

2016 Minneapolis Market Values BOMA - CBD

Building complex	Property I.D. #	2016	Office	Office	Office	Retail	Retail	Retail	Ramp	Ramp	Ramp
		Mkt Value	Value	NRA	\$/NRA	Value	NLA	\$/NLA	Value	Stalls	\$/stall
Target Plaza South	(2 parcels)	\$159,220,000	\$148,450,000	449,442	\$330	\$1,920,000	0	\$0	\$8,850,000	0	\$0
Fifth Street Towers (100-150 S 5th St)	(2 parcels)	\$124,350,000	\$109,240,000	449,442	\$243	\$1,610,000	0	\$0	\$13,500,000	0	\$0
RBC Plaza	22-029-24-44-0059	\$130,890,000	\$121,790,000	609,368	\$200	\$3,290,000	609,368	\$5	\$5,810,000	0	\$0
Wells Fargo Center	27-029-24-11-0012	\$240,630,000	\$231,070,000	1,196,036	\$193	\$0	1,196,036	\$0	\$9,560,000	340	\$28,118
50 South 10th Street	(2 parcels)	\$99,220,000	\$91,840,000	485,648	\$189	\$7,380,000	0	\$0	\$0	0	\$0
Ford Center	22-029-24-42-0035	\$51,370,000	\$47,500,000	267,606	\$177	\$0	267,606	\$0	\$3,870,000	0	\$0
Fifty South Sixth	22-029-24-44-0110	\$140,710,000	\$118,760,000	698,606	\$170	\$4,750,000	698,606	\$7	\$17,200,000	628	\$27,389
Plaza VII	(3 parcels)	\$66,310,000	\$57,710,000	339,874	\$170	\$0	0	\$0	\$8,600,000	980	\$8,776
225 South Sixth	27-029-24-11-0127	\$237,870,000	\$221,460,000	1,401,233	\$158	\$4,070,000	1,401,233	\$3	\$12,340,000	482	\$25,602
33 South Sixth/City Center	22-029-24-43-0120	\$196,300,000	\$169,540,000	1,081,641	\$157	\$8,620,000	1,081,641	\$8	\$18,140,000	643	\$28,212
US Bancorp Center	27-029-24-12-0139	\$163,140,000	\$142,330,000	929,694	\$153	\$13,930,000	0	\$0	\$6,880,000	256	\$26,875
IDS Center	27-029-24-11-0135	\$251,670,000	\$212,610,000	1,401,831	\$152	\$21,240,000	1,401,831	\$15	\$17,820,000	655	\$27,206
Ameriprise Financial Center	27-029-24-11-0133	\$131,720,000	\$124,090,000	847,667	\$146	\$0	891,242	\$0	\$7,630,000	293	\$26,041
800 Washington N (Tractorworks)	22-029-24-21-0093	\$48,600,000	\$46,090,000	345,949	\$133	\$2,510,000	0	\$0	\$0	0	\$0
LaSalle Plaza	(7 parcels)	\$96,600,000	\$78,350,000	588,908	\$133	\$8,910,000	0	\$0	\$9,340,000	342	\$27,310
701 Washington N	22-029-24-13-0046	\$19,810,000	\$18,450,000	140,000	\$132	\$1,150,000	0	\$0	\$210,000	0	\$0
River Parkway Place	23-029-24-44-0021	\$12,430,000	\$10,390,000	81,310	\$128	\$0	81,310	\$0	\$2,040,000	0	\$0
US Bank Plaza	27-029-24-11-0084	\$181,700,000	\$155,820,000	1,319,889	\$118	\$12,380,000	46,786	\$265	\$13,500,000	520	\$25,962
Ameriprise Client Ser	27-029-24-14-0084	\$108,960,000	\$102,100,000	884,923	\$115	\$0	691,219	\$0	\$6,860,000	0	\$0
