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Minneapolis Department of Assessor  
Patrick Todd, SAMA

## 2007 Office Values

Rank	Building complex	Property I.D. #	2007 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
1	Fifty South Sixth	22-029-24-44-0110	\$129,000,000	115,321,000	690,000	\$167.13	\$5.91	0	0	0	\$0	13,679,000	628	21,782	\$771
2	Wells Fargo Center	27-029-24-11-0012	\$191,000,000	184,267,000	1,105,105	\$166.74	\$5.90	0	0	0	\$0	6,733,000	340	19,803	\$701
3	US Bancorp Center	27-029-24-12-0139	\$161,600,000	151,061,000	929,694	\$162.48	\$5.75	4,963,000	47,800	\$103.83	\$3.67	5,576,000	256	21,781	\$771
4	I.D.S. Center	27-029-24-11-0135	\$219,000,000	195,876,000	1,222,120	\$160.28	\$5.67	9,530,000	165,000	\$57.76	\$2.04	13,594,000	640	21,241	\$752
5	Retek on the Mall	(2 parcels)	\$81,000,000	77,083,000	486,723	\$158.37	\$5.60	3,917,000	34,000	\$115.21	\$4.08	0	0	0	\$0
6	Ameriprise Headqtrs	27-029-24-11-0133	\$141,000,000	135,195,000	900,000	\$150.22	\$5.31	0	0	0	\$0	5,805,000	293	19,812	\$701
7	Dain Tower/Neiman Marcus	22-029-24-44-0059	\$94,200,000	84,282,000	592,953	\$142.14	\$5.03	7,182,000	188,864	\$38.03	\$1.35	2,736,000	145	18,869	\$668
8	LaSalle Plaza	(7 parcels)	\$82,200,000	69,981,000	518,908	\$134.86	\$4.77	5,766,000	70,000	\$82.37	\$2.91	6,453,000	342	18,868	\$668
9	Ameriprise Client Ser.	27-029-24-14-0084	\$134,600,000	126,829,000	1,000,000	\$126.83	\$4.49	0	0	0	\$0	7,771,000	490	15,859	\$561
10	225 South Sixth	27-029-24-11-0127	\$185,600,000	175,355,000	1,391,761	\$126.00	\$4.46	0	0	0	\$0	10,245,000	482	21,255	\$752
11	US Bank Plaza	27-029-24-11-0084	\$168,200,000	152,060,000	1,271,057	\$119.63	\$4.23	6,075,000	48,000	\$126.56	\$4.48	10,065,000	540	18,639	\$660
12	A.T. & T Tower	27-029-24-11-0128	\$73,900,000	71,900,000	610,154	\$117.84	\$4.17	0	0	0	\$0	2,000,000	138	14,493	\$513
13	Target Plaza South	(2 parcels)	\$145,600,000	139,056,000	1,200,000	\$115.88	\$4.10	0	0	0	\$0	6,544,000	355	18,434	\$652
14	Target Plaza North	27-029-24-12-0137	\$70,900,000	69,241,000	600,000	\$115.40	\$4.08	0	0	0	\$0	1,659,000	90	18,433	\$652
15	150 South 5th St	22-029-24-44-0101	\$76,800,000	72,376,000	632,510	\$114.43	\$4.05	0	0	0	\$0	4,424,000	220	20,109	\$712
16	Accenture Tower	27-029-24-11-0096	\$79,600,000	69,033,000	621,193	\$111.13	\$3.93	399,000	34,000	\$11.74	\$0.42	10,168,000	670	15,176	\$537
17	Plaza VII (no hotel)	(3 parcels)	\$40,300,000	34,888,000	315,793	\$110.48	\$3.91	0	0	0	\$0	5,412,000	315	17,181	\$608
