

2013 Minneapolis Market Values BOMA - CBD

		2013	Office	Office	Office	Office	Retail	Retail	Retail	Retail	Ramp	Ramp	Ramp	Ramp
Building complex	Property I.D. #	Mkt Value	Value	NRA	\$/NRA	Tax/NRA	Value	NLA	\$/NLA	Tax/NLA	Value	Stalls	\$/stall	Tax/stall
Baker Center	(4 parcels)	\$47,300,000	\$38,480,000	96,896	\$397.13	\$17.47	\$6,190,000	19,312	\$320.53	\$14.11	\$2,630,000	0	\$0	\$0
US Bancorp Center	27-029-24-12-0139	\$145,600,000	\$135,866,000	929,694	\$146.14	\$6.43	\$3,834,000	43,044	\$89.07	\$3.92	\$5,900,000	256	\$23,047	\$1,015
Fifty South Sixth	22-029-24-44-0110	\$118,300,000	\$100,803,000	698,606	\$144.29	\$6.35	\$3,025,000	40,429	\$74.82	\$3.29	\$14,472,000	628	\$23,045	\$1,015
Wells Fargo Center	27-029-24-11-0012	\$178,900,000	\$171,065,000	1,196,036	\$143.03	\$6.30	\$0	0	\$0.00	\$0.00	\$7,835,000	340	\$23,044	\$1,015
50 S 10th St (Retek on the Mall)	(2 parcels)	\$68,600,000	\$65,376,000	485,648	\$134.62	\$5.92	\$3,224,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Ameriprise Client Ser	27-029-24-14-0084	\$91,600,000	\$91,600,000	691,219	\$132.52	\$5.83	\$0	16,035	\$0.00	\$0.00	\$0	0	\$0	\$0
RBC Tower/Neiman Marcus	(10 parcels)	\$80,800,000	\$76,261,000	592,953	\$128.61	\$5.66	\$0	187,948	\$0.00	\$0.00	\$4,539,000	210	\$21,614	\$952
IDS Center	27-029-24-11-0135	\$193,000,000	\$169,792,000	1,401,831	\$121.12	\$5.33	\$9,331,000	166,110	\$56.17	\$2.47	\$13,877,000	655	\$21,186	\$933
225 South Sixth	27-029-24-11-0127	\$176,700,000	\$163,787,000	1,401,233	\$116.89	\$5.15	\$2,995,000	0	\$0.00	\$0.00	\$9,918,000	482	\$20,577	\$906
LaSalle Plaza	(7 parcels)	\$76,820,000	\$66,331,000	588,908	\$112.63	\$4.96	\$3,097,000	0	\$0.00	\$0.00	\$7,392,000	342	\$21,614	\$952
Ameriprise Financial Center	27-029-24-11-0133	\$107,400,000	\$99,439,000	891,242	\$111.57	\$4.91	\$1,914,000	0	\$0.00	\$0.00	\$6,047,000	293	\$20,638	\$909
33 South Sixth/City Center	22-029-24-43-0120	\$129,700,000	\$111,776,000	1,081,641	\$103.34	\$4.55	\$4,027,000	385,000	\$10.46	\$0.46	\$13,897,000	643	\$21,613	\$952
Ford Center	(2 parcels)	\$26,212,000	\$26,212,000	267,606	\$97.95	\$4.31	\$0	0	\$0.00	\$0.00	\$0	surface park	\$0	\$0
Fifth Street Towers (100-150 S 5th St)	(2 parcels)	\$112,300,000	\$101,685,000	1,063,856	\$95.58	\$4.21	\$435,000	5,491	\$79.22	\$3.49	\$10,180,000	490	\$20,776	\$915
US Bank Plaza	27-029-24-11-0084	\$138,100,000	\$123,360,000	1,319,889	\$93.46	\$4.11	\$3,937,000	46,786	\$84.15	\$3.71	\$10,803,000	520	\$20,775	\$915
AT& T Tower	27-029-24-11-0128	\$59,100,000	\$56,583,000	610,563	\$92.67	\$4.08	\$165,000	0	\$0.00	\$0.00	\$2,352,000	111	\$21,189	\$933
Campbell Mithun Tower	27-029-24-11-0093	\$71,900,000	\$66,808,000	725,664	\$92.06	\$4.05	\$1,215,000	12,000	\$101.25	\$4.46	\$3,877,000	183	\$21,186	\$933
River Parkway Place	23-029-24-44-0021	\$8,400,000	\$7,085,000	81,310	\$87.14	\$3.82	\$0	0	\$0.00	\$0.00	\$1,315,000	surface parking	\$0	\$0
Accenture Tower	27-029-24-11-0096	\$62,600,000	\$52,137,000	621,193	\$83.93	\$3.69	\$186,000	10,000	\$18.60	\$0.82	\$10,277,000	627	\$16,391	\$722
Target Plaza North	27-029-24-12-0137	\$53,300,000	\$50,074,000	600,000	\$83.46	\$3.67	\$1,281,000	0	\$0.00	\$0.00	\$1,945,000	90	\$21,611	\$952