AT&T Tower	27-029-24-11-0128	\$72,360,000	\$69,090,000	610,563	\$113	\$560,000	610,563	\$1	\$2,710,000	0	\$0
RSM Plaza	(7 parcels)	\$71,770,000	\$46,090,000	415,824	\$111	\$2,710,000	45,000	\$60	\$22,970,000	342	\$67,164
Intercern (Int'l II/Oracle)	(2 parcels)	\$56,390,000	\$47,870,000	449,442	\$107	\$1,590,000	0	\$0	\$6,930,000	0	\$0
20 Washington Square	23-029-24-32-0006	\$14,140,000	\$14,140,000	133,940	\$106	\$0	0	\$0	\$0	0	\$0
333 South Seventh Street	27-029-24-11-0096	\$80,300,000	\$64,610,000	621,193	\$104	\$2,070,000	621,193	\$3	\$13,620,000	627	\$21,722
Depot Office Center	23-029-24-34-0389	\$17,980,000	\$14,440,000	148,532	\$97	\$410,000	148,532	\$3	\$3,130,000	259	\$12,085
Target Plaza North	27-029-24-12-0137	\$61,540,000	\$57,880,000	600,000	\$96	\$1,420,000	0	\$0	\$2,240,000	90	\$24,889
800 Hennepin Ave (Carmicheal L)	22-029-24-43-0005	\$7,470,000	\$7,470,000	80,000	\$93	\$0	0	\$0	\$0	0	\$0
222 South Ninth Street	27-029-24-11-0093	\$72,717,000	\$66,907,000	727,170	\$92	\$1,450,000	727,170	\$2	\$4,360,000	183	\$23,825
Canadian Pacific Plaza	22-029-24-44-0063	\$38,680,000	\$35,530,000	393,902	\$90	\$1,420,000	393,902	\$4	\$1,730,000	75	\$23,067
Northstar Center	(3 parcels)	\$50,680,000	\$30,540,000	339,874	\$90	\$690,000	0	\$0	\$19,450,000	980	\$19,847
300 First Ave N	22-029-24-41-0126	\$6,630,000	\$6,360,000	72,305	\$88	\$0	0	\$0	\$270,000	0	\$0
Colonial Warehouse	22-029-24-14-0156	\$15,570,000	\$14,110,000	161,179	\$88	\$1,330,000	0	\$0	\$130,000	0	\$0
17 Washington Ave N	22-029-24-41-0130	\$4,460,000	\$3,920,000	44,858	\$87	\$0	0	\$0	\$540,000	0	\$0
Colwell Building	22-029-24-41-0085	\$13,130,000	\$12,610,000	145,000	\$87	\$0	0	\$0	\$520,000	30	\$17,333
Harmon Court	27-029-24-21-0022	\$2,690,000	\$2,690,000	31,388	\$86	\$0	0	\$0	\$0	0	\$0
Perkins and Will	27-029-24-12-0096	\$5,000,000	\$3,820,000	45,111	\$85	\$1,180,000	45,111	\$26	\$0	0	\$0
Kraus-Anderson	26-029-24-23-0098	\$2,760,000	\$2,760,000	33,000	\$84	\$0	33,000	\$0	\$0	0	\$0
Young Quinlan Building	27-029-24-12-0099	\$16,800,000	\$11,980,000	146,147	\$82	\$1,830,000	146,147	\$13	\$2,990,000	145	\$20,621
100 Washington Square	23-029-24-32-0012	\$46,990,000	\$39,250,000	481,604	\$81	\$0	481,604	\$0	\$7,740,000	427	\$18,126
Butler Square	(2 parcels)	\$30,630,000	\$29,910,000	367,717	\$81	\$720,000	21,605	\$33	\$0	0	\$0
