

Building complex	Property I.D. #	2015 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
Baker Building	(4 parcels)	\$45,170,000	\$31,590,000	96,896	\$326		\$8,090,000	19,312	\$419		\$5,490,000	207	\$26,522	
Wells Fargo Center	27-029-24-11-0012	\$224,700,000	\$215,590,000	1,196,036	\$180		\$0	-	\$0		\$9,110,000	340	\$26,794	
50 South 10th Street	(2 parcels)	\$87,810,000	\$82,820,000	485,648	\$171		\$4,990,000	-	\$0		\$0	0	\$0	
Fifty South Sixth	22-029-24-44-0110	\$135,660,000	\$114,520,000	698,606	\$164		\$4,730,000	40,429	\$117		\$16,410,000	628	\$26,131	
US Bancorp Center	27-029-24-12-0139	\$152,810,000	\$141,690,000	929,694	\$152		\$4,590,000	-	\$0		\$6,530,000	256	\$25,508	
33 South Sixth/City Center	22-029-24-43-0120	\$186,490,000	\$162,860,000	1,081,641	\$151		\$5,870,000	385,000	\$15		\$17,760,000	643	\$27,621	
IDS Center	27-029-24-11-0135	\$237,780,000	\$205,970,000	1,401,831	\$147		\$15,130,000	166,110	\$91		\$16,680,000	655	\$25,466	
225 South Sixth	27-029-24-11-0127	\$219,270,000	\$203,680,000	1,401,233	\$145		\$4,060,000	-	\$0		\$11,530,000	482	\$23,921	
Ameriprise Financial Center	27-029-24-11-0133	\$125,760,000	\$118,590,000	847,667	\$140		\$0	-	\$0		\$7,170,000	293	\$24,471	
LaSalle Plaza	(7 parcels)	\$88,060,000	\$72,880,000	588,908	\$124		\$6,210,000	-	\$0		\$8,970,000	342	\$26,228	
Ford Center	(2 parcels)	\$34,750,000	\$32,320,000	267,606	\$121		\$0	-	\$0		\$2,430,000	surface parkin	\$0	
Plaza VII	(43 parcels)	\$48,360,000	\$40,480,000	339,874	\$119		\$0	-	\$0		\$7,880,000	315	\$25,016	
River Parkway Place	23-029-24-44-0021	\$11,240,000	\$9,570,000	81,310	\$118		\$0	-	\$0		\$1,670,000	surface parkin	\$0	
Fifth Street Towers (100-150 S 5th St)	(2 parcels)	\$138,890,000	\$125,180,000	1,063,856	\$118		\$770,000	5,491	\$140		\$12,940,000	490	\$26,408	
Ameriprise Client Ser	27-029-24-14-0084	\$108,960,000	\$102,360,000	884,923	\$116		\$0	16,035	\$0		\$6,600,000	0	\$0	
AT&T Tower	27-029-24-11-0128	\$71,990,000	\$68,850,000	610,563	\$113		\$560,000	-	\$0		\$2,580,000	0	\$0	
US Bank Plaza	27-029-24-11-0084	\$161,090,000	\$135,830,000	1,319,889	\$103		\$12,320,000	46,786	\$263		\$12,940,000	520	\$24,885	
222 South Ninth Street	27-029-24-11-0093	\$79,780,000	\$74,120,000	725,664	\$102		\$1,450,000	12,000	\$121		\$4,210,000	183	\$23,005	
333 South Seventh Street	27-029-24-11-0096	\$76,000,000	\$61,440,000	621,193	\$99		\$1,920,000	10,000	\$192		\$12,640,000	627	\$20,159	
Depot Office Center	23-029-24-34-0389	\$16,500,000	\$13,420,000	143,197	\$94		\$360,000	-	\$0		\$2,720,000	259	\$10,502	
