

2005 Office Values

Provided Courtesy of Greater Minneapolis BOMA in cooperation with the Minneapolis City Assessor's Office

Rank	Building complex	Property I.D. #	2005 Mkt Value	Office Value	Office NRA	Office \$/NRA	Office Tax/NRA	Retail Value	Retail NLA	Retail \$/NLA	Retail Tax/NLA	Ramp Value	Ramp Stalls	Ramp \$/stall	Ramp Tax/stall
MINNEAPOLIS CBD OFFICE BUILDINGS															
1	US Bancorp/Piper	27-029-24-12-0139	130,000,000	120,902,000	878,094	\$137.69	\$5.30	4,569,000	48,831	\$93.57	\$3.60	4,529,000	256	17,691	\$681
2	Wells Fargo Center	27-029-24-11-0012	154,000,000	148,271,000	1,105,105	\$134.17	\$5.16	0	0	0	\$0.00	5,729,000	340	16,850	\$649
3	Amex Hdqtrts	27-029-24-11-0133	116,000,000	108,547,000	856,000	\$126.81	\$4.88	2,376,000	27,000	\$88.00	\$3.39	5,077,000	293	17,328	\$667
4	I.D.S. Center	27-029-24-11-0135	167,000,000	152,324,000	1,230,000	\$123.84	\$4.77	6,309,000	165,000	\$38.24	\$1.47	8,367,000	640	13,073	\$503
5	LaSalle Plaza	(7 parcels)	71,000,000	59,817,000	520,356	\$114.95	\$4.42	5,132,000	68,552	\$74.86	\$2.88	6,051,000	342	17,693	\$681
6	Dain Bosworth Plz	22-029-24-44-0059	75,000,000	66,750,000	592,953	\$112.57	\$4.33	6,173,000	188,864	\$32.68	\$1.26	2,077,000	145	14,324	\$551
7	Retek on the Mall	(2 parcels)	55,000,000	51,830,000	468,253	\$110.69	\$4.26	3,170,000	37,000	\$85.68	\$3.30	0	0	0	\$0
8	Fifty South Sixth	22-029-24-44-0110	80,000,000	68,780,000	655,000	\$105.01	\$4.04	2,226,000	35,000	\$63.60	\$2.45	8,994,000	628	14,322	\$551
9	Target Plaza North	(2 parcels)	109,000,000	103,916,000	1,032,000	\$100.69	\$3.87	0	0	\$0.00	\$0.00	5,084,000	355	14,321	\$551
10	Target Plaza South	27-029-24-12-0137	53,000,000	51,095,000	508,500	\$100.48	\$3.87	616,000	7,000	\$88.00	\$3.39	1,289,000	90	14,322	\$551
11	Fifth St Tower 150	22-029-24-44-0101	63,000,000	59,061,000	598,923	\$98.61	\$3.79	672,000	7,765	\$86.54	\$3.33	3,267,000	220	14,850	\$572
12	A.T.& T Tower	27-029-24-11-0128	56,000,000	53,365,000	591,144	\$90.27	\$3.47	1,078,000	19,010	\$56.71	\$2.18	1,557,000	138	11,283	\$434
13	Accenture Tower	27-029-24-11-0096	64,000,000	52,077,000	579,193	\$89.91	\$3.46	3,128,000	42,000	\$74.48	\$2.87	8,795,000	627	14,027	\$540
14	Kraus-Anderson	26-029-24-23-0098	2,742,500	2,742,500	33,000	\$83.11	\$3.16	0	0	0	\$0.00	0	0	0	\$0
15	Amex Client Srvc	27-029-24-14-0084	102,000,000	95,531,000	1,169,435	\$81.69	\$3.14				\$0.00	6,469,000	490	13,202	\$508
16	Campbell Mithun Twr	27-029-24-11-0093	61,000,000	57,399,000	705,225	\$81.39	\$3.13	1,185,000	19,509	\$60.74	\$2.34	2,416,000	183	13,202	\$508