Wyman-Partridge (110 N 5th St)	22-029-24-42-0114	\$15,000,000	\$12,700,000	157,000	\$81	\$2,300,000	0	\$0	\$0	0	\$0
Crown Roller Mill	23-029-24-34-0053	\$6,950,000	\$6,950,000	89,269	\$78	\$0	0	\$0	\$0	0	\$0

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Building complex	Property I.D. #	2016	Office	Office	Office	Retail	Retail	Retail	Ramp	Ramp	Ramp
		Mkt Value	Value	NRA	\$/NRA	Value	NLA	\$/NLA	Value	Stalls	\$/stall
Itasca Bldg V	22-029-24-12-0117	\$3,270,000	\$3,270,000	43,500	\$75	\$0	0	\$0	\$0	0	\$0
McKesson Building	22-029-24-41-0090	\$6,560,000	\$6,310,000	85,000	\$74	\$250,000	0	\$0	\$0	0	\$0
Bassett Creek Business Center	(10 parcels)	\$12,783,500	\$9,863,500	134,574	\$73	\$0	0	\$0	\$2,920,000	0	\$0
Butler North	22-029-24-43-0032	\$10,400,000	\$9,290,000	128,000	\$73	\$1,110,000	0	\$0	\$0	0	\$0
1201 Marquette Ave	27-029-24-13-0270	\$3,170,000	\$3,170,000	43,918	\$72	\$0	0	\$0	\$0	0	\$0
Xcel Energy Corporation Downtown	22-029-24-44-0015	\$22,360,000	\$22,360,000	310,000	\$72	\$0	310,000	\$0	\$0	0	\$0
Wyman I (400 1st Av N)	22-029-24-42-0059	\$16,120,000	\$15,560,000	225,000	\$69	\$560,000	0	\$0	\$0	0	\$0
Union Plaza	22-029-24-13-0110	\$3,930,000	\$3,850,000	56,788	\$68	\$0	0	\$0	\$80,000	0	\$0
510 Marquette	22-029-24-44-0058	\$14,000,000	\$12,970,000	198,716	\$65	\$1,030,000	0	\$0	\$0	0	\$0
TriTech Center	23-029-24-33-0685	\$7,580,000	\$7,320,000	114,746	\$64	\$260,000	0	\$0	\$0	0	\$0
701 Building	26-029-24-22-0065	\$18,920,000	\$18,780,000	300,000	\$63	\$140,000	300,000	\$0	\$0	0	\$0
Rand Tower	22-029-24-44-0060	\$9,730,000	\$9,360,000	150,912	\$62	\$370,000	150,912	\$2	\$0	0	\$0
Marquette Plaza	22-029-24-41-0012	\$35,400,000	\$31,730,000	522,656	\$61	\$0	522,656	\$0	\$3,670,000	220	\$16,682
Kickernick Building	22-029-24-42-0021	\$9,620,000	\$8,890,000	148,046	\$60	\$730,000	0	\$0	\$0	0	\$0
Thrivent Financial Building	26-029-24-22-0343	\$34,130,000	\$30,020,000	519,092	\$58	\$2,360,000	519,092	\$5	\$1,750,000	0	\$0
Designer's Guild	22-029-24-13-0017	\$10,070,000	\$6,810,000	120,000	\$57	\$810,000	0	\$0	\$2,450,000	30	\$81,667
Textile Building	22-029-24-42-0079	\$6,880,000	\$5,770,000	104,603	\$55	\$1,110,000	0	\$0	\$0	0	\$0
1201 Harmon Place	27-029-24-24-1534	\$4,580,000	\$3,740,000	67,905	\$55	\$0	0	\$0	\$840,000	85	\$9,882
TCF Tower	27-029-24-11-0080	\$23,540,000	\$16,570,000	305,599	\$54	\$1,910,000	0	\$0	\$5,060,000	205	\$24,683
Itasca Mercantile	22-029-24-12-0106	\$5,190,000	\$4,400,000	81,311	\$54	\$790,000	0	\$0	\$0	0	\$0
