424	838	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
13	E 1330/E 1320	1,424	2,326	586	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
13	Mult. Suites	2,326	2,326	313	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
13	W 1360	4,284	4,284	4,284	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
13	W 1380	2,346	2,346	2,346	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
14	W 1410	964	964	964	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
18	W 1850	2,507	2,507	2,507	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable

First National Bank Building - 332 Minnesota St

Saint Paul, MN 55101-1314 | Ramsey County | Saint Paul CBD Market

662,854 SF Class B Office - General Bldg 214,371 SF Available at \$17.00 - \$19.00 Gross

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
19	W 1900	2,473	7,958	2,473	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
The First National Bank Building is located in the heart of downtown St. Paul adjacent to a new Light Rail Transit (LRT) station opening in early 2014. Building amenities include a 24/7 fitness center with lockers and showers, tenant lounge, building conference center (up to 48 attendees), 461-stall heated parking garage, three skyway connections,									
19	W 1950/W 1900	7,958	7,958	2,473	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
20	W 2052	503	3,343	503	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
20	W 2052/W 2060	1,205	3,343	503	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
20	W 2052/W 2062	2,641	3,343	503	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
20	W 2052/W 2062/W 2060	3,343	3,343	503	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
20	W 2060	702	1,205	702	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
20	W 2062	2,138	2,641	2,138	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
The First National Bank Building is located in the heart of downtown St. Paul adjacent to a new Light Rail Transit (LRT) station opening in early 2014. Building amenities include a 24/7 fitness center with lockers and showers, tenant lounge, building conference center (up to 48 attendees), 461-stall heated parking garage, three skyway connections,									
20	W 2070	425	425	425	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
20	W 2090	1,428	1,428	1,428	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
The First National Bank Building is located in the heart of downtown St. Paul adjacent to a new Light Rail Transit (LRT) station opening in early 2014. Building amenities include a 24/7 fitness center with lockers and showers, tenant lounge, building conference center (up to 48 attendees), 461-stall heated parking garage, three skyway connections,									
23	W 2325	706	706	706	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
23	W 2350	3,190	3,190	3,190	\$17.00 - \$19.00 Gross	Office	No	6/1/2014	Negotiable
--									
25	W 2550	208	208	208	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
The First National Bank Building is located in the heart of downtown St. Paul adjacent to a new Light Rail Transit (LRT) station opening in early 2014. Building amenities include a 24/7 fitness center with lockers and showers, tenant lounge, building conference center (up to 48 attendees), 461-stall heated parking garage, three skyway connections,									
26	W 2600	4,187	4,540	3,787	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
26	W 2600/W 2650	4,540	4,540	353	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
26	W 2650	353	4,540	353	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
28	W 1710	2,113	2,113	2,113	\$17.00 - \$19.00 Gross	Office	Yes	Now	
--									
28	W 2800	3,223	3,223	3,223	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
The First National Bank Building is located in the heart of downtown St. Paul adjacent to a new Light Rail Transit (LRT) station opening in early 2014. Building amenities include a 24/7 fitness center with lockers and showers, tenant lounge, building conference center (up to 48 attendees), 461-stall heated parking garage, three skyway connections,									
31	W 3171	462	462	462	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
--									
31	W 3172	491	491	491	\$17.00 - \$19.00 Gross	Office	Yes	Now	Negotiable
Located on the top floor of the West Tower. This suite offers great views of downtown and the Mississippi River.									

Bremer Tower - 445 Minnesota St

Saint Paul, MN 55101-2190 | Ramsey County | Saint Paul CBD Market

248,140 SF Class A Office - General Bldg 73,559 SF Available at \$8.00 - \$12.00 Net



Skyway connected on all sides. Town square amenities include abundant food options. 24/7 Security Guard. 50 person training room with a full kitchen along with a 20 person board room.

Property Type **General Office**
 Bldg Size **248,140 SF**
 Status **Existing**
 Year Built **1980**

Land Area **0.00 Ac.**
 Zoning **B-4**
 Sublease **No**
 % Occupied **80.01%**

Building Class **A**
 Stories **27**
 Typical Floor **11,705 /SF**
 Parking Spaces
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **73,559 SF**
 Max Contig **23,954 SF**
 Min Divisible **1,525 SF**
 Rental Rate **\$8.00 - \$12.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor **11%**
 Elevators
 Parcel # **123-062822120112**

Operating Exp/SF **\$7.52 /SF**
 Taxes/SF **\$2.58 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
6	600	11,977	11,977	4,500	\$8.00 - \$12.00 Net	Office	Yes	Now	
--									
7	700	2,420	2,420	2,420	\$8.00 - \$12.00 Net	Office	Yes	Now	
--									
7	730	1,525	1,525	1,525	\$8.00 - \$12.00 Net	Office	Yes	Now	
--									
10	1002	2,752	2,752	2,752	\$8.00 - \$12.00 Net	Office	Yes	Now	
--									

Saint Paul, MN 55107-1827 | Ramsey County | Saint Paul CBD Market

83,182 SF Class B Office - General Bldg 3,329 SF Available at \$10.00 - \$12.00 Net



The Drake "Marble" Building was built 100 years ago as a marble cutting and polishing plant on St. Paul's West Side, just across the Mississippi River from the St. Paul Central Business District. Now in a redevelopment area, the 83,759 square foot "Drake Building" has been renovated and converted into some of the most unique office space.

