

2023 Minneapolis Market Values BOMA - CBD

Building complex	Address	Property I.D. #	2023	Office	Office	Office	Retail	Retail	Retail	Ramp
			Mkt Value	Value	NRA	\$/NRA	Value	NLA	\$/NLA	Value
100 Washington Square	100 WASHINGTON AVE S	23-029-24-32-0012	\$82,210,000	\$75,350,000	481,604	\$156.46	\$0	0	\$0.00	\$6,860,000
111 Washington	111 WASHINGTON AVE S	23-029-24-33-0001	\$36,440,000	\$36,440,000	380,465	\$95.78	\$0	0	\$0.00	\$0
121 South Eighth	121 8TH ST S	27-029-24-11-0080	\$36,680,000	\$31,920,000	305,599	\$104.45	\$760,000	0	\$0.00	\$4,000,000
20 Washington Square	20 WASHINGTON AVE S	23-029-24-32-0006	\$17,790,000	\$17,790,000	133,940	\$132.82	\$0	0	\$0.00	\$0
300 First Ave N	300 1ST AVE N	22-029-24-41-0126	\$7,630,000	\$7,370,000	72,305	\$101.93	\$0	0	\$0.00	\$260,000
33 South 6th Street Tower	33 6TH ST S	22-029-24-43-0120	\$207,490,000	\$187,460,000	1,081,641	\$173.31	\$5,640,000	385,000	\$14.65	\$14,390,000
330 S Second	330 2ND AVE S	23-029-24-33-0012	\$15,260,000	\$14,350,000	197,100	\$72.81	\$430,000	15,800	\$27.22	\$480,000
510 Marquette	510 MARQUETTE AVE	22-029-24-44-0058	\$31,200,000	\$30,650,000	198,716	\$154.24	\$550,000	0	\$0.00	\$0
60 South 6th	501 NICOLLET MALL	(10 parcels)	\$130,020,000	\$126,780,000	609,368	\$208.05	\$730,000	187,948	\$3.88	\$2,510,000
701 Building	701 4TH AVE S	26-029-24-22-0065	\$27,070,000	\$26,910,000	300,000	\$89.70	\$160,000	3,500	\$45.71	\$0
705/706/730/733 Building at Baker Center	706 2ND AVE S	(4 parcels)	\$43,270,000	\$34,420,000	971,764	\$35.42	\$5,570,000	19,312	\$288.42	\$3,280,000
801 Marquette	801 MARQUETTE AVE	27-029-24-11-0081	\$18,240,000	\$18,240,000	169,704	\$107.48	\$0	732	\$0.00	\$0
950 Nicollet	900 NICOLLET MALL	(2 parcels)	\$74,830,000	\$70,710,000	462,368	\$152.93	\$4,120,000	0	\$0.00	\$0
Ameriprise Customer Service Center	901 3RD AVE S	27-029-24-14-0084	\$108,190,000	\$102,390,000	884,923	\$115.70	\$0	16,035	\$0.00	\$5,800,000
Ameriprise Financial Center	707 7TH ST S	27-029-24-11-0133	\$135,900,000	\$129,560,000	847,667	\$152.84	\$0	0	\$0.00	\$6,340,000
AT&T Tower	901 MARQUETTE AVE	27-029-24-11-0128	\$86,310,000	\$83,270,000	610,563	\$136.38	\$870,000	0	\$0.00	\$2,170,000
Bassett Creek Business Center	901 3RD ST N	(10 parcels)	\$17,800,000	\$12,080,000	138,684	\$87.10	\$0	0	\$0.00	\$5,720,000
Butler Square	116 6TH ST N	(2 parcels)	\$32,170,000	\$30,430,000	367,717	\$82.75	\$1,740,000	21,605	\$80.54	\$0
Canadian Pacific Plaza	120 6TH ST S	22-029-24-44-0063	\$37,290,000	\$31,814,000	393,902	\$80.77	\$2,893,000	0	\$0.00	\$2,583,000
Capella Tower	225 6TH ST S	27-029-24-11-0127	\$253,590,000	\$239,200,000	1,401,233	\$170.71	\$3,920,000	0	\$0.00	\$10,470,000
Colonial Warehouse	200 3RD AVE N	(2 parcels)	\$29,410,000	\$22,580,000	203,000	\$111.23	\$6,250,000	0	\$0.00	\$580,000
Colwell Building	123 3RD ST N	22-029-24-41-0085	\$14,750,000	\$14,230,000	145,000	\$98.14	\$0	0	\$0.00	\$520,000
Depot Office Center	500 WASHINGTON AVE S	23-029-24-34-0389	\$22,020,000	\$19,050,000	148,532	\$128.26	\$380,000	0	\$0.00	\$2,590,000
Designers Guild Building	401 3RD ST N	(2 parcels)	\$17,090,000	\$12,520,000	110,608	\$113.19	\$1,560,000	0	\$0.00	\$3,010,000