17	Fifth St Tower 100	22-029-24-44-0100	37,000,000	32,857,000	403,698	\$81.39	\$3.13	636,000	9,430	\$67.44	\$2.60	3,507,000	250	14,028	\$540
18	US Bank Plaza	27-029-24-11-0084	112,000,000	99,866,000	1,271,465	\$78.54	\$3.02	3,124,000	48,424	\$64.51	\$2.48	9,010,000	540	16,685	\$642
19	Plaza VII (no hotel)	(3 parcels)	29,500,000	24,000,000	315,783	\$76.00	\$2.92	800,000	24,091	\$33.21	\$1.28	4,700,000	315	14,921	\$574
20	T.C.F. Tower	27-029-24-11-0080	25,000,000	19,698,000	264,596	\$74.45	\$2.86	1,741,000	23,189	\$75.08	\$2.89	3,561,000	214	16,640	\$641
21	225 South Sixth	27-029-24-11-0127	99,000,000	90,141,000	1,315,972	\$68.50	\$2.64	1,511,000	21,808	\$69.29	\$2.67	7,348,000	482	15,245	\$587
22	Thrivent Building	26-029-24-22-0343	33,000,000	29,091,000	432,455	\$67.27	\$2.59	348,000	6,205	\$56.08	\$2.16	3,561,000	133	26,774	\$1,031
23	Renaissance Sq.	22-029-24-44-0107	8,600,000	8,600,000	134,012	\$64.17	\$2.46	0	0	0	\$0.00	0	0	0	\$0
24	50 9th Street S	27-029-24-12-0118	2,300,000	2,300,000	36,000	\$63.89	\$2.42	0	0	0	\$0.00	0	0	0	\$0
25	1101 W River Pkwy	23-029-24-44-0021	5,080,000	5,080,000	82,000	\$61.95	\$2.37	0	0	0	\$0.00	0	0	0	\$0
26	Star -Trib Freeman	26-029-24-21-0077	3,860,000	3,860,000	63,000	\$61.27	\$2.34	0	0	0	\$0.00	0	0	0	\$0
27	Amex Computer	27-029-24-14-0067	24,500,000	21,780,000	356,930	\$61.02	\$2.35	0	0	0	\$0.00	2,720,000	240	11,333	\$436
28	International Cnt. II	27-029-24-14-0069	17,600,000	15,170,000	256,009	\$59.26	\$2.28	738,000	14,363	\$51.38	\$1.98	1,692,000	133	12,722	\$490
29	Wells Fargo Computer	23-029-24-33-0046	27,900,000	27,900,000	470,872	\$59.25	\$2.28	0	0	0	\$0.00	0	0	0	\$0
30	Itasca Bldg V	22-029-24-12-0117	1,880,000	1,880,000	31,825	\$59.07	\$2.23	0	0	0	\$0.00	0	0	0	\$0
31	Butler Sq West	22-029-24-43-0111	10,710,000	9,380,000	159,923	\$58.65	\$2.25	1,330,000	23,936	\$55.56	\$2.14	0	0	0	\$0
32	1201 Harmon Place	27-029-24-24-1534	3,300,000	2,850,000	49,000	\$58.16	\$2.21	0	0	\$0.00	\$0.00	450,000	85	5,294	\$204
33	Kickernick	22-029-24-42-0021	7,980,000	7,980,000	137,237	\$58.15	\$2.23		0	\$0.00	\$0.00	0	0	0	\$0
34	Butler Sq East	22-029-24-43-0112	10,605,000	9,275,000	159,923	\$58.00	\$2.22	1,330,000	23,936	\$55.56	\$2.14	0	0	0	\$0

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Rank	Building complex	Property I.D. #	2005 Mkt Value	Office Value	Office NRA	Office \$/NRA	Office Tax/NRA	Retail Value	Retail NLA	Retail \$/NLA	Retail Tax/NLA	Ramp Value	Ramp Stalls	Ramp \$/stall	Ramp Tax/stall