Property Type **General Office**
 Bldg Size **83,182 SF**
 Status **Existing**
 Year Built **1913**

Land Area **2.78 Ac.**
 Zoning **I-1**
 Sublease **No**
 % Occupied **96%**

Building Class **B**
 Stories **4**
 Typical Floor **20,000 /SF**
 Parking Spaces **400**
 Parking Ratio **4.80 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **3,329 SF**
 Max Contig **1,173 SF**
 Min Divisible **1,075 SF**
 Rental Rate **\$10.00 - \$12.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **05-28-22-33-0059; 05-28-22-33-0060**

Operating Exp/SF **\$5.81 /SF**
 Taxes/SF **\$4.51 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	120	1,075	1,075	1,075	\$10.00 - \$12.00 Net	Office	Yes	Now	3-5 year minimum
<p>The Drake "Marble" Building was built 100 years ago as a marble cutting and polishing plant on St. Paul's West Side, just across the Mississippi River from the St. Paul Central Business District.</p> <p>Now in a redevelopment area, the 83,759 square foot "Drake Building" has been renovated and converted into some of the most unique office space St. Pau</p>									
2	200	1,173	1,173	1,173	\$10.00 - \$12.00 Net	Office	Yes	Now	3-5 year minimum

Saint Paul, MN 55107-1827 | Ramsey County | Saint Paul CBD Market

83,182 SF Class B Office - General Bldg 3,329 SF Available at \$10.00 - \$12.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
<p>The Drake "Marble" Building was built 100 years ago as a marble cutting and polishing plant on St. Paul's West Side, just across the Mississippi River from the St. Paul Central Business District.</p>									

Now in a redevelopment area, the 83,759 square foot "Drake Building" has been renovated and converted into some of the most unique office space St. Pau

2	250	1,081	1,081	1,081	\$10.00 - \$12.00 Net	Office	Yes	Now	3-5 year minimum
<p>The Drake "Marble" Building was built 100 years ago as a marble cutting and polishing plant on St. Paul's West Side, just across the Mississippi River from the St. Paul Central Business District.</p>									

Now in a redevelopment area, the 83,759 square foot "Drake Building" has been renovated and converted into some of the most unique office space St. Pau

10 River Park Plz - 10 River Park Plz

Saint Paul, MN 55107-1221 | Ramsey County | Saint Paul CBD Market

328,600 SF Class B Office - General Bldg 167,620 SF Available at \$8.00 - \$12.00 Net



Amenities: Located on bus lines, fitness center with showers, on-site restaurant, 24/7 security, signage available, storage space available, energy management system, ample free parking, located on the Mississippi waterfront, spectacular views of St.Paul skyline, fiber optics in place, fully sprinklered and back up generator.

Property Type **General Office**
 Bldg Size **328,600 SF**
 Status **Existing**
 Year Built **1988**

Land Area **5.12 Ac.**
 Zoning **(Office)**
 Sublease **No**
 % Occupied **48.99%**

Building Class **B**
 Stories **8**
 Typical Floor **29,080 /SF**
 Parking Spaces **1,478**
 Parking Ratio **4.50 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **167,620 SF**
 Max Contig **125,596 SF**
 Min Divisible **2,500 SF**
 Rental Rate **\$8.00 - \$12.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **4**
 Parcel # **123-052822230027**

Operating Exp/SF **\$4.34 /SF**
 Taxes/SF **\$2.96 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	42,024	42,024	2,500	\$8.00 - \$12.00 Net	Office	Yes	Now	
--									
5	500	35,407	62,798	2,500	\$8.00 - \$12.00 Net	Office	Yes	Now	
--									
5 & 7	500/700	62,798	125,596	2,500	\$8.00 - \$12.00 Net	Office	Yes	Now	
--									
6	600	35,407	62,798	2,500	\$8.00 - \$12.00 Net	Office	Yes	Now	
--									
6 & 7	600/700	62,798	125,596	2,500	\$8.00 - \$12.00 Net	Office	Yes	Now	

10 River Park Plz - 10 River Park Plz

Saint Paul, MN 55107-1221 | Ramsey County | Saint Paul CBD Market

328,600 SF Class B Office - General Bldg 167,620 SF Available at \$8.00 - \$12.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
7	700	27,391	125,596	2,500	\$8.00 - \$12.00 Net	Office	Yes	Now	
--									
8	800	27,391	54,782	2,500	\$8.00 - \$12.00 Net	Office	Yes	Now	
--									
8 & 7	800/700	54,782	125,596	2,500	\$8.00 - \$12.00 Net	Office	Yes	Now	
--									
Mult. Floors	Mult. Suites	125,596	125,596	2,500	\$8.00 - \$12.00 Net	Office	Yes	Now	
--									

Securian Center - 400 Building - 400 Robert St

Saint Paul, MN 55101-2037 | Ramsey County | Saint Paul CBD Market

375,004 SF Class A Office - General Bldg 59,976 SF Available at \$10.00 - \$12.00 Net



Class A office building in the heart of St. Paul located on 6th & Robert Street. Easy access to I-94 & I-35. Amenities include: convenient parking ramp attached to the building, on-site cafeteria, on-site day care, lockers and showers, sundry shop, 24/7 security with escort service and on-site property management. Skyway connected to numerous restaurants, fast food, hotels, banks and much more.