Old Republic Title	22-029-24-44-0030	\$5,870,000	\$5,870,000	109,942	\$53	\$0	0	\$0	\$0	0	\$0
Parkside Professional Office Building	(3 parcels)	\$8,540,000	\$8,360,000	158,816	\$53	\$180,000	4,180	\$43	\$0	980	\$0
Wells Fargo Operations Center	23-029-24-33-0046	\$26,200,000	\$26,200,000	520,381	\$50	\$0	520,381	\$0	\$0	0	\$0
Savoie Building	22-029-24-41-0088	\$2,930,000	\$2,930,000	60,000	\$49	\$0	0	\$0	\$0	0	\$0
1221 Nicollet Mall	(2 parcels)	\$8,150,000	\$6,450,000	132,513	\$49	\$0	0	\$0	\$1,700,000	0	\$0
Mill Place	23-029-24-31-0047	\$4,310,000	\$4,130,000	85,000	\$49	\$0	0	\$0	\$180,000	0	\$0
Renaissance Sq	22-029-24-44-0107	\$7,290,000	\$6,920,000	146,000	\$47	\$0	0	\$0	\$370,000	31	\$11,935
25-33 Building	22-029-24-44-0108	\$1,820,000	\$1,820,000	38,673	\$47	\$0	0	\$0	\$0	0	\$0
Flour Exchange	23-029-24-33-0035	\$4,700,000	\$4,700,000	100,000	\$47	\$0	0	\$0	\$0	0	\$0
In'l Design Center	22-029-24-14-0204	\$5,310,000	\$2,970,000	63,938	\$46	\$2,340,000	63,938	\$37	\$0	0	\$0
Elliot Park Life Science	26-029-24-24-0086	\$3,010,000	\$3,010,000	66,084	\$46	\$0	0	\$0	\$0	0	\$0
The 15 Building	22-029-24-44-0054	\$7,140,000	\$6,580,000	145,000	\$45	\$560,000	145,000	\$4	\$0	0	\$0
111 Washington Ave S	23-029-24-33-0001	\$16,950,000	\$16,950,000	380,465	\$45	\$0	0	\$0	\$0	0	\$0
TCF Main Bank	27-029-24-11-0081	\$7,294,000	\$7,294,000	169,704	\$43	\$0	169,704	\$0	\$0	0	\$0
312 S 3rd Street	23-029-24-33-0027	\$3,090,000	\$3,090,000	72,204	\$43	\$0	0	\$0	\$0	0	\$0
Internet Exchange Building	22-029-24-13-0149	\$4,170,000	\$3,540,000	85,000	\$42	\$0	0	\$0	\$630,000	0	\$0
Lumber Exchange	22-029-24-44-0106	\$11,370,000	\$10,450,000	251,609	\$42	\$920,000	0	\$0	\$0	0	\$0
330 S Second	23-029-24-33-0012	\$8,850,000	\$7,760,000	197,100	\$39	\$340,000	197,100	\$2	\$750,000	56	\$13,393
Amex Computer	27-029-24-14-0067	\$21,300,000	\$18,710,000	524,000	\$36	\$0	0	\$0	\$2,590,000	240	\$10,792
Baker Center (Roanoke/Investors/730)	(4 parcels)	\$43,210,000	\$31,170,000	971,764	\$32	\$7,090,000	19,312	\$367	\$4,950,000	207	\$23,913
Medical Arts Bldg	(2 parcels)	\$14,150,000	\$13,460,000	449,442	\$30	\$690,000	0	\$0	\$0	0	\$0
Grain Exchange	(2 parcels)	\$12,600,000	\$12,350,000	449,442	\$27	\$250,000	0	\$0	\$0	0	\$0

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511 Building	26-029-24-13-0095	\$7,200,000	\$5,210,000	219,318	\$24	\$0	0	\$0	\$1,990,000	360	\$5,528