18	100 South 5th St	22-029-24-44-0100	\$52,200,000	47,592,000	436,551	\$109.02	\$3.85	0	0	0	\$0	4,608,000	250	18,432	\$652
19	Union Plaza	22-029-24-13-0110	\$6,600,000	6,600,000	60,602	\$108.91	\$3.83	0	0	0	\$0	0	0	0	\$0
20	Campbell Mithun Tower	27-029-24-11-0093	\$85,400,000	82,103,000	757,321	\$108.41	\$3.83	0	0	0	\$0	3,297,000	183	18,016	\$637
21	Depot Office Center	23-029-24-34-0389	\$17,000,000	17,000,000	160,000	\$106.25	\$3.75	0	0	0	\$0	0	0	0	\$0
22	Thrivent Building	26-029-24-22-0343	\$42,000,000	42,000,000	438,660	\$95.75	\$3.38	0	0	0	\$0	0	0	0	\$0
23	T.C.F. Tower	27-029-24-11-0080	\$31,600,000	26,982,000	287,785	\$93.76	\$3.31	1,158,000	60,000	\$19.30	\$0.68	3,460,000	233	14,850	\$525
24	Kraus-Anderson	26-029-24-23-0098	\$2,992,000	2,992,000	33,000	\$90.67	\$3.17	0	0	0	\$0	0	0	0	\$0
25	One Financial Plz	22-029-24-44-0063	\$35,500,000	33,054,000	366,470	\$90.20	\$3.19	1,180,000	45,379	\$26.00	\$0.92	1,266,000	75	16,880	\$597
26	33 South Sixth/City Center	22-029-24-43-0120	\$125,500,000	115,522,000	1,281,060	\$90.18	\$3.19	NA	170,981	NA	NA	9,978,000	643	15,518	\$549
27	219 So 4th Street	23-029-24-33-0015	\$2,640,000	2,640,000	30,000	\$88.00	\$3.07	0	0	0	\$0	0	0	0	\$0
28	River Pkwy Place	23-029-24-44-0021	\$7,100,000	7,100,000	81,310	\$87.32	\$3.07	0	0	0	\$0	0	0	0	\$0
29	100 Washington Square	23-029-24-32-0012	\$49,800,000	43,095,000	500,582	\$86.09	\$3.04	0	0	0	\$0	6,705,000	427	15,703	\$556
30	233 Park Ave	23-029-24-34-0024	\$4,700,000	4,700,000	56,000	\$83.93	\$2.95	0	0	0	\$0	0	0	0	\$0
31	Star -Trib Freeman	26-029-24-21-0077	\$5,200,000	5,200,000	63,000	\$82.54	\$2.90	0	0	0	\$0	0	0	0	\$0
32	Oracle Bldg (Int.Cnt. I)	(6 parcels)	\$29,700,000	27,438,000	343,314	\$79.92	\$2.82	0	0	0	\$0	2,262,000	134	16,881	\$597
33	Perkin & Will Bldg	27-029-24-12-0096	\$3,500,000	3,500,000	45,111	\$77.59	\$2.72	0	0	0	\$0	0	0	0	\$0
34	Amex Computer	27-029-24-14-0067	\$30,900,000	27,440,000	357,000	\$76.86	\$2.72	0	0	0	\$0	3,460,000	240	14,417	\$510
35	Consortium	22-029-24-41-0125	\$2,400,000	2,400,000	33,000	\$72.73	\$2.53	0	0	0	\$0	0	0	0	\$0

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Rank	Building complex	Property I.D. #	2007 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
36	Wells Fargo Computer	23-029-24-33-0046	\$33,300,000	33,300,000	471,000	\$70.70	\$2.50	0	0	0	\$0	0	0	0	\$0
37	25 South 5th Street	22-029-24-44-0108	\$2,700,000	2,700,000	38,673	\$69.82	\$2.44	0	0	0	\$0	0	0	0	\$0
38	Midwest Plaza (7 parcels)		\$46,600,000	28,710,000	415,824	\$69.04	\$2.44	2,356,000	30,000	\$78.53	\$2.78	15,534,000	872	17,814	\$630