Property Type **General Office**
 Bldg Size **375,004 SF**
 Status **Existing**
 Year Built **1980**

Land Area **2.31 Ac.**
 Zoning **B-4**
 Sublease **No**
 % Occupied **84.01%**

Building Class **A**
 Stories **21**
 Typical Floor **17,895 /SF**
 Parking Spaces **541**
 Parking Ratio **1.44 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **59,976 SF**
 Max Contig **17,895 SF**
 Min Divisible **811 SF**
 Rental Rate **\$10.00 - \$12.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **7**
 Parcel # **312922430515**

Operating Exp/SF **\$11.46 /SF**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	110	2,627	2,627	2,627	\$10.00 - \$12.00 Net	Office	Yes	Now	
--									
2	220	1,796	1,796	1,796	\$10.00 - \$12.00 Net	Office	Yes	Now	
--									
2	260	811	811	811	\$10.00 - \$12.00 Net		Yes	Now	
--									
7		17,895	17,895	2,000	\$10.00 - \$12.00 Net	Office	Yes	Now	
--									
11	1100-2	2,897	2,897	2,897	\$10.00 - \$12.00 Net	Office	Yes	Now	

Securian Center - 400 Building - 400 Robert St

Saint Paul, MN 55101-2037 | Ramsey County | Saint Paul CBD Market

375,004 SF Class A Office - General Bldg 59,976 SF Available at \$10.00 - \$12.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
12	1200	17,654	17,654	2,000	\$10.00 - \$12.00 Net	Office	Yes	Now	
--									
16	16-1	3,968	3,968	3,968	\$10.00 - \$12.00 Net	Office	Yes	Now	
--									
16	16-2	1,454	1,454	1,454	\$10.00 - \$12.00 Net	Office	Yes	Now	
--									

401 Robert St N - 401 Robert St

Saint Paul, MN 55101-2005 | Ramsey County | Saint Paul CBD Market

635,000 SF Class A Office - General Bldg 3,549 SF Available at \$17.00 - \$30.00 Net



Exterior signage opportunity available for 401 skyway tenants. Offers great skyway access with connections in all four directions, ample parking and is in walking distance of major bus connections and the new light rail stations.

Property Type **General Office**
 Bldg Size **635,000 SF**
 Status **Existing**
 Year Built **1999**

Land Area **1.93 Ac.**
 Zoning **B-4**
 Sublease **No**
 % Occupied **99.44%**

Building Class **A**
 Stories **13**
 Typical Floor **21,898 /SF**
 Parking Spaces **1,048**
 Parking Ratio **1.65 /1000 SF**
 Tenancy **Multi-Tenant**

Available SF **3,549 SF**
 Max Contig **2,304 SF**
 Min Divisible **1,245 SF**
 Rental Rate **\$17.00 - \$30.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **13**
 Parcel # **062822120132**

Operating Exp/SF **\$6.94 /SF**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	207	1,245	1,245	1,245	\$17.00 - \$30.00 Net	Office	Yes	Now	
--									
2	215	2,304	2,304	2,304	\$17.00 - \$30.00 Net	Office	Yes	Now	
--									

Empire Building - 360 Robert St N

Saint Paul, MN 55101-1503 | Ramsey County | Saint Paul CBD Market
 57,165 SF Class C Office - General Bldg 9,793 SF Available at \$8.00 Plus E



Property Type **General Office**
 Bldg Size **57,165 SF**
 Status **Existing**
 Year Built **1889**

Building Class **C**
 Stories **8**
 Typical Floor **7,800 /SF**
 Parking Spaces **0**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Core Factor
 Elevators **2**
 Parcel # **123-062822110015**

Land Area **0.25 Ac.**
 Zoning **B-4**
 Sublease **No**
 % Occupied **82.87%**

Available SF **9,793 SF**
 Max Contig **6,041 SF**
 Min Divisible **142 SF**
 Rental Rate **\$8.00 Plus E**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Operating Exp/SF **\$5.89 /SF**
 Taxes/SF **\$1.38 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	1,769	1,769	1,769	\$8.00 Plus E	Office	Yes	Now	
--									
2	202	930	930	930	\$8.00 Plus E	Office	Yes	Now	
--									
3	301	665	665	665	\$8.00 Plus E	Office	Yes	Now	
--									
6	612	142	142	142	\$8.00 Plus E	Office	Yes	Now	
--									
6	620	246	246	246	\$8.00 Plus E	Office	Yes	Now	
--									

Hamm Building - 408 Saint Peter St

Saint Paul, MN 55102-1105 | Ramsey County | Saint Paul CBD Market

218,394 SF Class B Office - General Bldg 54,352 SF Available at \$7.50 - \$10.00 Net



Beautiful vacancy with views of Rice Park. Restaurant and Retail space available also.

Property Type General Office	Land Area 0.99 Ac.
Bldg Size 218,394 SF	Zoning B-4
Status Existing	Sublease No
Year Built 1919	% Occupied 92.95%
Building Class B	Available SF 54,352 SF
Stories 6	Max Contig 38,430 SF
Typical Floor 28,000 /SF	Min Divisible 516 SF
Parking Spaces 20	Rental Rate \$7.50 - \$10.00 Net
Parking Ratio --	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$10.71 /SF
Elevators 6	Taxes/SF \$1.69 /SF
Parcel # 123-062822210041	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	10	2,375	2,375	2,375	\$7.50 - \$10.00 Net	Office	Yes	Now	
--									
1	15	516	516	516	\$7.50 - \$10.00 Net	Office	No		
--									
2	201	1,000	1,000	1,000	\$7.50 - \$10.00 Net	Office	Yes	Now	
--									
2	202	1,400	1,400	1,400	\$7.50 - \$10.00 Net	Office	Yes	8/18/2014	
--									
3	300	38,430	38,430	5,000	\$7.50 - \$10.00 Net	Office	No		
--									
4	4th Floor	1,400	1,400	1,400	\$7.50 - \$10.00 Net	Office	Yes	Now	

Beautiful vacancy with views of Rice Park. Restaurant and Retail space available also.