Essex Building	84 10TH ST S	27-029-24-12-0096	\$5,250,000	\$4,570,000	45,111	\$101.31	\$680,000	0	\$0.00	\$0
Fifth Street Towers	150 5TH ST S	(2 parcels)	\$166,800,000	\$155,230,000	1,063,856	\$145.91	\$1,280,000	5,491	\$233.11	\$10,290,000
Fifty South Sixth	50 6TH ST S	22-029-24-44-0110	\$149,390,000	\$131,040,000	698,606	\$187.57	\$4,220,000	40,429	\$104.38	\$14,130,000
Ford Center	420 5TH ST N	(3 parcels)	\$49,380,000	\$45,880,000	267,606	\$171.45	\$0	0	\$0.00	\$3,500,000
Grain Exchange	400 4TH ST S	(2 parcels)	\$14,230,000	\$14,110,000	306,493	\$46.04	\$120,000	10,661	\$11.26	\$0
IDS Center	80 8TH ST S	27-029-24-11-0135	\$257,050,000	\$232,100,000	1,401,831	\$165.57	\$13,200,000	166,110	\$79.47	\$11,750,000
International Centre	120 10TH ST S	27-029-24-14-0069	\$16,370,000	\$13,724,000	283,504	\$48.41	\$319,200	11,154	\$28.62	\$2,326,800
International Design Center	100 2ND AVE N	22-029-24-14-0204	\$6,380,000	\$3,600,000	70,456	\$51.10	\$2,780,000	0	\$0.00	\$0
LaSalle Plaza	800 LASALLE AVE	(7 parcels)	\$94,610,000	\$76,890,000	588,908	\$130.56	\$10,200,000	0	\$0.00	\$7,520,000
Loose-Wiles Building	701 WASHINGTON AVE N	(2 parcels)	\$17,110,000	\$14,640,000	114,279	\$128.11	\$2,320,000	10,305	\$225.13	\$150,000
Medical Arts Bldg	825 NICOLLET MALL	(2 parcels)	\$20,570,000	\$19,640,000	243,301	\$80.72	\$930,000	18,500	\$50.27	\$0
Northstar Center	608 2ND AVE S	(3 parcels)	\$34,410,000	\$19,940,000	298,361	\$66.83	\$790,000	0	\$0.00	\$13,680,000
Old Republic Title	401 2ND AVE S	22-029-24-44-0030	\$11,920,000	\$11,920,000	109,942	\$108.42	\$0	0	\$0.00	\$0
Oracle Center	900 2ND AVE S	27-029-24-11-0160	\$22,610,000	\$18,956,000	338,669	\$55.97	\$440,800	13,732	\$32.10	\$3,213,200
PWC Plaza	45 7TH ST S	(2 parcels)	\$60,550,000	\$53,470,000	339,874	\$157.32	\$0	0	\$0.00	\$7,080,000
RBC Gateway	30 3RD ST S	(23 parcels)	\$136,790,000	\$129,190,000	524,780	\$246.18	\$0	0	\$0.00	\$7,600,000
River Parkway Place	1101 RIVER PKWY W	23-029-24-44-0021	\$12,880,000	\$12,490,000	81,310	\$153.61	\$0	0	\$0.00	\$390,000
RSM Plaza	801 NICOLLET MALL	(7 parcels)	\$61,850,000	\$36,720,000	410,601	\$89.43	\$4,760,000	45,000	\$105.78	\$20,370,000
SPS Tower	333 7TH ST S	27-029-24-11-0161	\$100,120,000	\$85,530,000	618,886	\$138.20	\$2,730,000	10,000	\$273.00	\$11,860,000
T3	323 WASHINGTON AVE N	22-029-24-13-1161	\$51,560,000	\$49,160,000	221,552	\$221.89	\$1,420,000	0	\$0.00	\$980,000
Target Plaza North	1000 NICOLLET MALL	27-029-24-12-0137	\$53,760,000	\$51,250,000	600,000	\$34.17	\$650,000	0	\$0.00	\$1,860,000
Target Plaza South	1024 NICOLLET MALL	(2 parcels)	\$129,070,000	\$121,110,000	1,500,000	\$261.93	\$610,000	0	\$0.00	\$7,350,000
Textile Building	119 4TH ST N	22-029-24-42-0079	\$9,010,000	\$7,850,000	104,603	\$75.05	\$1,160,000	0	\$0.00	\$0
The 15 Building	15 5TH ST S	22-029-24-44-0054	\$9,090,000	\$8,730,000	131,460	\$66.41	\$360,000	0	\$0.00	\$0

Net rentable areas are taken from the Greater Minneapolis BOMA database, and may differ from net rentable areas as calculated by the Assessor's Office.