39	Carmichael Lynch	22-029-24-43-0005	\$5,400,000	5,400,000	80,000	\$67.50	\$2.37	0	0	0	\$0	0	0	0	\$0
40	111 Washington Ave S	23-029-24-33-0001	\$23,600,000	23,600,000	351,000	\$67.24	\$2.38	0	0	0	\$0	0	0	0	\$0
41	300-1st Ave N	22-029-24-41-0126	\$4,800,000	4,800,000	72,132	\$66.54	\$2.34	0	0	0	\$0	0	0	0	\$0
42	1221 Nicollet Mall (2 parcels)		\$10,200,000	8,684,000	132,513	\$65.53	\$2.31	0	0	0	\$0	1,516,000	104	14,577	\$516
43	Crown Roller Mill	23-029-24-34-0053	\$5,800,000	5,800,000	89,269	\$64.97	\$2.28	0	0	0	\$0	0	0	0	\$0
44	International Cnt. II	27-029-24-14-0069	\$20,200,000	17,955,000	278,859	\$64.39	\$2.27	0	0	0	\$0	2,245,000	133	16,880	\$597
45	Kickernick Bldg	22-029-24-42-0021	\$9,400,000	9,400,000	148,046	\$63.49	\$2.24	0	0	0	\$0	0	0	0	\$0
46	NSP Headquarters	22-029-24-44-0015	\$14,705,000	14,705,000	233,000	\$63.11	\$2.23	0	0	0	\$0	0	0	0	\$0
47	701 Washington N	22-029-24-13-0046	\$8,800,000	8,800,000	140,000	\$62.86	\$2.21	0	0	0	\$0	0	0	0	\$0
48	Mill Place	23-029-24-31-0047	\$5,300,000	5,300,000	85,000	\$62.35	\$2.19	0	0	0	\$0	0	0	0	\$0
49	1201 Harmon Place	27-029-24-24-1534	\$4,900,000	4,225,000	67,905	\$62.22	\$2.18	0	0	0	\$0	675,000	85	7,941	\$281
50	Butler Square North	22-029-24-43-0032	\$7,800,000	7,800,000	128,000	\$60.94	\$2.15	0	0	0	\$0	0	0	0	\$0
51	Harmon Court	27-029-24-21-0022	\$1,900,000	1,900,000	31,388	\$60.53	\$2.10	0	0	0	\$0	0	0	0	\$0
52	Marquette Plaza	22-029-24-41-0012	\$36,000,000	32,382,000	542,600	\$59.68	\$2.11	0	0	0	\$0	3,618,000	220	16,445	\$582
53	T.C.F. Main (Bank)	27-029-24-11-0081	\$9,130,000	9,130,000	156,000	\$58.53	\$2.06	0	0	0	\$0	0	0	0	\$0
54	Butler Square (2 parcels)		\$25,400,000	20,805,000	367,717	\$56.58	\$2.00	4,595,000	30,000	\$153.17	\$5.42	0	0	0	\$0
55	Itasca Bldg V	22-029-24-12-0117	\$2,450,000	2,450,000	43,500	\$56.32	\$1.96	0	0	0	\$0	0	0	0	\$0
56	Colwell Building	22-029-24-41-0085	\$8,650,000	8,310,000	149,610	\$55.54	\$1.96	0	0	0	\$0	340,000	30	11,333	\$401
57	Renaissance Sq.	22-029-24-44-0107	\$8,100,000	8,100,000	146,000	\$55.48	\$1.95	0	0	0	\$0	0	0	0	\$0
58	Textile Building	22-029-24-42-0079	\$4,900,000	4,900,000	88,394	\$55.43	\$1.95	0	0	0	\$0	0	0	0	\$0
59	510 Marquette	22-029-24-44-0058	\$11,000,000	11,000,000	198,716	\$55.36	\$1.95	0	0	0	\$0	0	0	0	\$0
60	Rand Tower	22-029-24-44-0060	\$8,300,000	8,300,000	150,912	\$55.00	\$1.94	0	0	0	\$0	0	0	0	\$0
61	1201 Marquette Ave	27-029-24-13-0270	\$2,400,000	2,400,000	43,918	\$54.65	\$1.90	0	0	0	\$0	0	0	0	\$0