Fort Inc - www.operationfort.com

Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Prepared By: Jacob Gerads

Hamm Building - 408 Saint Peter St

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Saint Paul, MN 55102-1105 | Ramsey County | Saint Paul CBD Market

218,394 SF Class B Office - General Bldg 54,352 SF Available at \$7.50 - \$10.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
Mezz	20	1,121	1,121	1,121	\$7.50 - \$10.00 Net	Office	Yes	Now	
--									
Mezz	24	1,610	1,610	1,610	\$7.50 - \$10.00 Net	Office	Yes	Now	
--									



Excellent Location Beautiful Build out Florist Store Equipment & Business could be purchased Either Retail or Office Use

Property Type **General Office**
 Bldg Size **4,794 SF**
 Status **Existing**
 Year Built - -

Land Area - -
 Zoning - -
 Sublease **No**
 % Occupied **100%**

Building Class **B**
 Stories **2**
 Typical Floor
 Parking Spaces
 Parking Ratio - -
 Tenancy **Multi-Tenant**

Available SF **900 SF**
 Max Contig **900 SF**
 Min Divisible **900 SF**
 Rental Rate **\$12.00 Gross Lease**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel #

Operating Exp/SF - -
 Taxes/SF - -

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1		900	900	900	\$12.00 Gross Lease		No	30 Days	3 years min
- -									

Fort Road Medical Building - 360 Sherman St

Saint Paul, MN 55102 | Ramsey County | Saint Paul CBD Market
 50,148 SF Class B Office - Medical Bldg 10,571 SF Available at \$17.50 NNN



Class A medical office building. Conveniently located on the United Hospital and Children's Hospital campuses. Easy access to both hospitals by tunne. Direct link to adjacent ramp and surface parking.

Property Type Medical Office	Land Area 0.99 Ac.
Bldg Size 50,148 SF	Zoning --
Status Existing	Sublease No
Year Built 1981	% Occupied 84.07%
Building Class B	Available SF 10,571 SF
Stories 4	Max Contig 2,581 SF
Typical Floor 10,029 /SF	Min Divisible 238 SF
Parking Spaces 36	Rental Rate \$17.50 NNN
Parking Ratio --	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$14.98 /SF
Elevators	Taxes/SF --
Parcel # 01-28-23-14-0144	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	165	1,026	1,026	1,026	\$17.50 NNN	Medical	Yes	Now	
--									
2	250	2,581	2,581	2,581	\$17.50 NNN	Medical	No	11/1/2014	
--									
2	299	1,661	1,661	1,661	\$17.50 NNN	Medical	Yes	Now	
--									
3	341	2,345	2,345	531	\$17.50 NNN	Medical	Yes	Now	
--									
3	399	2,345	2,345	1,814	\$17.50 NNN	Medical	Yes	Now	
--									
B	B30	375	375	375	\$17.50 NNN	Medical	Yes	Now	

Fort Inc - www.operationfort.com
 Information obtained from sources deemed reliable. While considered accurate, we make no guarantee, warranty or representation.

Fort Road Medical Building - 360 Sherman St

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Saint Paul, MN 55102 | Ramsey County | Saint Paul CBD Market

50,148 SF Class B Office - Medical Bldg 10,571 SF Available at \$17.50 NNN

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
--									
B	B60	238	238	238	\$17.50 NNN	Medical	Yes	Now	
--									

Doctors Professional Building - 280 Smith Ave

Saint Paul, MN 55102-2424 | Ramsey County | Saint Paul CBD Market
 80,984 SF Class A Office - Medical Bldg 32,173 SF Available at \$19.00 - \$22.00 Net



Doctors Professional Building is prominently located on the United Hospital Campus and is connected via a tunnel. NorthMarq has just completed \$3.7 million in renovations over the last couple of years.

Property Type Medical Office	Land Area 0.34 Ac.
Bldg Size 80,984 SF	Zoning C
Status Existing	Sublease No
Year Built 1971	% Occupied 71.97%
Building Class A	Available SF 32,173 SF
Stories 8	Max Contig 9,471 SF
Typical Floor 9,410 /SF	Min Divisible 785 SF
Parking Spaces 45	Rental Rate \$19.00 - \$22.00 Net
Parking Ratio --	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$11.23 /SF
Elevators	Taxes/SF \$5.73 /SF
Parcel # 123-012823140026	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	120	2,698	2,698	2,698	\$19.00 - \$22.00 Net		Yes		
--									
1	150	2,665	2,665	2,665	\$19.00 - \$22.00 Net	Medical	Yes	Now	
--									
2	215	1,982	1,982	1,982	\$19.00 - \$22.00 Net		Yes		
--									
2	220	4,577	4,577	4,577	\$19.00 - \$22.00 Net		Yes		
--									
3	330	840	840	840	\$19.00 - \$22.00 Net	Medical	Yes	Now	
--									

Doctors Professional Building - 280 Smith Ave

Saint Paul, MN 55102-2424 | Ramsey County | Saint Paul CBD Market

80,984 SF Class A Office - Medical Bldg 32,173 SF Available at \$19.00 - \$22.00 Net