35	111 Washington	23-029-24-33-0001	20,000,000	20,000,000	360,960	\$55.41	\$2.13	0	0	0	\$0.00	0	0	0	\$0
36	100 Washington Av	23-029-24-32-0012	33,000,000	27,657,000	500,392	\$55.27	\$2.12	13,000	190	\$68.42	\$2.63	5,330,000	427	12,482	\$481
37	33 South Sixth/CCntr	22-029-24-43-0120	74,000,000	58,139,000	1,081,974	\$53.73	\$2.07	8,367,000	370,400	\$22.59	\$0.87	7,494,000	643	11,655	\$449
38	Thresher Sq East	26-029-24-21-0092	3,000,000	3,000,000	56,600	\$53.00	\$2.02	0	0	0	\$0.00	0	0	0	\$0
39	701 Washington N	22-029-24-13-0046	7,310,000	7,310,000	140,000	\$52.21	\$2.00	0	0	0	\$0.00	0	0	0	\$0
40	Crown Roller Mill	23-029-24-34-0053	4,620,000	4,620,000	89,269	\$51.75	\$1.98	0	0	0	\$0.00	0	0	0	\$0
41	One Financial Plaza	22-029-24-44-0063	20,000,000	16,500,000	320,544	\$51.47	\$1.98	2,546,000	45,926	\$55.44	\$2.13	954,000	75	12,720	\$490
42	Harmon Court	27-029-24-21-0022	1,610,000	1,610,000	31,388	\$51.29	\$1.93	0	0	\$0.00	\$0.00	0	0	0	\$0
43	T.C.F. Main (Bank)	27-029-24-11-0081	8,600,000	6,407,000	125,303	\$51.13	\$1.96	2,193,000	32,800	\$66.86	\$2.57	0	0	0	\$0
44	International Cnt. I	(6 parcels)	18,700,000	16,116,000	320,367	\$50.30	\$1.93	880,000	19,793	\$44.46	\$1.71	1,704,000	134	12,716	\$490
45	1201 Marquette	27-029-24-13-0270	2,185,000	2,185,000	43,918	\$49.75	\$1.88	0	0	0	\$0.00	0	0	0	\$0
46	Carmichael Lynch	22-029-24-43-0005	3,800,000	3,800,000	78,880	\$48.17	\$1.84	0	0	0	\$0.00	0	0	0	\$0
47	501 Marquette	22-029-24-44-0064	10,500,000	9,709,000	204,666	\$47.44	\$1.82	791,000	15,609	\$50.68	\$1.95	0	0	0	\$0
48	701 Fourth Avenue	26-029-24-22-0065	13,300,000	12,746,000	270,835	\$47.06	\$1.81	554,000	9,026	\$61.38	\$2.36	0	0	0	\$0
49	Young Quinlan	27-029-24-12-0099	9,100,000	5,425,000	115,307	\$47.05	\$1.80	1,960,000	30,621	\$64.01	\$2.46	1,715,000	145	11,828	\$455
50	Wells Fargo Mtge	(4 parcels)	53,924,300	46,808,300	1,000,000	\$46.81	\$1.80	0	0	0	\$0.00	7,116,000	2,964	2,401	\$92
51	Thresher Sq West	26-029-24-21-0003	2,300,000	2,300,000	50,000	\$46.00	\$1.74	0	0	0	\$0.00	0	0	0	\$0
52	Itasca Mercantile	22-029-24-12-0106	3,400,000	3,400,000	74,474	\$45.65	\$1.74	0	0	0	\$0.00	0	0	0	\$0
53	300-1st Ave North	22-029-24-41-0126	3,675,000	3,289,000	72,132	\$45.60	\$1.74	0	0	0	\$0.00	386,000	36	10,722	\$413
54	Rand Tower	22-029-24-44-0060	6,300,000	5,536,000	124,114	\$44.60	\$1.71	764,000	15,591	\$49.00	\$1.89	0	0	0	\$0
55	1221 Nicollet Mall	(2 parcels)	7,460,000	6,215,000	140,456	\$44.25	\$1.69	0	0	\$0.00	\$0.00	1,245,000	104	11,971	\$461