Kraus-Anderson	26-029-24-23-0098	\$2,700,500	\$2,700,500	33,000	\$81.83	\$3.56	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Depot Office Center	23-029-24-34-0389	\$13,800,000	\$11,480,000	143,197	\$80.17	\$3.52	\$320,000	0	\$0.00	\$0.00	\$2,000,000	259	\$7,722	\$340
Marquette Plaza	22-029-24-41-0012	\$43,000,000	\$39,900,000	522,656	\$76.34	\$3.36	\$0	0	\$0.00	\$0.00	\$3,100,000	220	\$14,091	\$621
800 Hennepin Ave (Carmicheal L)	22-029-24-43-0005	\$5,800,000	\$5,800,000	80,000	\$72.50	\$3.17	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Target Plaza South	(2 parcels)	\$117,600,000	\$108,204,000	1,500,000	\$72.14	\$3.18	\$1,723,000	0	\$0.00	\$0.00	\$7,673,000	355	\$21,614	\$952
Harmon Court	27-029-24-21-0022	\$2,256,500	\$2,256,500	31,388	\$71.89	\$3.12	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
McGladrey Plaza	(7 parcels)	\$49,500,000	\$29,598,000	415,824	\$71.18	\$3.13	\$2,462,000	45,000	\$54.71	\$2.41	\$17,440,000	872	\$20,000	\$881
Crown Roller Mill	23-029-24-34-0053	\$5,800,000	\$5,765,000	89,269	\$64.58	\$2.83	\$35,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
TCF Tower	27-029-24-11-0080	\$24,300,000	\$19,567,000	308,387	\$63.45	\$2.79	\$1,938,000	0	\$0.00	\$0.00	\$2,795,000	205	\$13,634	\$600
Plaza VII (no hotel)	22-029-24-43-0126	\$27,200,000	\$21,330,000	339,874	\$62.76	\$2.76	\$1,535,000	0	\$0.00	\$0.00	\$4,335,000	315	\$13,762	\$606
20 Washington Ave S	23-029-24-32-0006	\$8,400,000	\$8,400,000	133,940	\$62.71	\$2.75	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Xcel Energy Corporation Downtown	22-029-24-44-0015	\$19,237,500	\$19,237,500	310,000	\$62.06	\$2.73	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
17 Washington Ave N	22-029-24-41-0130	\$3,000,000	\$2,767,000	44,858	\$61.68	\$2.68	\$0	0	\$0.00	\$0.00	\$233,000	surface park	\$0	\$0
Intercern (Int'l II/Oracle)	(2 parcels)	\$41,000,000	\$36,480,000	622,173	\$58.63	\$2.58	\$845,000	24,886	\$33.95	\$1.50	\$3,675,000	290	\$12,672	\$558
Butler Square	(2 parcels)	\$22,100,000	\$20,990,000	367,717	\$57.08	\$2.51	\$1,110,000	21,605	\$51.38	\$2.26	\$0	0	\$0	\$0
100 Washington Square	23-029-24-32-0012	\$32,400,000	\$27,045,000	481,604	\$56.16	\$2.47	\$0	0	\$0.00	\$0.00	\$5,355,000	427	\$12,541	\$552
501 Marquette Now APT	22-029-24-44-0064	\$11,000,000	\$10,410,000	185,991	\$55.97	\$2.46	\$590,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Wyman-Partridge (110 N 5th St)	22-029-24-42-0114	\$10,750,000	\$8,735,000	157,000	\$55.64	\$2.44	\$2,015,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Perkins and Will	27-029-24-12-0096	\$3,700,000	\$2,410,000	45,111	\$53.42	\$2.32	\$1,290,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Colwell Building	22-029-24-41-0085	\$8,300,000	\$7,690,000	145,000	\$53.03	\$2.32	\$310,000	0	\$0.00	\$0.00	\$300,000	30	\$10,000	\$440
300 First Ave N	22-029-24-41-0126	\$4,400,000	\$3,763,000	72,305	\$52.04	\$2.27	\$142,000	0	\$0.00	\$0.00	\$495,000	surface park	\$0	\$0
Thrivent Financial Building	26-029-24-22-0343	\$30,200,000	\$26,290,000	519,092	\$50.65	\$2.23	\$1,220,000	11,746	\$103.87	\$4.57	\$2,690,000	surface parking	\$0	\$0
