

Quarterly Report

NOTABLE TRANSACTIONS

Quarter 4, 2010



MNCAR

Minnesota Commercial Association of REALTORS®

Many thanks to our Market Experts who assisted with this Report:

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Cassidy Turley

NOTABLE INDUSTRIAL SALES TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	Buyer	Seller	AGENTS INVOLVED
9901 Central Avenue	10,000 SF on 2 acres	\$1,400,000	Blaine	Bedrock Motors	Chrysler Financial	Brend Masica of NorthMarq represented the buyer; Jim Rock of Cushman & Wakefield represented the seller
Factory Motor Parts 2855 Eagandale Boulevard	73,405	\$2,450,000	Eagan	Hanco Corporation	Elliot Auto Supply Inc.	Phil Simonet and Zach Anderson of Paramount Real Estate represented the buyer; Ted Carlson and Evan Molde of NAI Welsh represented the seller
American Woodmark 16430 Highway 65	89,089	\$1,575,000	Ham Lake	Solid Assets LLC (Fleetwoods Inc.)	American Woodmark	David Stokes of Cassidy Turley represented the buyer; Dan Friedner, Aaron Silanpa and Jay Chmielewski of NAI Welsh represented the seller
Harber Industries Building 6690 Sunwood Dr	41,472	\$1,500,000	Ramsey	MS Holdings LLC	Cor Trust Bank	Dan Friedner of NAI Welsh represented the buyer
Continental Nitrogen Site 12955 Courthouse Boulevard	210,000	\$4,367,729	Rosemount	Feed Products North, Inc.	Continental Nitrogen Resources	Lonnie Provencher and Tony DelDotto of NorthMarq represented the seller
North Star Trout Brook Building 1375 Trout Brook Circle	100,000	\$3,500,000	St. Paul	Twin City Concrete Products Co.	Christ Household of Faith, Inc.	Dan Johnson of The Tegra Group represented the buyer; Michael Doland and Sean Coatney of Transwestern represented the seller
7500 Setzler Parkway	119,560	\$7,500,000	Brooklyn Park	Artis REIT	AMB Property Corp.	Tom Holtz, Steve Buss and Ryan Watts of CB Richard Ellis represented the seller
Shady Oak Industrial Center 9955-9995 69th St W	60,000	\$3,000,000	Eden Prairie	Artis REIT	AMB Property Corp.	Tom Holtz, Steve Buss and Ryan Watts of CB Richard Ellis represented the seller
Northpoint I, II 5730-5800 Main St NE	207,309	\$10,300,000	Fridley	Artis REIT	AMB Property Corp.	Tom Holtz, Steve Buss and Ryan Watts of CB Richard Ellis represented the seller
Parkside 7300 49th Ave N	120,400	\$6,850,000	New Hope	Artis REIT	AMB Property Corp.	Tom Holtz, Steve Buss and Ryan Watts of CB Richard Ellis represented the seller
Rogers Distribution Center 13098-13150 George Weber Dr	147,160	\$6,400,000	Rogers	Artis REIT	AMB Property Corp.	Tom Holtz, Steve Buss and Ryan Watts of CB Richard Ellis represented the seller
Eagle Creek 8675 Eagle Creek Parkway	122,912	\$5,800,000	Savage	Artis REIT	AMB Property Corp.	Tom Holtz, Steve Buss and Ryan Watts of CB Richard Ellis represented the seller