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	333	1,425	1,425	1,425	\$19.00 - \$22.00 Net	Medical	Yes	Now	
--									
4	400	1,050	1,050	1,050	\$19.00 - \$22.00 Net	Medical	Yes	Now	
--									
4	420	785	785	785	\$19.00 - \$22.00 Net		Yes		
--									
4	435	890	890	890	\$19.00 - \$22.00 Net	Medical	Yes	Now	
--									
5	519	1,694	1,694	1,694	\$19.00 - \$22.00 Net	Medical	Yes	Now	
--									
6	600	9,471	9,471	4,000	\$19.00 - \$22.00 Net	Medical	No	9/22/2014	
--									
LL	S100	4,096	4,096	4,096	Negotiable Net	Medical	Yes	Now	
--									

Ritchie Medical Plaza - 310 Smith Ave

Saint Paul, MN 55102 | Ramsey County | Saint Paul CBD Market

52,116 SF Class A Office - Medical Bldg 5,559 SF Available at \$16.50 - \$21.00 Net



> Convenient location on United and Children's Hospital campus > Easy access to hospitals via tunnel and skyway > Direct access to underground parking > Attractive net rates and TI allowances > Close to I-35E and I-94 freeway entrances

Property Type Medical Office	Land Area 0.04 Ac.
Bldg Size 52,116 SF	Zoning B3
Status Existing	Sublease No
Year Built 1991	% Occupied 89.33%
Building Class A	Available SF 5,559 SF
Stories 4	Max Contig 3,166 SF
Typical Floor 12,400 /SF	Min Divisible 2,000 SF
Parking Spaces 56	Rental Rate \$16.50 - \$21.00 Net
Parking Ratio --	Sale Price Not for Sale
Tenancy Multi-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF \$13.05 /SF
Elevators	Taxes/SF \$6.34 /SF
Parcel # 123-012823140199	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
3	360	2,393	2,393	2,393	\$16.50 - \$21.00 Net		Yes	Now	
--									
4	440	3,166	3,166	2,000	\$16.50 - \$21.00 Net		Yes	Now	
--									

Lawson Commons - 380 St Peter St

Saint Paul, MN 55102 | Ramsey County | Saint Paul CBD Market

436,000 SF Class A Office - General Bldg 78,371 SF Available at \$13.00 - \$16.00 Net



On-site property management. Easy building access from street and skyway. State of the art on-site energy management system capable of providing after hours HVAC in office zones. Near I-94, 35E and Shepard Road. Adjacent to 1,000 stall parking ramp. On-site Bremer Bank with ATM, Kincaid's, Starbucks and Chipotle restaurants. Located across from Rice Park near fine restaurants, hotels, museums and the State Capitol. Fitness Center with locker rooms and showers.

Property Type **General Office**
 Bldg Size **436,000 SF**
 Status **Existing**
 Year Built **1998**

Land Area **0.86 Ac.**
 Zoning **C**
 Sublease **No**
 % Occupied **82.03%**

Building Class **A**
 Stories **13**
 Typical Floor
 Parking Spaces
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **78,371 SF**
 Max Contig **63,348 SF**
 Min Divisible **801 SF**
 Rental Rate **\$13.00 - \$16.00 Net**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **2**
 Parcel # **123-062822120128**

Operating Exp/SF **\$8.03 /SF**
 Taxes/SF **\$4.92 /SF**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
7	742	801	801	801	\$13.00 - \$16.00 Net	Office	Yes	Now	
--									

Saint Paul, MN 55107-1821 | Ramsey County | Saint Paul CBD Market
 27,342 SF Class B Office - General Bldg 4,057 SF Available at Negotiable Gross



Enjoy the amenities of Downtown St. Paul without the congestion. Located just a couple of blocks south of the Wabasha Street Bridge this office building has a large parking lot with FREE parking for tenants. Multiple suites available from 840 SF up to 5,700 SF. Local and responsive management / ownership is on site.

Property Type General Office	Land Area 2.13 Ac.
Bldg Size 27,342 SF	Zoning I-2
Status Existing	Sublease No
Year Built 1982	% Occupied 85.16%
Building Class B	Available SF 4,057 SF
Stories 2	Max Contig 2,250 SF
Typical Floor 13,500 /SF	Min Divisible 129 SF
Parking Spaces 99	Rental Rate Negotiable Gross
Parking Ratio 3.62 /1000 SF	Sale Price Not for Sale
Tenancy Single-Tenant	Price/SF Not for Sale
Core Factor	Operating Exp/SF --
Elevators	Taxes/SF --
Parcel # 123-052822330046	

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1	127	1,678	1,678	1,678	Negotiable Gross	Office	Yes	Now	Negotiable
--									
1	128	2,250	2,250	2,250	Negotiable Gross	Office	Yes	Now	Negotiable
Enjoy the amenities of Downtown St. Paul without the congestion. Located just a couple of blocks south of the Wabasha Street Bridge this office building has a large parking lot with FREE parking for tenants. Multiple suites available from 840 SF up to 5,700 SF. Local and responsive management / ownership is on site.									
1	129	129	129	129	Negotiable Gross	Office	Yes	Now	Negotiable
--									

Gilbert Building - 413 Wacouta St

Saint Paul, MN 55101-1644 | Ramsey County | Saint Paul CBD Market

49,695 SF Class B Office - General Bldg 5,000 SF Available at \$17.00 - \$23.00 Gross