McGladrey Plaza	(7 parcels)	\$63,200,000	\$38,950,000	415,824	\$94		\$2,350,000	45,000	\$52		\$21,900,000	872	\$25,115	
Target Plaza	(2 parcels)	\$143,790,000	\$133,560,000	1,500,000	\$89		\$1,910,000	-	\$0		\$8,320,000	355	\$23,437	
Target Plaza North	27-029-24-12-0137	\$56,450,000	\$52,930,000	600,000	\$88		\$1,410,000	-	\$0		\$2,110,000	90	\$23,444	
701 Washington N	22-029-24-13-0046	\$13,250,000	\$12,250,000	140,000	\$88		\$860,000	-	\$0		\$140,000	surface parkin	\$0	
20 Washington Square	23-029-24-32-0006	\$11,530,000	\$11,530,000	133,940	\$86		\$0	-	\$0		\$0	0	\$0	
Kraus-Anderson	26-029-24-23-0098	\$2,700,500	\$2,700,500	33,000	\$82		\$0	-	\$0		\$0	0	\$0	
800 Hennepin Ave (Carmicheal L)	22-029-24-43-0005	\$6,450,000	\$6,450,000	80,000	\$81		\$0	-	\$0		\$0	0	\$0	
Harmon Court	27-029-24-21-0022	\$2,490,000	\$2,490,000	31,388	\$79		\$0	-	\$0		\$0	0	\$0	
17 Washington Ave N	22-029-24-41-0130	\$3,900,000	\$3,430,000	44,858	\$76		\$0	-	\$0		\$470,000	surface parkin	\$0	
Perkins and Will	27-029-24-12-0096	\$4,290,000	\$3,310,000	45,111	\$73		\$980,000	-	\$0		\$0	0	\$0	
300 First Ave N	22-029-24-41-0126	\$5,430,000	\$5,200,000	72,305	\$72		\$0	-	\$0		\$230,000	surface parkin	\$0	
800 Washington N	22-029-24-21-0093	\$26,760,000	\$25,230,000	356,507	\$71		\$1,530,000	-	\$0		\$0	0	\$0	
Marquette Plaza	22-029-24-41-0012	\$40,500,000	\$36,970,000	522,656	\$71		\$0	-	\$0		\$3,530,000	220	\$16,045	
Colwell Building	22-029-24-41-0085	\$10,690,000	\$10,240,000	145,000	\$71		\$0	-	\$0		\$450,000	30	\$15,000	
Crown Roller Mill	23-029-24-34-0053	\$6,300,000	\$6,300,000	89,269	\$71		\$0	-	\$0		\$0	0	\$0	
Intercorn (Int'l II/Oracle)	(2 parcels)	\$51,820,000	\$43,630,000	622,173	\$70		\$1,580,000	24,886	\$63		\$6,610,000	290	\$22,793	
Canadian Pacific Plaza	22-029-24-44-0063	\$29,310,000	\$26,390,000	393,902	\$67		\$1,370,000	17,000	\$81		\$1,550,000	75	\$20,667	
Xcel Energy Corporation Downtown	22-029-24-44-0015	\$20,540,000	\$20,540,000	310,000	\$66		\$0	-	\$0		\$0	0	\$0	
Butler Square	(2 parcels)	\$24,950,000	\$24,230,000	367,717	\$66		\$720,000	21,605	\$33		\$0	0	\$0	
Wyman-Partridge (110 N 5th St)	22-029-24-42-0114	\$12,630,000	\$10,340,000	157,000	\$66		\$2,290,000	-	\$0		\$0	0	\$0	
TCF Tower	27-029-24-11-0080	\$26,500,000	\$19,660,000	305,599	\$64		\$1,900,000	-	\$0		\$4,940,000	205	\$24,098	
100 Washington Square	23-029-24-32-0012	\$37,670,000	\$30,300,000	481,604	\$63		\$0	-	\$0		\$7,370,000	427	\$17,260	
Young Quinlan Building	27-029-24-12-0099	\$14,010,000	\$9,110,000	146,147	\$62		\$1,990,000	-	\$0		\$2,910,000	145	\$20,069	