Itasca Bldg V	22-029-24-12-0117	\$2,200,000	\$2,200,000	43,500	\$50.57	\$2.19	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Bassett Creek Bus Cnt	22-029-24-21-0266, 12-parcels	\$6,974,400	\$6,798,400	134,574	\$50.52	\$2.21	\$0	0	\$0.00	\$0.00	\$176,000	25	\$7,040	\$310
1221 Nicollet Mall	27-029-24-13-0276, 0275	\$7,800,000	\$6,600,000	132,513	\$49.81	\$2.18	\$0	0	\$0.00	\$0.00	\$1,200,000	104	\$11,538	\$508
Mill Place	23-029-24-31-0047	\$4,400,000	\$4,230,000	85,000	\$49.76	\$2.17	\$0	0	\$0.00	\$0.00	\$170,000	surface park	\$0	\$0
One Financial Plaza	22-029-24-44-0063	\$23,300,000	\$19,376,000	393,902	\$49.19	\$2.16	\$2,478,000	17,000	\$145.76	\$6.42	\$1,446,000	75	\$19,280	\$849
Parkside Professional Office Building	26-029-24-24-0109, 0112, 0113	\$7,740,000	\$7,740,000	158,816	\$48.74	\$2.14	\$0	4,180	\$0.00	\$0.00	\$0	0	\$0	\$0

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Building complex	Property I.D. #	Mkt Value	Value	NRA	\$/NRA	Tax/NRA	Value	NLA	\$/NLA	Tax/NLA	Value	Stalls	\$/stall	Tax/stall
Kickernick Building	22-029-24-42-0021	\$8,500,000	\$7,130,000	148,046	\$48.16	\$2.11	\$1,370,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Union Plaza-went through division	22-029-24-13-1155	\$2,700,000	\$2,700,000	56,788	\$47.55	\$2.07	\$0	0	\$0.00	\$0.00	\$0	surface park	\$0	\$0
Butler North	22-029-24-43-0032	\$7,500,000	\$6,020,000	128,000	\$47.03	\$2.06	\$1,480,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
In'l Design Center	22-029-24-14-0204	\$3,200,000	\$2,950,000	63,938	\$46.14	\$2.01	\$250,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
1201 Marquette Ave	27-029-24-13-0270	\$2,025,000	\$2,025,000	43,918	\$46.11	\$1.99	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
TriTech Center	23-029-24-33-0685	\$5,500,000	\$5,255,000	114,746	\$45.80	\$2.00	\$245,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
800 Washington N	22-029-24-21-0093	\$17,000,000	\$16,300,000	356,507	\$45.72	\$2.01	\$700,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Wells Fargo Operations Center	23-029-24-33-0046	\$23,500,000	\$23,500,000	520,381	\$45.16	\$1.99	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Young Quinlan Building	27-029-24-12-0099	\$10,200,000	\$6,580,000	146,147	\$45.02	\$1.97	\$1,745,000	0	\$0.00	\$0.00	\$1,875,000	145	\$12,931	\$569
Textile Building	22-029-24-42-0079	\$5,500,000	\$4,671,000	104,603	\$44.65	\$1.95	\$829,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Wyman I (400 1st Av N)	22-029-24-42-0059	\$10,900,000	\$10,045,000	225,000	\$44.64	\$1.96	\$855,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
25-33 Building	22-029-24-44-0108	\$1,715,000	\$1,715,000	38,673	\$44.35	\$1.91	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
McKesson Building	22-029-24-41-0090	\$4,000,000	\$3,750,000	85,000	\$44.12	\$1.92	\$250,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
1201 Harmon Place	27-029-24-24-1534	\$4,200,000	\$2,917,000	67,905	\$42.96	\$1.87	\$575,000	0	\$0.00	\$0.00	\$708,000	85	\$8,329	\$367
Northstar Center	(3 parcels)	\$45,000,000	\$29,775,000	705,162	\$42.22	\$1.86	\$2,770,000	0	\$0.00	\$0.00	\$12,455,000	980	\$12,709	\$560