56	Midwest Plaza E	(3 parcels)	19,400,000	6,547,000	148,077	\$44.21	\$1.69	601,000	17,801	\$33.76	\$1.30	12,252,000	872	14,050	\$541
57	330 2nd Ave Bldg	23-029-24-33-0012	9,770,000	7,872,000	179,568	\$43.84	\$1.68	1,240,000	17,532	\$70.73	\$2.72	658,000	56	11,750	\$452
58	510 Marquette	22-029-24-44-0058	9,000,000	7,677,000	176,414	\$43.52	\$1.67	1,323,000	25,186	\$52.53	\$2.02	0	0	0	\$0
59	Midwest Plaza W	(4 parcels)	11,600,000	9,695,000	223,270	\$43.42	\$1.67	1,905,000	26,090	\$73.02	\$2.81	0	0	0	\$0
60	Union Plaza	22-029-24-13-0110	4,095,000	2,451,000	56,788	\$43.16	\$1.64	0	0	0	\$0.00	1,644,000	321	5,121	\$197
61	US Trust Bldg	27-029-24-11-0007	15,500,000	12,122,000	289,421	\$41.88	\$1.61	914,000	17,824	\$51.28	\$1.97	2,464,000	207	11,903	\$458
62	ING Headquarters	23-029-24-32-0006	5,880,000	5,880,000	140,455	\$41.86	\$1.60	0	0	0	\$0.00	0	0	0	\$0
63	Textile Building	22-029-24-42-0079	3,675,000	3,675,000	88,000	\$41.76	\$1.59	0	0	\$0.00	\$0.00	0	0	0	\$0
64	Tri-Tech Office Ctr	23-029-24-33-0685	4,830,000	4,534,000	111,134	\$40.80	\$1.56	296,000	7,217	\$41.01	\$1.58	0	0	0	\$0
65	Butler Sq North	22-029-24-43-0032	6,195,000	5,048,161	128,513	\$39.28	\$1.50	1,146,839	17,117	0	\$0.00	0	0	0	\$0
66	The Essex Building	27-029-24-12-0096	2,350,000	1,350,000	34,442	\$39.20	\$1.47	1,000,000	12000	\$83.33	\$3.21	0	0	0	\$0
67	Marquette Plaza	22-029-24-41-0012	22,000,000	20,007,000	520,000	\$38.48	\$1.48				\$0.00	1,993,000	220	9,059	\$349
68	Parkside Prof	(3 parcels)	6,050,000	6,050,000	158,126	\$38.26	\$1.46	0	0	0	\$0.00	0	0	0	\$0
69	Baker Building	27-029-24-11-0004	3,915,600	3,077,600	83,555	\$36.83	\$1.40	838,000	19,182	\$43.69	\$1.68	0	0	0	\$0

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70	Ceresota Mill	23-029-24-34-0074	3,360,000	3,360,000	92,081	\$36.49	\$1.39	0	0	0	\$0.00	0	0	0	\$0
71	Old Republic Title	22-029-24-44-0030	4,000,000	4,000,000	109,942	\$36.38	\$1.39	0	0	0	\$0.00	0	0	0	\$0
72	312 S 3rd Street	23-029-24-33-0027	2,625,000	2,625,000	72,204	\$36.36	\$1.38	0	0	0	\$0.00	0	0	0	\$0
73	Roanoke Building	27-029-24-11-0005	7,000,000	5,532,000	156,657	\$35.31	\$1.35	1,468,000	25,698	\$57.13	\$2.20	0	0	0	\$0
74	Northstar East	(2 parcels)	18,100,000	9,281,000	265,454	\$34.96	\$1.34	1,000,000	32,907	\$30.39	\$1.17	7,819,000	563	13,888	\$535
75	Colwell Building	22-029-24-41-0085	5,355,000	4,911,000	142,110	\$34.56	\$1.32	215,000	4,237	\$50.74	\$1.95	229,000	30	7,633	\$294
76	Int'l Design Center	22-029-24-14-0204	2,900,000	2,900,000	87,000	\$33.33	\$1.27	0	0	0	\$0.00	0	0	0	\$0