50 South 9th (Lakewood)	27-029-24-12-0118	\$2,262,000	\$2,262,000	100,000	\$23	\$0	0	\$0	\$0	0	\$0

2016 Minneapolis Market Values BOMA - NON-CBD

Building complex	Property I.D. #	2016	Office	Office	Office	Retail	Retail	Retail	Ramp	Ramp	Ramp
		Mkt Value	Value	NRA	\$/NRA	Value	NLA	\$/NLA	Value	Stalls	\$/stall
Wells Fargo Home Mortgage Campus	(4 parcels)	\$57,362,300	\$51,959,300	104,000	\$500	\$0	1	\$0.00	\$5,403,000	1,800	\$3,002
2800 Medical Building	(4 parcels)	\$10,683,300	\$8,579,300	53,750	\$160	\$0	1	\$0.00	\$2,104,000	0	
Lake Calhoun Executive Center	05-028-24-12-0005	\$23,510,000	\$23,510,000	160,000	\$147	\$0	1	\$0.00	\$0	parking spaces	
LHT Mpls LLC - 2545 Chicago Ave	35-029-24-24-0373	\$8,250,000	\$8,250,000	56,160	\$147	\$0	1	\$0.00	\$0	0	
2220 Riverside Ave	25-029-24-31-0096	\$11,750,000	\$11,750,000	83,770	\$140	\$0	1	\$0.00	\$0	0	
Mpls Heart Inst.	35-029-24-31-0110	\$11,020,000	\$11,020,000	79,000	\$139	\$0	1	\$0.00	\$0	0	
Noran Digestive - 910 E 26th St	35-029-24-24-0253	\$8,500,000	\$8,500,000	61,600	\$138	\$0	1	\$0.00	\$0	0	
606 24TH Ave South	25-029-24-31-0006	\$9,300,000	\$9,300,000	87,320	\$107	\$0	1	\$0.00	\$0	0	
Riverside Professional Bldg	25-029-24-31-0006	\$9,300,000	\$9,300,000	87,320	\$107	\$0	1	\$0.00	\$0	0	
Broadway Ridge	18-029-23-24-0008	\$16,700,000	\$16,700,000	180,739	\$92	\$0	1	\$0.00	\$0	parking spaces	
North Star Professional Center	30-029-23-13-0048	\$5,960,000	\$5,960,000	66,095	\$90	\$0	1	\$0.00	\$0	parking spaces	
2828 Chicago	(2 parcels)	\$11,820,000	\$10,700,000	132,513	\$81	\$0	1	\$0.00	\$1,120,000	140	\$8,000
Univ Park Plaza	30-029-23-13-0028	\$9,550,000	\$9,550,000	121,000	\$79	\$0	1	\$0.00	\$0	parking spaces	
Banks Building	23-029-24-12-0189	\$8,070,000	\$8,070,000	106,094	\$76	\$0	1	\$0.00	\$0	parking spaces	
US West Training	29-029-24-13-0016	\$5,000,000	\$5,000,000	79,940	\$63	\$0	1	\$0.00	\$0	parking spaces	
Broadway Place West	18-029-23-13-0023	\$8,300,000	\$8,300,000	135,512	\$61	\$0	1	\$0.00	\$0	parking spaces	
Teamsters Bldg	30-029-23-13-0042	\$1,854,000	\$1,854,000	31,098	\$60	\$0	1	\$0.00	\$0	parking spaces	
Broadway Place East	18-029-23-14-0007	\$5,897,500	\$5,897,500	106,357	\$55	\$0	1	\$0.00	\$0	parking spaces	
Target Guest Credit Center	29-029-24-32-0004	\$15,890,000	\$15,890,000	368,500	\$43	\$0	1	\$0.00	\$0	parking spaces	
Hennepin Square	18-029-23-33-0046	\$3,902,900	\$3,902,900	97,000	\$40	\$0	1	\$0.00	\$0	parking spaces	