NOTABLE INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	Lessee	Lessor	AGENTS INVOLVED
Arden Hills Gateway Center 4300 Round Lake Road West	28,662	New	Arden Hills	AER	Cornerstone	Steve Nilsson, Peter Mork and Jason Simek of NAI Welsh represented the lessee; Eric Batiza and Brian Doyle of NAI Welsh represented the lessor
50th Avenue Distribution Center 3900 50th Avenue North	20,000	New	Brooklyn Center	Reviva	5001 Investments LLC	Tim Carlson of CresaPartners represented the lessee; Brent Masica of NorthMarq represented the lessor
Northland Interstate Business Center V, 7601 Northland Cr	21,867	New	Brooklyn Park	Octane Fitness	ASB Capital Management	Chris Fritch of Keller Williams Realty represented the lessee; Matt Oelschlager and John Ryden of CB Richard Ellis represented the lessor
1230 Trapp Road	25,810	New	Eagan	Superior Freight	Koch Properties	Phil Simonet and Zach Anderson of Paramount Real Estate Corporation represented the lessee
Maple Grove Distribution Center 8555 Revere Lane	45,502	New	Maple Grove	Palco	TA Associates Realty	Bruce Baumen and Tim Stewart of TaTonka Real Estate Advisors represented the lessee; Dave Paradise and Sydney Johnson of NorthMarq represented the lessor
Pilot Knob Distribution Center 2360 Pilot Knob Rd	80,744	New	Mendota Heights	US Oil	AMB Property Corp.	Neil Kolatkar and Bryan Van Hoof of CB Richard Ellis represented the lessee; Aileen Halligan, Jeff Prztarski and Bryan Van Hoof of CB Richard Ellis represented the lessor
West Glen Corporate Center II 6305 36th Ave N	15,000	New	Plymouth	Lennar	Moen-Leuer	Sydney Johnson of NorthMarq represented the lessee; Brent Masica and Jon Yanta of NorthMarq represented the lessor
MSP Midway Industrial Park #13 2228 Territorial Rd	100,631	New	St. Paul	Americraft Carton	ING Clarion Partners	Steve Nilsson, Peter Mork and Jason Simek of NAI Welsh represented the lessee; Eric Batiza and Brian Doyle of NAI Welsh represented the lessor

NOTABLE OFFICE SALES TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	Buyer	Seller	AGENTS INVOLVED
50 South 6th St	690,000	\$180,000,000	Minneapolis	Hines Global REIT 50 South Sixth, LLC	Kanam Grund KAPITALANLAGEGESELLSCHAFT	
1 & 2 Meridian Crossing	368,718	\$65,611,121	Richfield	Meridian Crossings, LLC	OTR	
Wayzata Executive Park	109,564	Undisclosed	Wayzata	Continental Property Group Inc	J.E. Robert Co. Inc.	Mark Kolsrud, Kai Thomsen, and Will Buckley of Cassidy Turley represented the seller
Tamarack Hills F12 587 Bielenberg Drive	17,816	\$2,175,000	Woodbury	Bielenberg Partners, LLC	Central Bank	Eric Rapp of NAI Welsh represented the seller

NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	Lessee	Lessor	AGENTS INVOLVED
3600 Northland Center 3600 American Blvd	12,895	New	Bloomington	Exact Software	United Properties	Brad Bohlman of NAI Welsh represented the lessee; Bill Rothstein of NorthMarq represented the lessor
Brookview Plaza 5951 Earle Brown Dr	25,000	New	Brooklyn Center	Brown Institute	Star of the North Properties	Marcia Lockman and Charlie Snyder of CB Richard Ellis represented the lessee; Bob Revoir and Avery Ticer of NorthMarq represented the lessor
6121 Bury Dr	10,460	New	Eden Prairie	Celleration Inc.	Liberty Property Trust	Peter Tanis of The C Chase Company represented the lessee
10400 Southwest Crossing 10400 Viking Dr	27,968	Sublease	Eden Prairie	Grain Millers	General Casualty	Mark Evenson and Rory Johnson of UGL Services represented the lessee; Marily Lissner, Jon Holm and Doug Fulton of Cushman & Wakefield represented the lessor
Centennial Lakes Office Park III 3601 76th St W	17,000	New	Edina	Microsoft	State Farm Insurance & United Properties	Ned Tarbox of Jones Lang LaSalle represented the lessee; Jim Jetland of NorthMarq represented the lessor
One Corporate Center III 7300 Metro Blvd One Corporate Center I 7401 Metro Blvd	31,776	New	Edina	Wright Medical, Four Points Partners, Excelsior Solutions, Julie Merrill & Thorp Brokerage Resources	Hempel-affiliated OCC LLC	Brent Jacobson and Ben Drsnak of Hempel Properties represented the lessor
Capella Tower 225 S Sixth St	85,000	Expansion	Minneapolis	Capella Education Company	ASB Capital	Reed Christianson of CB Richard Ellis represented the lessor
Capella Tower 225 S Sixth St	35,000	New	Minneapolis	Columns Resource Group	ASB Capital	Reed Christianson of CB Richard Ellis represented the lessor
Ford Center 420 5th St N	80,000	New	Minneapolis	HGA Architects and Engineers	United Properties	Russ Nelson and Anna Coskran of Nelson, Tietz & Hoyer Inc represented the lessee; Jim Montez & Sonja Breyfogle of NorthMarq represented the lessor
Campbell Mithun Tower Building 222 9th St S	100,000	New	Minneapolis	Oppenheimer Wolff & Donnelly	Principal Real Estate Investors	Chris Rohrer and Brian Ginkel of Jones Lang LaSalle represented the lessee; Bill Rothstein of NorthMarq represented the lessor
640 Taft St NE	21,600	New	Minneapolis	Sky Media LLC	CORE Realty Holdings Management	Lou Suski of Gaughan Companies represented the lessee; David Stokes of Cassidy Turley represented the lessor
Butler Square 100 6th St N	51,000	New	Minneapolis	VisionShare	Butler Properties LLC	Chuck Caturia of CB Richard Ellis represented the lessee; Mark Fabel of McGough represented the lessor
Opus Building 10350 Bren Rd W	132,000	New	Minnnetonka	Digital River	The Opus Group	Kevin O'Neill and Bill Ritter of NAI Welsh represented the lessee; James Freytag of CB Richard Ellis represented the lessor
2100 Summer Street	25,000	New	Minneapolis	Ucare Minnesota	Techn represented Lessor	Jim Vos of CRESA represented Lessee; Tom Stella of Northmarq
Moundsview Business Center	280,000	New	Moundsview	DQCI	RREEF	John Boich of CB Richard Ellis represented lessee and David Buyse, David Niemi of UGL Equis represented lessor