1201 Marquette Ave	27-029-24-13-0270	\$2,640,000	\$2,640,000	43,918	\$60		\$0	-	\$0		\$0	0	\$0	
TriTech Center	23-029-24-33-0685	\$7,100,000	\$6,830,000	114,746	\$60		\$270,000	-	\$0		\$0	0	\$0	
Butler North	22-029-24-43-0032	\$8,660,000	\$7,550,000	128,000	\$59		\$1,110,000	-	\$0		\$0	0	\$0	
Colonial Warehouse	22-029-24-14-0156	\$10,380,000	\$9,350,000	161,179	\$58		\$930,000	-	\$0		\$100,000	surface parkin	\$0	
Wyman I (400 1st Av N)	22-029-24-42-0059	\$13,220,000	\$12,670,000	225,000	\$56		\$550,000	-	\$0		\$0	0	\$0	
Kickernick Building	22-029-24-42-0021	\$9,000,000	\$8,280,000	148,046	\$56		\$720,000	-	\$0		\$0	0	\$0	
701 Building	26-029-24-22-0065	\$16,470,000	\$16,330,000	300,000	\$54		\$140,000	3,500	\$40		\$0	0	\$0	
510 Marquette	22-029-24-44-0058	\$11,700,000	\$10,810,000	198,716	\$54		\$890,000	-	\$0		\$0	0	\$0	
Union Plaza	22-029-24-13-1155	\$3,230,000	\$3,070,000	56,788	\$54		\$0	-	\$0		\$160,000	surface parkin	\$0	
1201 Harmon Place	27-029-24-24-1534	\$4,370,000	\$3,670,000	67,905	\$54		\$0	-	\$0		\$700,000	85	\$8,235	
Bassett Creek Business Center	22-029-24-21-0266, 12-parcels	\$9,162,200	\$7,242,200	134,574	\$54		\$0	-	\$0		\$1,920,000	25	\$76,800	
Thrivent Financial Building	26-029-24-22-0343	\$31,820,000	\$27,720,000	519,092	\$53		\$2,350,000	11,746	\$200		\$1,750,000	surface parkin	\$0	
Rand Tower	22-029-24-44-0060	\$8,320,000	\$7,910,000	150,912	\$52		\$410,000	-	\$0		\$0	0	\$0	
Parkside Professional Office Building	26-029-24-24-0109, 0112, 0113	\$8,400,000	\$8,210,000	158,816	\$52		\$190,000	4,180	\$45		\$0	0	\$0	
Itasca Bldg V	22-029-24-12-0117	\$2,240,000	\$2,240,000	43,500	\$51		\$0	-	\$0		\$0	0	\$0	
Wells Fargo Operations Center	23-029-24-33-0046	\$26,200,000	\$26,200,000	520,381	\$50		\$0	-	\$0		\$0	0	\$0	
McKesson Building	22-029-24-41-0090	\$4,460,000	\$4,210,000	85,000	\$50		\$250,000	-	\$0		\$0	0	\$0	
1221 Nicollet Mall	27-029-24-13-0276, 0275	\$7,880,000	\$6,410,000	132,513	\$48		\$0	-	\$0		\$1,470,000	104	\$14,135	
Mill Place	23-029-24-31-0047	\$4,200,000	\$4,080,000	85,000	\$48		\$0	-	\$0		\$120,000	surface parkin	\$0	
Old Republic Title	22-029-24-44-0030	\$5,230,000	\$5,230,000	109,942	\$48		\$0	-	\$0		\$0	0	\$0	
Northstar Center	(3 parcels)	\$55,230,000	\$32,890,000	705,162	\$47		\$680,000	-	\$0		\$21,660,000	980	\$22,102	
Medical Arts Building	27-029-24-12-0090, 0091	\$11,800,000	\$11,000,000	243,301	\$45		\$800,000	18,500	\$43		\$0	0	\$0	
Renaissance Sq	22-029-24-44-0107	\$6,620,000	\$6,320,000	146,000	\$43		\$0	-	\$0		\$300,000	31	\$9,677	