Property Type **General Office**
 Bldg Size **49,695 SF**
 Status **Existing**
 Year Built **1894**

Land Area **0.29 Ac.**
 Zoning **B-5**
 Sublease **No**
 % Occupied **89.94%**

Building Class **B**
 Stories **5**
 Typical Floor **9,984 /SF**
 Parking Spaces **9**
 Parking Ratio **--**
 Tenancy **Multi-Tenant**

Available SF **5,000 SF**
 Max Contig **5,000 SF**
 Min Divisible **200 SF**
 Rental Rate **\$17.00 - \$23.00 Gross**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators **2**
 Parcel # **123-312922440055**

Operating Exp/SF **--**
 Taxes/SF **--**

Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
1-5		5,000	5,000	200	\$17.00 - \$23.00 Gross	Office	Yes	Now	
--									

Saint Paul, MN 55107-2002 | Ramsey County | Saint Paul CBD Market
 55,242 SF Class B Office - General Bldg 7,018 SF Available at \$10.00 - \$16.00 FSG



Property Type **General Office**
 Bldg Size **55,242 SF**
 Status **Existing**
 Year Built **1952**

Land Area **0.62 Ac.**
 Zoning **I-2**
 Sublease **No**
 % Occupied **87.3%**

Building Class **B**
 Stories **2**
 Typical Floor **27,621 /SF**
 Parking Spaces **65**
 Parking Ratio **1.17 /1000 SF**
 Tenancy **Multi-Tenant**

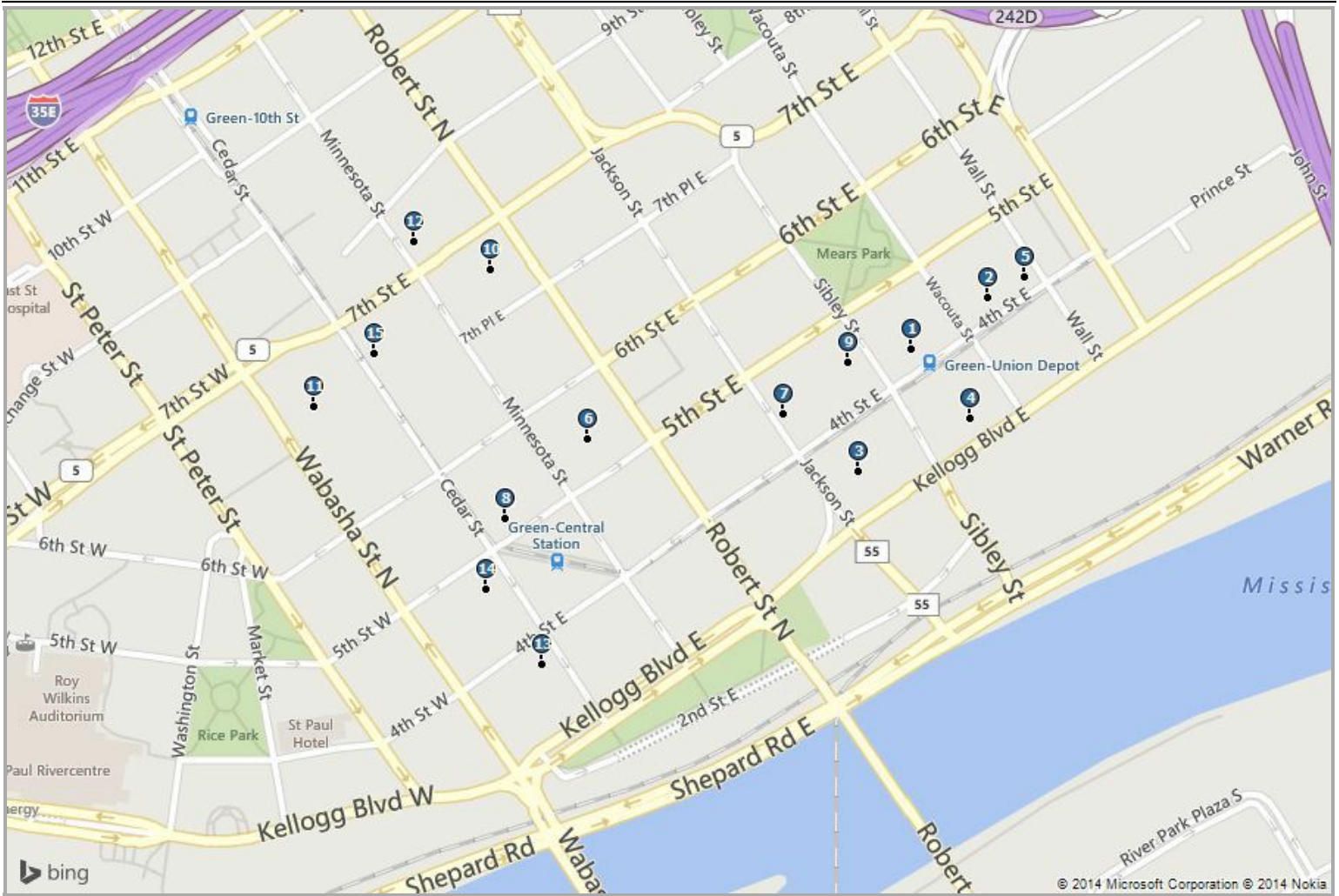
Available SF **7,018 SF**
 Max Contig **5,000 SF**
 Min Divisible **401 SF**
 Rental Rate **\$10.00 - \$16.00 FSG**
 Sale Price **Not for Sale**
 Price/SF **Not for Sale**