77	Mill Place	23-029-24-31-0047	3,980,000	3,570,000	107,331	\$33.26	\$1.27	0	0	0	\$0.00	410,000	100	4,100	\$158
78	Loring Park Office	27-029-24-32-0010	3,100,000	3,100,000	95,800	\$32.36	\$1.23	0	0	0	\$0.00	0	0	0	\$0
79	Medical Arts Bldg	(2 parcels)	8,200,000	6,915,000	215,344	\$32.11	\$1.23	1,285,000	25,798	\$49.81	\$1.92	0	0	0	\$0
80	15 South Fifth	22-029-24-44-0054	4,150,000	4,150,000	129,786	\$31.98	\$1.22	0	0	0	\$0.00	0	0	0	\$0
81	Grain Exchange	(2 parcels)	9,700,000	9,236,000	290,493	\$31.79	\$1.22	464,000	16,000	\$29.00	\$1.12	0	0	0	\$0
82	Investor's Building	27-029-24-11-0006	13,800,000	10,911,000	358,657	\$30.42	\$1.17	2,889,000	46,329	\$62.36	\$2.40	0	0	0	\$0
83	Midland Building	23-029-24-33-0775	5,800,000	4,282,000	141,752	\$30.21	\$1.15	1,518,000	31,623	\$48.00	\$1.85	0	0	0	\$0
84	Lumber Exchange	22-029-24-44-0106	6,500,000	6,500,000	216,609	\$30.01	\$1.15	0	0	0	\$0.00	0	0	0	\$0
85	520 Marq (F&M)	22-029-24-44-0057	4,131,100	4,092,100	138,070	\$29.64	\$1.13	39,000	680	\$57.35	\$2.21	0	0	0	\$0
86	Wyman Building	22-029-24-42-0059	5,570,000	5,570,000	189,390	\$29.41	\$1.12	0	0	0	\$0.00	0	0	0	\$0
87	800 Washington No	22-029-24-21-0093	10,460,000	10,460,000	356,507	\$29.34	\$1.13				\$0.00				\$0
88	Plymouth Building	22-029-24-44-0010	9,600,000	6,756,000	230,631	\$29.29	\$1.12	1,634,000	28,670	\$56.99	\$2.19	1,210,000	100	12,100	\$466
89	Qwest Condo	23-029-24-33-0878	11,250,000	11,250,000	401,994	\$27.99	\$1.07	0	0	0	\$0.00	0	0	0	\$0
90	Foshay Tower	27-029-24-11-0082	6,200,000	3,885,000	143,074	\$27.15	\$1.04	560,000	20,690	\$27.07	\$1.04	1,755,000	145	12,103	\$466
91	A.T. & T. Condo	23-029-24-33-0879	4,325,000	4,325,000	159,763	\$27.07	\$1.03	0	0	0	\$0.00	0	0	0	\$0
92	Designer's Guild	(2 parcels)	5,825,000	3,196,000	120,000	\$26.63	\$1.01	0	0	0	\$0.00	2,629,000	224	11,737	\$452
93	Flour Exchange	23-029-24-33-0035	2,400,000	2,341,000	88,500	\$26.45	\$1.00	59,000	6,500	\$9.08	\$0.35	0	0	0	\$0
94	1010 Metrodome Sq	(2 parcels)	8,000,000	6,000,000	235,000	\$25.53	\$0.98	0	0	0	\$0.00	2,000,000	560	3,571	\$137
95	Colonial Warehouse	22-029-24-14-0156	6,090,000	6,090,000	238,974	\$25.48	\$0.98	0	0	0	\$0.00	0	0	0	\$0
96	Ford Center	(2 parcels)	6,720,000	6,534,000	261,000	\$25.03	\$0.96	0	0	0	\$0.00	186,000	83	2,241	\$86
97	Northstar West	27-029-24-11-0043	16,500,000	8,972,000	371,675	\$24.14	\$0.93	1,736,000	35,126	\$49.42	\$1.90	5,792,000	417	13,890	\$535
98	BTC Building	26-029-24-13-0095	4,400,000	2,345,000	330,000	\$7.11	\$0.27	0	0	0	\$0.00	2,055,000	360	5,708	\$220