62	800 Washington N	22-029-24-21-0093	\$19,400,000	19,400,000	356,507	\$54.42	\$1.92	0	0	0	\$0	0	0	0	\$0
63	330 2nd Ave Bldg	23-029-24-33-0012	\$11,400,000	10,716,000	197,000	\$54.40	\$1.92	0	0	0	\$0	684,000	56	12,214	\$432
64	Itasca Mercantile	22-029-24-12-0106	\$4,400,000	4,400,000	81,311	\$54.11	\$1.90	0	0	0	\$0	0	0	0	\$0
65	TriTech Plaza	23-029-24-33-0685	\$6,100,000	6,100,000	114,746	\$53.16	\$1.87	0	0	0	\$0	0	0	0	\$0
66	Wyman-Partridge (400 1st Av N)	22-029-24-42-0059	\$9,800,000	9,800,000	189,390	\$51.75	\$1.82	0	0	0	\$0	0	0	0	\$0
67	701 Fourth Avenue	26-029-24-22-0065	\$14,500,000	14,500,000	280,257	\$51.74	\$1.83	0	0	0	\$0	0	0	0	\$0
68	In'l Design Center	22-029-24-14-0204	\$4,500,000	4,500,000	87,000	\$51.72	\$1.82	0	0	0	\$0	0	0	0	\$0
69	ING Headquarters	23-029-24-32-0006	\$7,977,200	7,977,200	155,000	\$51.47	\$1.81	0	0	0	\$0	0	0	0	\$0
70	Young Quinlan	27-029-24-12-0099	\$11,300,000	7,409,000	145,938	\$50.77	\$1.79	1,899,000	40,000	\$47.48	\$1.68	1,992,000	145	13,738	\$486

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71	US Trust Bldg	27-029-24-11-0007	\$18,300,000	15,199,000	299,908	\$50.68	\$1.79	0	0	0	\$0	3,101,000	217	14,290	\$506
72	Roanoke Building	27-029-24-11-0005	\$9,100,000	9,100,000	182,355	\$49.90	\$1.76	0	0	0	\$0	0	0	0	\$0
73	Northstar West	27-029-24-11-0043	\$24,200,000	17,724,000	361,038	\$49.09	\$1.73	1,756,000	34,000	\$51.65	\$1.83	4,720,000	417	11,319	\$401
74	Wyman-Partridge (110 N 5th St)	22-029-24-42-0058	\$7,700,000	7,700,000	157,000	\$49.04	\$1.73	0	0	0	\$0	0	0	0	\$0
75	Northstar East	(2 parcels)	\$23,100,000	13,107,000	276,000	\$47.49	\$1.68	1,137,000	34,000	\$33.44	\$1.18	8,856,000	563	15,730	\$557
76	Old Republic Title	22-029-24-44-0030	\$5,200,000	5,200,000	109,942	\$47.30	\$1.66	0	0	0	\$0	0	0	0	\$0
77	Colonial Warehouse	22-029-24-14-0156	\$7,600,000	7,600,000	161,179	\$47.15	\$1.66	0	0	0	\$0	0	0	0	\$0
78	312 S 3rd Street	23-029-24-33-0027	\$3,400,000	3,400,000	72,204	\$47.09	\$1.65	0	0	0	\$0	0	0	0	\$0
79	Ceresota Building	23-029-24-34-0074	\$4,300,000	4,300,000	92,081	\$46.70	\$1.64	0	0	0	\$0	0	0	0	\$0
80	Thresher Square	(2 parcels)	\$5,500,000	5,500,000	117,836	\$46.68	\$1.64	0	0	0	\$0	0	0	0	\$0
81	Parkside Professional Ctr	(3 parcels)	\$7,500,000	7,500,000	161,057	\$46.57	\$1.64	0	0	0	\$0	0	0	0	\$0
82	Baker Building	27-029-24-11-0004	\$4,700,000	4,700,000	102,737	\$45.75	\$1.61	0	0	0	\$0	0	0	0	\$0
83	Plymouth Building	22-029-24-44-0010	\$13,000,000	11,676,000	259,301	\$45.03	\$1.59	0	0	0	\$0	1,324,000	100	13,240	\$468