Plymouth Corporate Center	49,800	New	Plymouth	Meritain Health	Carlson Real Estate Company	Bob Revoir and Avery Ticer of NorthMarq represented the lessee; Jim Freytag and Dave Marschinke of CB Richard Ellis represented the lessor
Parkers Lake Pointe East 13355 10th Ave N	11,540	Renewal	Plymouth	Summit Mortgage Corp.	Great Point Investors	Greg McMillan of NorthMarq represented the lessee; Dan Lofgren, Jon Yanta and Bruce Hoberman of NorthMarq represented the lessor
1600 Tower 1600 Utica Avenue S	20,643	New	St. Louis Park	Healthland Inc.	Duke Realty	Dave Marschinke of CB Richard Ellis represented the lessee; Bob Revoir and Dan Gleason of NorthMarq represented the lessor
1600 Tower 1600 Utica Avenue S	28,643	New	St. Louis Park	Magenic Technologies, Inc.	Duke Realty	Doug Fulton and Rob Youngquist of Cushman & Wakefield represented the lessee; Bob Revoir and Dan Gleason of NorthMarq represented the lessor
1600 Tower 1600 Utica Avenue S	27,383	New	St. Louis Park	Regency Corporation	Duke Realty	Dan Gleason of NorthMarq represented the lessee; Bob Revoir of NorthMarq represented the lessor
Wells Fargo Place 30 E Seventh St	74,700	New	St. Paul	AgriBank	Unilev Capital Corporation	Brian Woolsey of Cassidy Turley represented the lessee; Mike Wilhelm of Zeller Realty Group represented the lessor
Bremer Tower 445 Minnesota St	12,000	New	St. Paul	AXIS Insumace	Sentinal	Kevin O'Neil of NAI Welsh represented Lessee; Aaron Barnard of Cushman & Wakefield represented lessor
Midway Corporate Business Center 2344 Energy Park Drive	60,000	Sublease	St. Paul	Fairview	McAfee	Ian McRoberts of McRoberts Real Estate represented lessee; David Buyse, David Niemi of UGL Equis represented lessor
Wells Fargo Place 30 7th St E	38,000	Renewal	St. Paul	Larson King	Unilev Capital Corporation	Michelle Culligan, Rich Reynolds, Jeff Jones of AREA represented Lessee; Mike Wilhelm of Zeller Realty Group represented Lessor
Wells Fargo Place 30 7th St E	89,600	Renewal	St. Paul	MNSCU	Unilev Capital Corporation	Russ Nelson, Tina Hoye from Nelson Tietz & Hoye represented Lessee; Mike Wilhelm of Zeller Realty Group represented the Lessor