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MINNEAPOLIS OUTSIDE CBD OFFICE BUILDINGS															
1	Mpls Heart Inst.	35-029-24-31-0110	9,500,000	9,500,000	79,000	\$120.25	\$4.61	0	0	0	\$0.00	0	0	0	\$0
2	Health Partners	25-029-24-31-0096	9,400,000	9,400,000	83,770	\$112.21	\$4.30	0	0	0	\$0.00	0	0	0	\$0
3	Noran Digestive	35-029-24-24-0253	6,800,000	6,800,000	61,600	\$110.39	\$4.23	0	0	0	\$0.00	0	0	0	\$0
4	Calhoun Exec. Ctr	05-028-24-12-0005	18,300,000	16,700,000	155,700	\$107.26	\$4.12	0	0	0	\$0.00	1,600,000	317	5,047	\$194
5	Lower Back Clinic	35-029-24-33-0189	5,900,000	5,900,000	55,038	\$107.20	\$4.10	0	0	0	\$0.00	0	0	0	\$0
6	Broadway Ridge	18-029-23-24-0008	18,800,000	17,185,000	180,739	\$95.08	\$3.65	0	0	0	\$0.00	1,615,000	730	2,212	\$85
7	Northstar Prof Ctr	30-029-23-13-0048	5,135,000	5,015,000	53,700	\$93.39	\$3.57	0	0	0	\$0.00	120,000	30	4,000	\$154
8	Riverside Medical	25-029-24-31-0006	6,200,000	6,200,000	76,363	\$81.19	\$3.11	0	0	0	\$0.00	0	0	0	\$0
9	Univ Office Plaza	30-029-23-22-0050	6,825,000	6,590,000	87,000	\$75.75	\$2.90	0	0	0	\$0.00	235,000	59	3,983	\$153
10	Broadway Place E	18-029-23-14-0007	7,847,000	7,322,000	106,350	\$68.85	\$2.64	0	0	0	\$0.00	525,000	260	2,019	\$78
11	Hennepin Square	18-029-23-33-0046	6,670,000	6,670,000	101,900	\$65.46	\$2.51	0	0	0	\$0.00	0	0	0	\$0
12	Broadway Place W	18-029-23-13-0023	10,300,000	8,735,000	135,512	\$64.46	\$2.47	0	0	0	\$0.00	1,565,000	775	2,019	\$78
13	Banks Building	23-029-24-12-0189	10,755,000	10,055,000	156,000	\$64.46	\$2.47	0	0	0	\$0.00	700,000	228	3,070	\$118
14	Wells Fargo Mtge	(4 parcels)	69,098,700	57,420,055	1,000,000	\$57.42	\$2.21	0	0	0	\$0.00	11,678,645	2,964	3,940	\$152
15	Univ Park Plaza	30-029-23-13-0028	8,100,000	7,050,000	126,800	\$55.60	\$2.13	0	0	0	\$0.00	1,050,000	350	3,000	\$115
16	Qwest Training	29-029-24-13-0016	4,850,000	4,295,000	79,940	\$53.73	\$2.05	0	0	0	\$0.00	555,000	370	1,500	\$58
17	Teamsters (3001 Univ)	30-029-23-13-0042	2,100,000	1,550,000	31,098	\$49.84	\$1.87	0	0	0	\$0.00	550,000	189	2,910	\$112
18	2001 Kennedy Bldg	13-029-24-41-0022	8,125,000	8,085,000	175,000	\$46.20	\$1.77	0	0	0	\$0.00	40,000	20	2,000	\$77
19	East Bridge Riverplace	23-029-24-24-0095	2,266,000	2,266,000	65,372	\$34.66	\$1.31	0	0	0	\$0.00	0	0	0	\$0
20	Exposition Hall Rivpl	23-029-24-24-0093	2,714,000	2,714,000	101,747	\$26.67	\$1.01	0	0	0	\$0.00	0	0	0	\$0

Note: The net rentable area listed in this report are shown as most frequently reported and may differ from net rentable areas as calculated by the Minneapolis Assessor's Office.