

2021 Minneapolis Market Values BOMA - CBD

Building complex	Address	Property I.D. #	2021	Office	Office	Office	Retail	Retail	Retail	Ramp
			Mkt Value	Value	NRA	\$/NRA	Value	NLA	\$/NLA	Value
IDS Center	80 8TH ST S	27-029-24-11-0135	\$290,260,000	\$251,330,000	1,401,831	\$179.29	\$24,990,000	166,110	\$150.44	\$13,940,000
Wells Fargo Center	90 S 7th St	27-029-24-11-0012	\$266,000,000	\$256,540,000	1,196,036	\$214.49	\$0	0	\$0.00	\$9,460,000
Capella Tower	225 6TH ST S	27-029-24-11-0127	\$254,570,000	\$234,880,000	1,401,233	\$167.62	\$7,260,000	0	\$0.00	\$12,430,000
33 South 6th Street Tower	33 6TH ST S	22-029-24-43-0120	\$241,470,000	\$213,210,000	1,081,641	\$197.12	\$11,020,000	385,000	\$28.62	\$17,240,000
US Bancorp Center	800 NICOLLET MALL	27-029-24-12-0139	\$207,900,000	\$186,010,000	929,694	\$200.08	\$15,080,000	0	\$0.00	\$6,810,000
US Bank Plaza	200 6TH ST S	27-029-24-11-0084	\$200,350,000	\$172,310,000	1,319,889	\$130.55	\$15,560,000	0	\$0.00	\$12,480,000
Fifth Street Towers (100-150 S 5th St)	100 5TH ST S	(2 parcels)	\$173,960,000	\$159,570,000	1,063,856	\$149.99	\$1,910,000	5,491	\$347.84	\$12,480,000
Fifty South Sixth	50 6TH ST S	22-029-24-44-0110	\$166,810,000	\$143,400,000	698,606	\$205.27	\$6,550,000	40,429	\$162.01	\$16,860,000
Ameriprise Financial Center	707 7TH ST S	27-029-24-11-0133	\$158,280,000	\$150,760,000	847,667	\$177.85	\$0	0	\$0.00	\$7,520,000
Ameriprise Customer Service Center	901 3RD AVE S	27-029-24-14-0084	\$130,530,000	\$123,770,000	884,923	\$139.87	\$0	16,035	\$0.00	\$6,760,000
RBC Tower	501 NICOLLET MALL	(10 parcels)	\$125,620,000	\$121,720,000	609,368	\$199.75	\$1,130,000	187,948	\$6.01	\$2,770,000
LaSalle Plaza	800 LASALLE AVE	(7 parcels)	\$118,450,000	\$92,560,000	588,908	\$157.17	\$16,760,000	0	\$0.00	\$9,130,000
SPS Tower	704 4TH AVE S	27-029-24-11-0161	\$110,470,000	\$91,670,000	618,886	\$148.12	\$5,020,000	10,000	\$502.00	\$13,780,000
Wells Fargo Tower I	550 4TH ST S	(2 parcels)	\$108,060,000	\$108,060,000	530,108	\$203.85	\$0	0	\$0.00	\$0
Wells Fargo Tower II	600 4TH ST S	(2 parcels)	\$108,060,000	\$108,060,000	536,932	\$201.25	\$0	0	\$0.00	\$0
50 South 10th Street	50 10TH ST S	(2 parcels)	\$104,430,000	\$97,830,000	462,368	\$211.58	\$6,600,000	0	\$0.00	\$0
AT&T Tower	901 MARQUETTE AVE	27-029-24-11-0128	\$92,260,000	\$87,820,000	610,563	\$143.83	\$1,840,000	0	\$0.00	\$2,600,000
RSM Plaza	801 NICOLLET MALL	(7 parcels)	\$85,420,000	\$57,670,000	410,601	\$140.45	\$4,170,000	45,000	\$92.67	\$23,580,000
Two22	222 S 9TH ST	27-029-24-11-0093	\$85,300,000	\$77,470,000	727,170	\$106.54	\$3,190,000	12,000	\$265.83	\$4,640,000
100 Washington Square	100 WASHINGTON AVE S	23-029-24-32-0012	\$80,790,000	\$72,610,000	481,604	\$150.77	\$0	0	\$0.00	\$8,180,000
PWC Plaza	45 7TH ST S	(2 parcels)	\$70,570,000	\$62,140,000	339,874	\$182.83	\$0	0	\$0.00	\$8,430,000
Oracle Center	900 2ND AVE S	27-029-24-11-0160	\$67,990,000	\$59,240,000	338,669	\$174.92	\$2,100,000	13,732	\$152.93	\$6,650,000
TractorWorks	800 WASHINGTON AVE N	(3 parcels)	\$67,880,000	\$64,940,000	362,292	\$179.25	\$2,940,000	0	\$0.00	\$0
Target Plaza North	1000 NICOLLET MALL	27-029-24-12-0137	\$65,910,000	\$62,120,000	1,500,000	\$41.41	\$1,580,000	0	\$0.00	\$2,210,000
The Marq	250 MARQUETTE AVE	22-029-24-41-0012	\$59,950,000	\$55,410,000	522,656	\$106.02	\$0	0	\$0.00	\$4,540,000
Ford Center	420 5TH ST N	(3 parcels)	\$58,370,000	\$54,120,000	267,606	\$202.24	\$0	0	\$0.00	\$4,250,000