NOTABLE RETAIL SALES TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	Buyer	Seller	AGENTS INVOLVED
1004, 1008, 1012, 1016, 1020 Diffley Dr	62,000	\$11,860,700	Eagan	Inland Diffley Marketplace, LLP	Diffley Ventures, LLC	Rick Plessner of Inland Real Estate Corporation represented the Buyer; Bob Pounds and Tim Prinsen of NAI Welsh represented the seller
Timberlodge 12635 Elm Creek Blvd	8,400	\$2,850,000	Maple Grove	Tom Stevens & AJ Stevens	3 Putt, LLC	Cory Villuame and Sean Doyle of Marcus & Millichap represented the buyer; John Karlen of Marcus & Millichap represented the seller
Boulevard Gardens Building 3100 Excelsior Blvd	19,555	\$605,000	Minneapolis	Nolan Properties	Citizens Independent Bank	Jeff Herman of Urban Anthology represented the buyer
Former Home Valu 13820 Wayzata Blvd	19,577	\$4,260,000	Minnetonka	D & M 55th Street, LLC	KTJ 185, LLC	Laura Moore of Adam Commercial represented the buyer
Four Seasons Mall 4100-4236 Lancaster Ln N	120,000	\$10,600,000	Plymouth	Wal-Mart	Robert Rappaport	Mike Sims of Mid-America Real Estate represented the buyer; Tim Prinson and Bob Pounds of NAI Welsh represented the seller

NOTABLE RETAIL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	Lessee	Lessor	AGENTS INVOLVED
Earley Lake Office Park 1611 W County Rd 42	5,405	New	Burnsville	Burger Jones	Aurora Investments	Andrea Christenson and Molly Townsend of Cassidy Turley represented the lessee; Tedd Schuster and Brad Kaplan of NorthMarq represented the lessor
Market Street Station 600 Market St	2,131	New	Chanhassen	Fitness Together	Kraus-Anderson Realty	Sara Martin of NAI Welsh represented the lessee; Jim Stimmler of Kraus-Anderson Realty represented the lessor
Springbrook Mall 77-97 85th Ave NW	8,000	New	Coon Rapids	Osaka Seafood Steakhouse	Kraus-Anderson Realty	Zach Stensland of NAI Welsh represented the lessee; Dan Mossey of Kraus Anderson represented the lessor
Crystal Town Center 5608-5640 West Broadway Ave	18,000	New	Crystal	Aldi Inc.	Paster Enterprises	Chris Simmons of NAI Welsh represented the lessee
1005 Crossings Drive	1,499	New	Delano	Kickin' Nutrition	Lobeco, LLC	Doug Sailor of Mid-America Real Estate represented the lessor
Gander Mountain Building 1307 Miller Trunk Hwy	21,895	New	Duluth	Bed Bath & Beyond	Oppidan	Stefanie Meyer and Mike Sims of Mid-America Real Estate represented the lessee
1620 Lena Ct	4,680	New	Eagan	Andiamo	NL Management	Carrie Charlston of Cambridge Commercial represented the lessee; Skip Melin of Cushman & Wakefield represented the lessor
1920 Pokegama Avenue	3,030	New	Grand Rapids	AT&T	DAKA Properties	Kate McCall of Mid-America Real Estate represented the lessee
Argonne Village Retail Center I-35 & Co Rd 50	7,971	New	Lakeville	Dollar Tree	United Properties	Jamie Cohen of Upland Real Estate Group represented the lessee; Peter Armbrust and Ronn Thomas of NorthMarq represented the lessor
Argonne Village Retail Center I-35 & Co Rd 50	3,235	New	Lakeville	Miller Comfort Dental	United Properties	Nancy Flicek of Christianson and Company represented the lessee; Peter Armbrust and Ronn Thomas of NorthMarq represented the lessor
Fountains of Arbor Lake NE of I-94 & Hemlock Ln	3,583	New	Maple Grove	America's Best Contacts and Eyeglasses	Kimco Properties	Molly Townsend and Jennefer Pelant of Cassidy Turley represented the lessee; Tricia Pitchford of NorthMarq represented the lessor
Dunkirk Square 9450 Dunkirk Ln N	1,116	New	Maple Grove	ProCuts	Dunkirk Lane Maple Grove, LLC	Chad Sturm of Upland represented the lessee; Stefanie Meyer and Johnny Reimann of Mid-America Real Estate represented the lessor
Maple Grove Square 9525 Black Oaks Ln N	1,423	New	Maple Grove	Tech-Toads, Inc.	9525 Black Oaks Partners, LLC	Jesseka Doherty of Mid-America Real Estate represented the lessor
Maplewood Square 1870 Beam Ave	2,369	New	Maplewood	Midwest Cellular	Temam LLC	Molly Townsend of Cassidy Turley represented the lessee; Zach Stensland of NAI Welsh represented the lessor