Core Factor
 Elevators
 Parcel # **123-062822410012; 123-062822410016**

Operating Exp/SF --
 Taxes/SF --

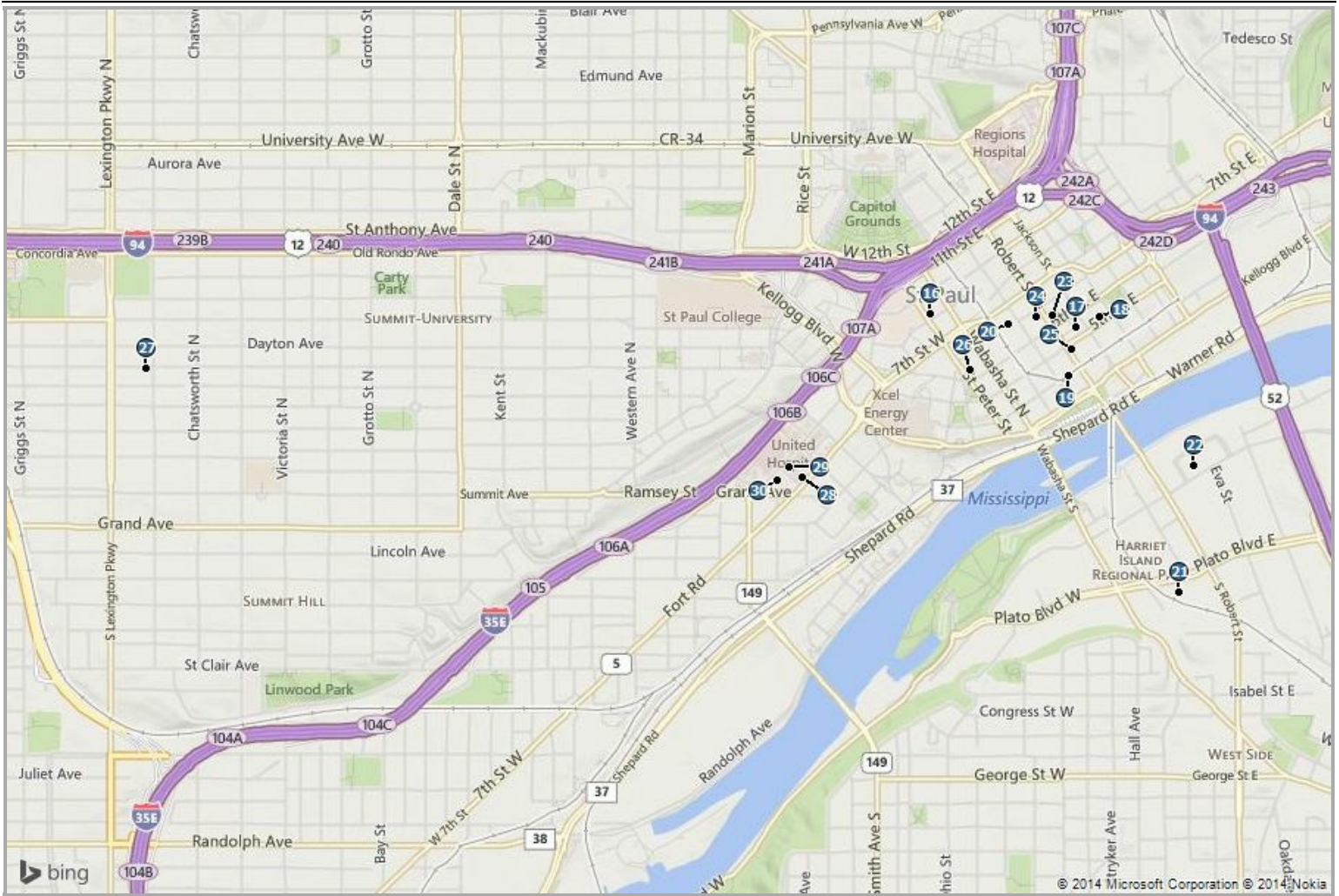
Floor	Unit	SF Avail	Max Contig	Min Div	Lease Rate	Space Type	Vacant	Occupancy	Term
2	200	5,000	5,000	2,500	\$16.00 FSG	Office	Yes	Now	
--									
2	272	401	401	401	\$16.00 FSG	Office	Yes	Now	
--									
LL	20	1,617	1,617	1,617	\$10.00 FSG	Office	Yes	Now	
--									