Rand Tower	22-029-24-44-0060	\$6,800,000	\$6,350,000	150,912	\$42.08	\$1.84	\$450,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Old Republic Title	22-029-24-44-0030	\$4,600,000	\$4,600,000	109,942	\$41.84	\$1.83	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Renaissance Sq	22-029-24-44-0107	\$6,300,000	\$6,045,000	146,000	\$41.40	\$1.81	\$0	0	\$0.00	\$0.00	\$255,000	31	\$8,226	\$362
219 So 4th Street	23-029-24-33-0015	\$1,215,000	\$1,215,000	30,000	\$40.50	\$1.73	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
701 Building	26-029-24-22-0065	\$12,200,000	\$12,117,200	300,000	\$40.39	\$1.77	\$82,800	3,500	\$0.00	\$1.04	\$0	0	\$0	\$0
111 Washington Ave S	23-029-24-33-0001	\$14,200,000	\$14,200,000	359,237	\$39.53	\$1.74	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Elliot Park Life Science	26-029-24-24-0086	\$2,600,000	\$2,600,000	66,084	\$39.34	\$1.71	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Designer's Guild	22-029-24-13-0017	\$5,000,000	\$4,712,000	120,000	\$39.27	\$1.72	\$78,000	0	\$0.00	\$0.00	\$210,000	30	\$7,000	\$308
701 Washington N	22-029-24-13-0046	\$5,650,000	\$5,415,000	140,000	\$38.68	\$1.69	\$0	0	\$0.00	\$0.00	\$235,000	surface park	\$0	\$0
Colonial Warehouse	22-029-24-14-0156	\$7,600,000	\$6,210,000	161,179	\$38.53	\$1.69	\$1,180,000	0	\$0.00	\$0.00	\$210,000	surface parking	\$0	\$0
Savoie Building	22-029-24-41-0088	\$2,300,000	\$2,300,000	60,000	\$38.33	\$1.66	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Medical Arts Bldg	27-029-24-12-0090, 0091	\$9,791,400	\$9,181,400	243,301	\$37.74	\$1.66	\$610,000	18,500	\$0.00	\$1.45	\$0	0	\$0	\$0
312 S 3rd Street	23-029-24-33-0027	\$2,700,000	\$2,700,000	72,204	\$37.39	\$1.62	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
330 S Second	23-029-24-33-0012	\$8,400,000	\$6,948,000	197,100	\$35.25	\$1.54	\$842,000	15,800	\$53.29	\$2.35	\$610,000	56	\$10,893	\$480
Flour Exchange	23-029-24-33-0035	\$3,500,000	\$3,500,000	100,000	\$35.00	\$1.53	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Itasca Mercantile	22-029-24-12-0106	\$3,300,000	\$2,815,000	81,311	\$34.62	\$1.51	\$485,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Amex Computer	27-029-24-14-0067	\$19,500,000	\$17,260,000	524,000	\$32.94	\$1.45	\$0	0	\$0.00	\$0.00	\$2,240,000	240	\$9,333	\$411
Grain Exchange	(2 parcels)	\$10,100,000	\$9,915,000	306,493	\$32.35	\$1.42	\$185,000	10,661	\$0.00	\$0.76	\$0	0	\$0	\$0
Lumber Exchange	22-029-24-44-0106	\$8,400,000	\$8,030,000	251,609	\$31.91	\$1.40	\$370,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Plymouth Building	22-029-24-44-0010	\$9,700,000	\$7,920,000	259,301	\$30.54	\$1.34	\$710,000	0	\$0.00	\$0.00	\$1,070,000	100	\$10,700	\$471
Ceresota Building	23-029-24-34-0074	\$2,550,000	\$2,550,000	92,081	\$27.69	\$1.20	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Thresher Square	26-029-24-21-0003, 00902	\$3,350,000	\$3,167,000	117,144	\$27.04	\$1.18	\$0	0	\$0.00	\$0.00	\$183,000	surface parking	\$0	\$0
The 15 Building	22-029-24-44-0054	\$4,500,000	\$3,785,000	145,000	\$26.10	\$1.14	\$715,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Internet Exchange Building	22-029-24-13-0149	\$2,606,500	\$2,136,500	85,000	\$25.14	\$1.09	\$0	0	\$0.00	\$0.00	\$470,000	surface parking	\$0	\$0
TCF Main Bank	27-029-24-11-0081	\$5,900,000	\$3,780,000	169,704	\$22.27	\$0.97	\$2,120,000	732	\$2,896.17	\$127.54	\$0	0	\$0	\$0