City Center 40 7th St S	10,000	New	Minneapolis	Rosa Mexicano	Brookfield Properties	John Rose of Mid-America represented the lessee; Liz McLay of Brookfield represented the lessor
Nicollet Shoppes 4600-4632 Nicollet Ave	2,250	New	Minneapolis	Sun Street Breads, Inc.	Nicollet Shoppes Manager, LLC	Carrie Charleston of Cambridge Commercial Realty represented the lessee; Jesseka Doherty of Mid-America Real Estate represented the lessor
Ridgedale 394 & Plymouth Rd	20,288	New	Minnetonka	Goodwill	Oppidan	Laura Moore of Adam Commercial represented the lessee; Jay Moore and Joe Ryan of Oppidan represented the lessor
14100 Wayzata Boulevard	26,000	Expansion	Minnetonka	Toys R Us	Kimco Properties	Skip Melin and Deb Carlson of Cushman & Wakefield represented the lessee; Scott Tucker of Kimco represented the lessor
The Shops at Plymouth Creek 3195 Vicksburg Lane	3,159	New	Plymouth	Dickey's BBQ	Vantage Point Partners	Ned Rukavina and David Daly of NorthMarq represented lessee; Dennis Meadows of Vantage Point Partners represented the lessor
Roseville Marketplace	21,932	Renewal	Roseville	Office Max	Tanurb	Stefanie Meyer of Mid-America Real Estate represented the lessee
O'Connell Square 5715-5813 Egan Dr	4,629	New	Savage	Kyoto Sushi	H.J. Development	Ben Krsnak of Hempel Properties represented the lessee; Joe Mahoney & Chris Moe of H.J. Development represented the lessor
Excelsior & Grand Way	12,000	New	St Louis Park	CVS/pharmacy	TOLD Development Co.	Jim Offerman & Tom Baker of Velmeir Companies represented the lessee; Trent Mayberry of TOLD Development Company represented the lessor
Shops at West End	4,700	New	St. Louis Park	Jos. A. Bank	Duke Realty	Matt Friday and Patrick Daly of SRS Real Estate Partners represented the lessee; Rich Bevis of Jeffrey R. Anderson Real Estate, Inc. represented the lessor
The Ellipse 3900 Excelsior Blvd	4,830	New	St. Louis Park	Mill Valley Kitchen	Bader Development	Stefanie Meyer of Mid-America Real Estate represented the lessee; Mike Finkelstein of Ackerberg Group represented the lessor
Roberts St & Lothenbach Ave	4,000	New	West St. Paul	Panera Bread	United Growth	William Melin of Cushman & Wakefield represented the lessee; Patrick Daly of SRS Real Estate Partners represented the lessor
Woodbury Marketplace 9965 Hudson Pl	3,086	New	Woodbury	America's Best Contacts and Eyeglasses	CSM Corporation	Molly Townsend and Jennifer Pelant of Cassidy Turley represented the lessee; Justin Wing of CSM Corporation represented the lessor
Tamarack Village 8194-8460 Tamarack Village	6,217	New	Woodbury	Famous Footwear	Robert Muir Company	Stefanie Meyer and Johnny Reimann of Mid-America Real Estate represented the lessee
Tamarack Village 8194-8460 Tamarack Village	52,000	New	Woodbury	Gordmans	Robert Muir Company	Kim Meyer of Robert Muir Company represented the lessor
Woodbury Lakes Hudson Rd	23,872	New	Woodbury	Michaels	RED Development	Mike Sims of Mid-America Real Estate represented the lessee
Centennial Lakes Plaza	32,000	New	Edina	Whole Foods	Centennial Lakes Plaza, LLC	Russ McGinty of North Central Commercial Real Estate represented the lessee; and Terese Reiling of NAI Welsh represented the lessor