Road Map



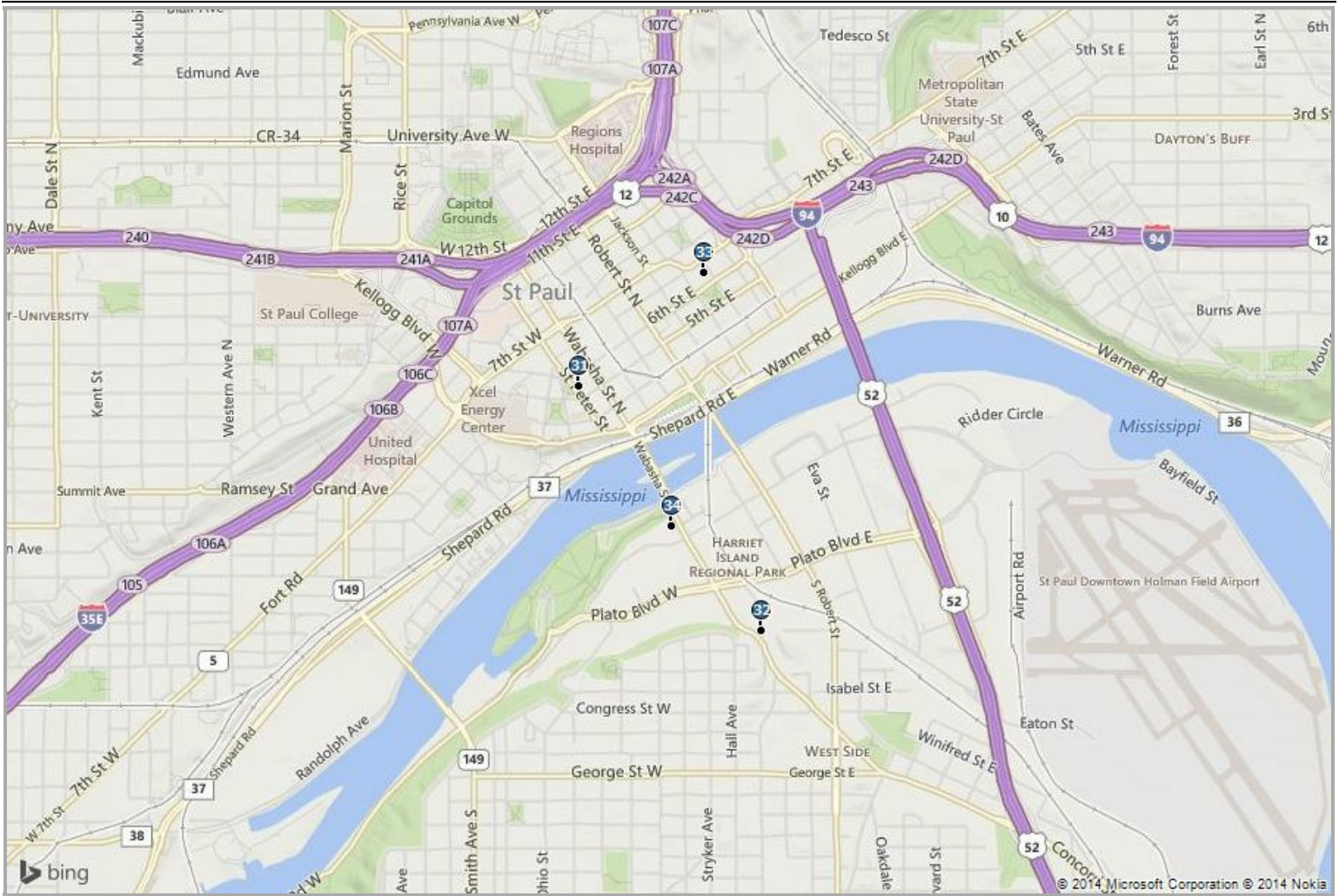
Address	City, State Zip	Number on report
1 213 4th St	Saint Paul, MN 55101-1693	1
2 253 E 4th St	Saint Paul, MN 55101	2
3 166 4th St E	Saint Paul, MN 55101-1421	3
4 214 4th St E	Saint Paul, MN 55101-1480	4
5 275 4th St E	Saint Paul, MN 55101-1696	5, 6
6 101 5th St	Saint Paul, MN 55101-1898	7
7 180 5th St	Saint Paul, MN 55101-2672	8
8 41-79 5th St E	Saint Paul, MN 55101-2701	9
9 190 5th St E	Saint Paul, MN 55101-1614	10
10 85 E 7th Pl	Saint Paul, MN 55101-2143	11
11 30 7th St	Saint Paul, MN 55101-4914	12, 13
12 81 7th St	Saint Paul, MN 55101-2211	14
13 325 Cedar St	Saint Paul, MN 55101-1015	15
14 345 Cedar St	Saint Paul, MN 55101-1004	16
15 444 Cedar St	Saint Paul, MN 55101	17

Road Map



Address	City, State Zip	Number on report
16 17 Exchange St	Saint Paul, MN 55102-1045	18
17 375 Jackson St	Saint Paul, MN 55101-1810	19
18 380 Jackson St E	Saint Paul, MN 55330	20
19 332 Minnesota St	Saint Paul, MN 55101-1314	21
20 445 Minnesota St	Saint Paul, MN 55101-2190	22
21 60 Plato Blvd	Saint Paul, MN 55107-1827	23
22 10 River Park Plz	Saint Paul, MN 55107-1221	24
23 400 Robert St	Saint Paul, MN 55101-2037	25
24 401 Robert St	Saint Paul, MN 55101-2005	26
25 360 Robert St N	Saint Paul, MN 55101-1503	27
26 408 Saint Peter St	Saint Paul, MN 55102-1105	28
27 1048 Selby Ave	Saint Paul, MN 55104	29
28 360 Sherman St	Saint Paul, MN 55102	30
29 280 Smith Ave	Saint Paul, MN 55102-2424	31
30 310 Smith Ave	Saint Paul, MN 55102	32

Road Map



Address	City, State Zip	Number on report
31 380 St Peter St	Saint Paul, MN 55102	33
32 251 Starkey St	Saint Paul, MN 55107-1821	34
33 413 Wacouta St	Saint Paul, MN 55101-1644	35
34 1 W Water St	Saint Paul, MN 55107-2002	36