510 Marquette	22-029-24-44-0058	\$5,250,000	\$4,150,000	198,716	\$20.88	\$0.91	\$1,100,000	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Star -Trib Main	26-029-24-21-0049	\$6,650,000	\$6,650,000	341,640	\$19.46	\$0.85	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
511 Building	26-029-24-13-0095	\$5,700,000	\$3,865,000	219,318	\$17.62	\$0.77	\$0	0	\$0.00	\$0.00	\$1,835,000	360	\$5,097	\$224
50 South 9th (Lakewood)	27-029-24-12-0118	\$1,759,600	\$1,759,600	100,000	\$17.60	\$0.76	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0

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Wells Fargo Mortgage	(4 parcels)	\$57,362,300	\$52,286,300	104,000	\$503	\$22	\$0	0	\$0.00	\$0.00	\$5,076,000	1800	\$2,820	\$124
LHT Mpls LLC - 2545 Chicago Ave	35-029-24-24-0373	\$13,700,000	\$13,700,000	56,160	\$244	\$11	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
2800 Chicago	(4 parcels)	\$9,368,300	\$8,578,300	54,971	\$156	\$7	\$0	0	\$0.00	\$0.00	\$790,000	263	3,004	\$132
Lake Calhoun Executive Center	05-028-24-12-0005	\$22,000,000	\$22,000,000	160,000	\$138	\$6	\$0	0	\$0.00	\$0.00	\$0	parking spaces		\$0
Mpls Heart Inst.	35-029-24-31-0110	\$10,700,000	\$10,700,000	79,000	\$135	\$6	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Noran Digestive - 910 E 26th St	35-029-24-24-0253	\$8,300,000	\$8,300,000	61,600	\$135	\$6	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
2220 Riverside Ave	25-029-24-31-0096	\$11,000,000	\$11,000,000	83,770	\$131	\$6	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Broadway Ridge	18-029-23-24-0008	\$20,000,000	\$20,000,000	180,739	\$111	\$5	\$0	0	\$0.00	\$0.00	\$0	parking spaces		\$0
606 24TH Ave South	25-029-24-31-0006	\$8,700,000	\$8,700,000	87,320	\$100	\$4	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
Riverside Professional Bldg	25-029-24-31-0006	\$8,700,000	\$8,700,000	87,320	\$100	\$4	\$0	0	\$0.00	\$0.00	\$0	0	\$0	\$0
2828 Chicago	(2 parcels)	\$11,120,000	\$10,700,000	132,513	\$81	\$4	\$0	0	\$0.00	\$0.00	\$420,000	140	3,000	\$132
Northstar Prof Ctr	30-029-23-13-0048	\$4,700,000	\$4,700,000	66,095	\$71	\$3	\$0	0	\$0.00	\$0.00	\$0	parking spaces		\$0
Banks Building	23-029-24-12-0189	\$7,100,000	\$7,100,000	106,094	\$67	\$3	\$0	0	\$0.00	\$0.00	\$0	parking spaces		\$0
Broadway Place West	18-029-23-13-0023	\$9,000,000	\$9,000,000	135,512	\$66	\$3	\$0	0	\$0.00	\$0.00	\$0	parking spaces		\$0
Broadway Place East	18-029-23-14-0007	\$6,567,500	\$6,567,500	106,357	\$62	\$3	\$0	0	\$0.00	\$0.00	\$0	parking spaces		\$0
Univ Park Plaza	30-029-23-13-0028	\$7,400,000	\$7,400,000	121,000	\$61	\$3	\$0	0	\$0.00	\$0.00	\$0	parking spaces		\$0
US West Training	29-029-24-13-0016	\$4,400,000	\$4,400,000	79,940	\$55	\$2	\$0	0	\$0.00	\$0.00	\$0	parking spaces		\$0
Teamsters Bldg	30-029-23-13-0042	\$1,550,000	\$1,550,000	31,098	\$50	\$2	\$0	0	\$0.00	\$0.00	\$0	parking spaces		\$0
Target Guest Credit Center	29-029-24-32-0004	\$15,250,000	\$15,250,000	425,000	\$36	\$2	\$0	0	\$0.00	\$0.00	\$0	parking spaces		\$0
Hennepin Square	18-029-23-33-0046	\$4,350,000	\$4,350,000	97,000	\$10	\$2	\$0	0	\$0.00	\$0.00	\$0	parking spaces		\$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.