84	501 Marquette	22-029-24-44-0064	\$11,900,000	11,900,000	266,079	\$44.72	\$1.58	0	0	0	\$0	0	0	0	\$0
85	McKesson Building	22-029-24-41-0090	\$3,740,000	3,740,000	85,000	\$44.00	\$1.54	0	0	0	\$0	0	0	0	\$0
86	Lumber Exchange	22-029-24-44-0106	\$9,800,000	9,388,000	216,609	\$43.34	\$1.53	412,000	35,000	\$11.77	\$0.42	0	0	0	\$0
87	Savoie Building	22-029-24-41-0088	\$2,600,000	2,600,000	60,000	\$43.33	\$1.51	0	0	0	\$0	0	0	0	\$0
88	Medical Arts Bldg	(2 parcels)	\$10,400,000	10,400,000	241,142	\$43.13	\$1.52	0	0	0	\$0	0	0	0	\$0
89	Investor's Building	27-029-24-11-0006	\$19,700,000	16,517,000	404,986	\$40.78	\$1.44	3,183,000	46,029	\$69.15	\$2.45	0	0	0	\$0
90	Mpls Grain Exchange	(2 parcels)	\$12,200,000	12,200,000	306,493	\$39.81	\$1.40	0	0	0	\$0	0	0	0	\$0
91	Designer's Guild	22-029-24-13-0017	\$4,730,000	4,730,000	120,000	\$39.42	\$1.38	0	0	0	\$0	0	0	0	\$0
92	Ford Center	22-029-24-42-0035	\$10,200,000	10,200,000	262,000	\$38.93	\$1.37	0	0	0	\$0	0	0	0	\$0
93	Loring Park Office	27-029-24-32-0010	\$3,900,000	3,900,000	103,500	\$37.68	\$1.32	0	0	0	\$0	0	0	0	\$0
94	Star -Trib Main	(2 parcels)	\$9,600,000	9,600,000	260,840	\$36.80	\$1.30	0	0	0	\$0	0	0	0	\$0
95	Elliot Park Life Science	26-029-24-24-0086	\$2,420,000	2,420,000	66,084	\$36.62	\$1.28	0	0	0	\$0	0	0	0	\$0
96	Flour Exchange	23-029-24-33-0035	\$3,200,000	3,200,000	100,000	\$32.00	\$1.12	0	0	0	\$0	0	0	0	\$0
97	Bassett Creek Bus Cnt	(8 parcels)	\$7,500,000	7,500,000	235,000	\$31.91	\$1.12	0	0	0	\$0	0	0	0	\$0
98	15 South Fifth	22-029-24-44-0054	\$5,000,000	5,000,000	160,913	\$31.07	\$1.09	0	0	0	\$0	0	0	0	\$0
99	Traffic Zone Center	22-029-24-42-0072	\$2,900,000	2,900,000	100,421	\$28.88	\$1.01	0	0	0	\$0	0	0	0	\$0
100	50 South 9th (Lakewood)	27-029-24-12-0118	\$2,600,000	2,600,000	100,000	\$26.00	\$0.91	0	0	0	\$0	0	0	0	\$0
101	Internet Exchange Bldg	22-029-24-13-0149	\$2,050,000	2,050,000	85,000	\$24.12	\$0.84	0	0	0	\$0	0	0	0	\$0
102	1010 Metrodome Square	(2 parcels)	\$6,250,000	4,400,000	260,000	\$16.92	\$0.59	0	0	0	\$0	1,850,000	566	3,269	\$116
103	511 Building	26-029-24-13-0095	\$5,400,000	3,573,000	219,318	\$16.29	\$0.57	0	0	0	\$0	1,827,000	360	5,075	\$180
*	NRA/NLA are published figures collected during 2004-2007														

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	Non-CBD Buildings		2007	Office	Office*	Office	Office	Retail	Retail*	Retail	Retail	Ramp	Ramp	Ramp	Ramp
Rank	Building complex	Property I.D. #	Mkt Value	Value	NRA	\$/NRA	Tax/NRA	Value	NLA	\$/NLA	Tax/NLA	Value	Stalls	\$/stall	Tax/stall