25-33 Building	22-029-24-44-0108	\$1,663,400	\$1,663,400	38,673	\$43		\$0	-	\$0		\$0	0	\$0	
Elliot Park Life Science	26-029-24-24-0086	\$2,800,000	\$2,800,000	66,084	\$42		\$0	-	\$0		\$0	0	\$0	
Thresher Square	26-029-24-21-0003, 0092	\$5,050,000	\$4,840,000	117,144	\$41		\$0	-	\$0		\$210,000	surface parkin	\$0	
Designer's Guild	22-029-24-13-0017	\$5,830,000	\$4,870,000	120,000	\$41		\$720,000	-	\$0		\$240,000	30	\$8,000	

Building complex	Property I.D. #	2015 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
219 So 4th Street	23-029-24-33-0015	\$1,215,000	\$1,215,000	30,000	\$41		\$0	-	\$0		\$0	0	\$0	
Savoie Building	22-029-24-41-0088	\$2,380,000	\$2,380,000	60,000	\$40		\$0	-	\$0		\$0	0	\$0	
111 Washington Ave S	23-029-24-33-0001	\$14,200,000	\$14,200,000	359,237	\$40		\$0	-	\$0		\$0	0	\$0	
312 S 3rd Street	23-029-24-33-0027	\$2,850,000	\$2,850,000	72,204	\$39		\$0	-	\$0		\$0	0	\$0	
Plymouth Building	22-029-24-44-0010	\$11,670,000	\$9,840,000	259,301	\$38		\$530,000	-	\$0		\$1,300,000	100	\$13,000	
Flour Exchange	23-029-24-33-0035	\$3,780,000	\$3,780,000	100,000	\$38		\$0	-	\$0		\$0	0	\$0	
TCF Main Bank	27-029-24-11-0081	\$6,400,000	\$6,400,000	169,704	\$38		\$0	732	\$0		\$0	0	\$0	
Itasca Mercantile	22-029-24-12-0106	\$3,650,000	\$2,980,000	81,311	\$37		\$670,000	-	\$0		\$0	0	\$0	
Amex Computer	27-029-24-14-0067	\$21,300,000	\$19,010,000	524,000	\$36		\$0	-	\$0		\$2,290,000	240	\$9,542	
330 S Second	23-029-24-33-0012	\$8,150,000	\$7,110,000	197,100	\$36		\$340,000	15,800	\$22		\$700,000	56	\$12,500	
The 15 Building	22-029-24-44-0054	\$5,550,000	\$5,090,000	145,000	\$35		\$460,000	-	\$0		\$0	0	\$0	
Lumber Exchange	22-029-24-44-0106	\$9,470,000	\$8,550,000	251,609	\$34		\$920,000	-	\$0		\$0	0	\$0	
Grain Exchange	(2 parcels)	\$10,280,000	\$10,070,000	306,493	\$33		\$210,000	10,661	\$20		\$0	0	\$0	
In'l Design Center	22-029-24-14-0204	\$3,630,000	\$1,950,000	63,938	\$30		\$1,680,000	-	\$0		\$0	0	\$0	
Internet Exchange Building	22-029-24-13-0149	\$2,840,000	\$2,380,000	85,000	\$28		\$0	-	\$0		\$460,000	surface parkin	\$0	
511 Building	26-029-24-13-0095	\$6,800,000	\$4,670,000	219,318	\$21		\$0	-	\$0		\$2,130,000	360	\$5,917	
50 South 9th (Lakewood)	27-029-24-12-0118	\$1,980,000	\$1,980,000	100,000	\$20		\$0	-	\$0		\$0	0	\$0	
Ceresota Building	23-029-24-34-0074	n/a	\$0	92,081	\$0		\$0	-	\$0		\$0	0	\$0	
Textile Building	22-029-24-42-0079	n/a	\$0	104,603	\$0		\$1,110,000	-	\$0		\$0	0	\$0	

2015 Minneapolis Market Values BOMA - NON-CBD