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			Mkt Value	Value	NRA	\$/NRA	Value	NLA	\$/NLA	Value
The Andrus	500 NICOLLET MALL	22-029-24-44-0107	\$17,330,000	\$16,920,000	139,540	\$121.26	\$0	0	\$0.00	\$410,000
The Marq	250 MARQUETTE AVE	22-029-24-41-0012	\$54,680,000	\$50,840,000	522,656	\$97.27	\$0	0	\$0.00	\$3,840,000
Thrivent Headquarters	601 5TH AVE S	26-029-24-22-0449	\$68,180,000	\$65,170,000		#DIV/0!	\$0	0	\$0.00	\$3,010,000
TractorWorks	800 WASHINGTON AVE N	(3 parcels)	\$60,800,000	\$57,860,000	362,292	\$159.71	\$2,940,000	0	\$0.00	\$0
TriTech Center	331 2ND AVE S	23-029-24-33-0685	\$9,430,000	\$8,760,000	112,419	\$77.92	\$670,000	0	\$0.00	\$0
Two22	222 S 9TH ST	27-029-24-11-0093	\$77,030,000	\$71,110,000	727,170	\$97.79	\$1,890,000	12,000	\$157.50	\$4,030,000
Union Plaza	333 WASHINGTON AVE N	22-029-24-13-1155	\$6,450,000	\$6,450,000	56,788	\$113.58	\$0	0	\$0.00	\$0
US Bancorp Center	800 NICOLLET MALL	27-029-24-12-0139	\$171,550,000	\$159,440,000	929,694	\$171.50	\$6,610,000	0	\$0.00	\$5,500,000
US Bank Plaza	200 6TH ST S	27-029-24-11-0084	\$184,940,000	\$167,180,000	1,319,889	\$126.66	\$7,240,000	0	\$0.00	\$10,520,000
Wells Fargo Center	90 7TH ST S	27-029-24-11-0012	\$226,600,000	\$218,570,000	1,196,036	\$182.75	\$0	0	\$0.00	\$8,030,000
Wells Fargo Tower I	550 4TH ST S	(2 parcels)	\$95,930,000	\$95,930,000	530,108	\$180.96	\$0	0	\$0.00	\$0
Wells Fargo Tower II	600 4TH ST S	(2 parcels)	\$95,930,000	\$95,930,000	536,932	\$178.66	\$0	0	\$0.00	\$0
Xcel Energy Corporation Downtown	414 NICOLLET MALL	22-029-24-44-0015	\$24,340,000	\$24,340,000	310,000	\$78.52	\$0	0	\$0.00	\$0
Young Quinlan Building	901 NICOLLET MALL	27-029-24-12-0099	\$19,680,000	\$15,480,000	146,147	\$105.92	\$1,610,000	0	\$0.00	\$2,590,000
Market values are determined by the City of Minneapolis Assessor Office. Net rentable area is taken from the BOMA Greater Minneapolis database.										
If your building is missing from this list or you would like to revise your square footage estimates, please call the BOMA office at 612-338-827.										