1	Mpls Heart Inst.	35-029-24-31-0110	\$10,700,000	10,700,000	79,000	\$135.44	\$4.78	0	0	0	\$0	0	0	0	\$0
2	Lower Back Clinic	35-029-24-33-0189	\$7,400,000	7,400,000	55,038	\$134.45	\$4.73	0	0	0	\$0	0	0	0	\$0
3	Noran Digestive	35-029-24-24-0253	\$8,100,000	8,100,000	61,600	\$131.49	\$4.63	0	0	0	\$0	0	0	0	\$0
4	Fairview-St. Mary's	25-029-24-31-0096	\$11,000,000	11,000,000	83,770	\$131.31	\$4.63	0	0	0	\$0	0	0	0	\$0
5	Lake Calhoun Executive Center	05-028-24-12-0005	\$20,200,000	20,200,000	155,000	\$130.32	\$4.60	0	0	0	\$0	0	0	0	\$0
6	Broadway Ridge	18-029-23-24-0008	\$22,500,000	22,361,000	180,739	\$123.72	\$4.37	0	0	0	\$0	139,000	23	6,043	\$214
7	Riverside Medical	25-029-24-31-0006	\$8,900,000	8,900,000	76,363	\$116.55	\$4.11	0	0	0	\$0	0	0	0	\$0
8	Northstar Prof Ctr	30-029-23-13-0048	\$5,648,500	5,457,850	53,700	\$101.64	\$3.57	0	0	0	\$0	190,650	30	6,355	\$225
9	Broadway Place West	18-029-23-13-0023	\$12,200,000	11,778,000	135,512	\$86.91	\$3.07	0	0	0	\$0	422,000	70	6,029	\$213
10	Broadway Place East	18-029-23-14-0007	\$9,200,000	9,037,000	106,350	\$84.97	\$2.99	0	0	0	\$0	163,000	27	6,037	\$214
11	Banks Building	23-029-24-12-0189	\$13,013,500	13,013,500	156,000	\$83.42	\$2.94	0	0	0	\$0	0	0	0	\$0
12	Hennepin Square	18-029-23-33-0046	\$7,377,000	7,377,000	97,500	\$75.66	\$2.66	0	0	0	\$0	0	0	0	\$0
13	Teamsters Bldg	30-029-23-13-0042	\$2,300,000	2,000,000	31,098	\$64.31	\$2.23	0	0	0	\$0	300,000	90	3,333	\$118
14	U.S. West Training	29-029-24-13-0016	\$5,000,000	5,000,000	79,940	\$62.55	\$2.20	0	0	0	\$0	0	0	0	\$0
15	2100 Summer St	13-029-24-41-0020	\$9,900,000	9,900,000	160,000	\$61.88	\$2.18	0	0	0	\$0	0	0	0	\$0
16	Wells Fargo Mortgage	(3 parcels)	\$74,100,000	61,482,000	1,000,000	\$61.48	\$2.17	0	0	0	\$0	12,618,000	2,824	4,468	\$158
17	Target Credit	29-029-24-32-0004	\$20,959,900	19,500,000	327,800	\$59.49	\$2.10	0	0	0	\$0	1,459,900	268	5,447	\$193
18	Univ Park Plaza	30-029-23-13-0028	\$8,700,000	6,775,000	118,812	\$57.02	\$2.01	0	0	0	\$0	1,925,000	350	5,500	\$195
19	Stinson Technology Ctr	(2 parcels)	\$15,000,000	15,000,000	265,000	\$56.60	\$2.00	0	0	0	\$0	0	0	0	\$0
20	Honeywell Technology NE	03-029-24-21-0025	\$8,800,000	8,800,000	170,000	\$51.76	\$1.82	0	0	0	\$0	0	0	0	\$0
21	Pillsbury Research	23-029-24-14-0100	\$10,500,000	10,500,000	350,000	\$30.00	\$1.06	0	0	0	\$0	0	0	0	\$0

Note: Net rentable areas are as commonly reported and may differ from net rentable areas as calculated by the Assessor's Office