T3	323 Washington Ave N	22-029-24-13-1161	\$55,220,000	\$50,950,000	221,552	\$229.97	\$3,140,000	0	\$0.00	\$1,130,000
Baker Center	706 2ND AVE S	(4 parcels)	\$49,490,000	\$37,330,000	971,764	\$38.41	\$8,330,000	108,806	\$76.56	\$3,830,000
Canadian Pacific Plaza	120 6TH ST S	22-029-24-44-0063	\$47,811,000	\$39,892,000	393,902	\$101.27	\$4,948,000	0	\$0.00	\$2,971,000
Northstar Center	608 2ND AVE S	(3 parcels)	\$42,760,000	\$25,060,000	298,361	\$83.99	\$1,740,000	0	\$0.00	\$15,960,000
Butler Square	116 6TH ST N	(2 parcels)	\$40,200,000	\$39,410,000	367,717	\$107.17	\$790,000	21,605	\$36.57	\$0
111 Washington	111 WASHINGTON AVE S	23-029-24-33-0001	\$36,850,000	\$36,850,000	380,465	\$96.86	\$0	0	\$0.00	\$0
TCF Tower	121 8TH ST S	27-029-24-11-0080	\$36,750,000	\$30,610,000	305,599	\$100.16	\$1,420,000	0	\$0.00	\$4,720,000
701 Building	701 4TH AVE S	26-029-24-22-0065	\$29,020,000	\$28,810,000	300,000	\$96.03	\$210,000	3,500	\$0.00	\$0
Xcel Energy Corporation Downtown	414 NICOLLET MALL	22-029-24-44-0015	\$26,280,000	\$26,280,000	310,000	\$84.77	\$0	0	\$0.00	\$0
Wells Fargo Operations Center	255 2ND AVE S	23-029-24-33-0046	\$25,650,000	\$25,650,000	520,381	\$49.29	\$0	0	\$0.00	\$0
Colonial Warehouse	200 3RD AVE N	(2 parcels)	\$25,420,000	\$18,850,000	203,000	\$92.86	\$5,910,000	0	\$0.00	\$660,000
Depot Office Center	500 WASHINGTON AVE S	23-029-24-34-0389	\$23,450,000	\$19,810,000	148,532	\$133.37	\$550,000	0	\$0.00	\$3,090,000
Bassett Creek Business Center	901 3RD ST N	(10 parcels)	\$22,480,000	\$15,870,000	138,684	\$114.43	\$0	0	\$0.00	\$6,610,000
Medical Arts Bldg	825 NICOLLET MALL	(2 parcels)	\$21,590,000	\$20,060,000	243,301	\$82.45	\$1,530,000	18,500	\$0.00	\$0
20 Washington Square	20 WASHINGTON AVE S	23-029-24-32-0006	\$20,350,000	\$20,350,000	133,940	\$151.93	\$0	0	\$0.00	\$0
Young Quinlan Building	901 NICOLLET MALL	27-029-24-12-0099	\$18,680,000	\$13,630,000	146,147	\$93.26	\$2,060,000	0	\$0.00	\$2,990,000
330 S Second	330 2ND AVE S	23-029-24-33-0012	\$17,690,000	\$16,520,000	197,100	\$83.82	\$610,000	15,800	\$38.61	\$560,000
Loose-Wiles Building	701 WASHINGTON AVE N	(2 parcels)	\$17,600,000	\$14,850,000	114,279	\$129.95	\$2,580,000	10,305	\$0.00	\$170,000
Designers Guild Building	401 3RD ST N	(2 parcels)	\$16,610,000	\$11,640,000	110,608	\$105.24	\$1,560,000	0	\$0.00	\$3,410,000
The Andrus	520 Nicollet Mall	22-029-24-44-0107	\$16,260,000	\$15,790,000	139,540	\$113.16	\$0	0	\$0.00	\$470,000
801 Marquette	801 MARQUETTE AVE	27-029-24-11-0081	\$15,670,000	\$15,670,000	169,704	\$92.34	\$0	732	\$0.00	\$0
River Parkway Place	1101 RIVER PKWY W	23-029-24-44-0021	\$13,620,000	\$13,160,000	81,310	\$161.85	\$0	0	\$0.00	\$460,000

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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Building complex	Address	Property I.D. #	2021	Office	Office	Office	Retail	Retail	Retail	Ramp
			Mkt Value	Value	NRA	\$/NRA	Value	NLA	\$/NLA	Value
Parkside Professional Office Building	825 8TH ST S	(3 parcels)	\$9,550,000	\$9,360,000	158,816	\$58.94	\$190,000	4,180	\$0.00	\$0
The 15 Building	15 5TH ST S	22-029-24-44-0054	\$9,370,000	\$8,890,000	131,460	\$67.63	\$480,000	0	\$0.00	\$0
In'l Design Center	100 2ND AVE N	22-029-24-14-0204	\$7,750,000	\$4,980,000	70,456	\$70.68	\$2,770,000	0	\$0.00	\$0
Perkins and Will	84 10TH ST S	27-029-24-12-0096	\$6,270,000	\$4,980,000	45,111	\$110.39	\$1,290,000	0	\$0.00	\$0