Building complex	Property I.D. #	2015	Office	Office	Office	Office	Retail	Retail	Retail	Retail	Ramp	Ramp	Ramp	Ramp
		Mkt Value	Value	NRA	\$/NRA	Tax/NRA	Value	NLA	\$/NLA	Tax/NLA	Value	Stalls	\$/stall	Tax/stall
Wells Fargo Home Mortgage Campus	34-029-24-41-0104,44-0154,0158,0160	\$57,362,300	\$52,286,300	104,000	\$503		\$0	#N/A	\$0.00		\$5,076,000	1,800	\$5,076,000	
LHT Mpls LLC - 2545 Chicago Ave	35-029-24-24-0373	\$13,700,000	\$13,700,000	56,160	\$244		\$0	#N/A	\$0.00		\$0	0	\$0	
2800 Medical Building	35-029-24-33-0243, 0239, 0242, 0244	\$9,369,300	\$8,579,300	53,750	\$160		\$0	0	\$0.00		\$790,000	0	790,000	
Lake Calhoun Executive Center	05-028-24-12-0005	\$22,820,000	\$22,820,000	160,000	\$143		\$0	#N/A	\$0.00		\$0	parking spaces		
Mpls Heart Inst.	35-029-24-31-0110	\$10,700,000	\$10,700,000	79,000	\$135		\$0	#N/A	\$0.00		\$0	0	\$0	
Noran Digestive - 910 E 26th St	35-029-24-24-0253	\$8,300,000	\$8,300,000	61,600	\$135		\$0	#N/A	\$0.00		\$0	0	\$0	
2220 Riverside Ave	25-029-24-31-0096	\$11,000,000	\$11,000,000	83,770	\$131		\$0	0	\$0.00		\$0	0	\$0	
Broadway Ridge	18-029-23-24-0008	\$19,000,000	\$19,000,000	180,739	\$105		\$0	#N/A	\$0.00		\$0	parking spaces		
606 24th Ave South (Riverside Prof Bldg)	25-029-24-31-0006	\$8,700,000	\$8,700,000	87,320	\$100		\$0	#N/A	\$0.00		\$0	0	\$0	
Riverside Professional Bldg	25-029-24-31-0006	\$8,700,000	\$8,700,000	87,320	\$100		\$0	#N/A	\$0.00		\$0	0	\$0	
North Star Professional Center	30-029-23-13-0048	\$5,532,000	\$5,532,000	66,095	\$84		\$0	#N/A	\$0.00		\$0	parking spaces		
2828 Chicago	35-029-24-33-0240, 0241	\$11,120,000	\$10,700,000	132,513	\$81		\$0	#N/A	\$0.00		\$420,000	140	420,000	
Banks Building	23-029-24-12-0189	\$7,977,000	\$7,977,000	106,094	\$75		\$0	0	\$0.00		\$0	parking spaces		
Univ Park Plaza	30-029-23-13-0028	\$8,710,000	\$8,710,000	121,000	\$72		\$0	#N/A	\$0.00		\$0	parking spaces		
Broadway Place East	18-029-23-14-0007	\$6,850,000	\$6,850,000	106,357	\$64		\$0	#N/A	\$0.00		\$0	parking spaces		
Broadway Place West	18-029-23-13-0023	\$8,500,000	\$8,500,000	135,512	\$63		\$0	#N/A	\$0.00		\$0	parking spaces		
US West Training	29-029-24-13-0016	\$5,000,000	\$5,000,000	79,940	\$63		\$0	#N/A	\$0.00		\$0	parking spaces		
Teamsters Bldg	30-029-23-13-0042	\$1,800,000	\$1,800,000	31,098	\$58		\$0	#N/A	\$0.00		\$0	parking spaces		
Hennepin Square	18-029-23-33-0046	\$4,350,000	\$4,350,000	97,000	\$45		\$0	#N/A	\$0.00		\$0	parking spaces		
Target Guest Credit Center	29-029-24-32-0004	\$15,250,000	\$15,250,000	368,500	\$41		\$0	0	\$0.00		\$0	parking spaces		