

Quarterly Report

NOTABLE TRANSACTIONS

Quarter 2, 2013



Minnesota Commercial Association of Real Estate

MNCAR

Minnesota Commercial Association of REALTORS®



We're proud to present our Notable Transactions report for the second quarter of 2013. We're confident that it will help to keep you informed on deals closing in our market. Thank you to the many MNCAR volunteers for dedicating your time and expertise in developing this report.

- Matt Anfang, Executive Director

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

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INVESTMENT SALES

NOTABLE OFFICE SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Airport Business Center 2751 Shepard Rd & 1465 Davern St	325,000	\$8,700,000	Saint Paul	Shepard Development LLC	Bancshares Realty LLC c/o PNC Bank	Eric Rapp and Bill Ritter of Colliers International Mpls-St Paul represented the seller.
1020 Van Slyke Ave & 1031 Como Ave	46,486	\$2,132,660	Saint Paul	Educational Properties TGIS LLC c/o TenSquare LLC	The Church of the Maternity of the Virgin Mary	Eric Rapp of Colliers International Mpls-St Paul represented the buyer; Josh O'Neill and Paul Donovan of Cushman & Wakefield/NorthMarq represented the seller.
Egandale Business Center 1335 & 1345 Corporate Center Dr	22,280	\$1,650,000	Eagan	Egandale Properties LLC	American Bank of St Paul	Matthew Klein of KW Commercial Midwest represented the buyer; John Chirhart and Lou Suski of Gaughan Companies represented the seller.
130 Lake St W	6,000	\$1,400,000	Wayzata	Benchmark Insurance Co	J&A Real Estate LLC	John Laurent of John L Laurent and Associates represented the seller.
Aldrich Square 245 Aldrich Ave N	48,381	\$1,300,000	Minneapolis	First & First LLC c/o Peter Remes	Phoenix Venture IX	No agents involved.

NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Lake Smetana Business Park 7615 Smetana Ln	85,000	Renewal	Eden Prairie	Dell	Liberty Property LTD Partnership	Brandon Megal of CBRE represented the tenant; Brad Butler of Liberty Property Trust represented the landlord.
Marquette Plaza 250 Marquette Ave S	60,000	Renewal	Minneapolis	Foley Mansfield	FRM Associates LLC	Brent Erickson and Paul Donovan of Cushman & Wakefield/NorthMarq represented the tenant; Eugene Rerat of Base Management represented the landlord.
Lake Smetana Business Park B 7625 Smetana Ln	55,924	Renewal	Eden Prairie	Dell	Liberty Property LTD Partnership	Brandon Megal of CBRE represented the tenant; Brad Butler of Liberty Property Trust represented the landlord.
UBS Plaza 444 Cedar St	50,000	Renewal	Saint Paul	TKDA	RAIT Financial Trust	Thomas Braman of Braman & Associates represented the tenant; Jon Dahl, Brent Robertson and Ann Rinde of Jones Lang LaSalle Americas represented the landlord.
601 Tower at Carlson Center 601 Carlson Pkwy	45,092	Renewal	Minnetonka	One Beacon	KBSII 601 Tower LLC	Tom Willie of CLW Services Group represented the tenant; Brian Wasserman of CBRE represented the landlord.
The Oaks Office Center 7755 3rd St N	42,606	Renewal	Oakdale	Woodbury Financial Services	Carlson Real Estate Ventures	Charlie Snyder of CBRE represented the tenant; Danielle Loffler and Jay Chmieleski of Colliers International Mpls-St Paul represented the landlord.
TCF Tower 121 8th St S	42,434	Renewal	Minneapolis	Schwegman, Lundberg & Woessner	FSP 121 South Eighth St LLC	Thomas Braman of Braman & Associates represented the tenant; Mark McCary, Reed Christianson and Erin Wendorf of CBRE represented the landlord.
7700 France Ave S	41,000	Renewal	Edina	Dell	7700 France Avenue LLC	Brandon Megal of CBRE represented the tenant; Sherry Hastings and Elliot Zismer of Frauenshuh represented the landlord.
Fifth Street Towers 100 5th St S	39,148	New	Minneapolis	Moss & Barnett	Fifth St Towers Investors LLC	Tina Hoye and Russ Nelson of Nelson, Tietz & Hoye represented the tenant; Michael Wilhelm and Mary Burnton of Zeller Realty represented the landlord.
3216 29th St E	34,000	New	Minneapolis	ARCH Academy	Church of St Albert the Great	Paul Donovan and Jaclyn May of Cushman & Wakefield/NorthMarq represented the tenant.
1800 2nd St NE	33,000	New	Minneapolis	Minnesota Transition Charter School	A Chance to Grow	Joseph Hughes and Gerald Driessen of CBRE represented the landlord.
Northland Corporate Center 7225 Northland Dr	32,840	New	Brooklyn Park	Abra Auto Body	Swervo	Dave Marschinke of CBRE represented the tenant; Kai Thomsen of Cassidy Turley represented the landlord.
Minnesota Eye 10709 Wayzata Blvd	31,000	New	Minnetonka	Minnesota Eye Consultants	Davis Group	Stephen Brown and Misty Bowe of Cushman & Wakefield/NorthMarq represented the tenant; Mark Davis of Davis Real Estate Services Group represented the landlord.

Crescent Ridge 2 10900 Wayzata Blvd	24,470	New	Minnetonka	The Moscoe Group	Wells Real Estate Partnership LP	Steve Kellogg of Transwestern represented the tenant; Brian Helmken and Erik Heltne of CBRE represented the landlord.
International Plaza 7900 International Dr	17,000	New	Bloomington	OffiCenters	ICM Realty	Nancy Powell of Paramount Real Estate represented the tenant; Brent Karkula of CBRE represented the landlord.
601 Tower at Carlson Center 601 Carlson Pkwy	16,090	Renewal	Minnetonka	RBC	KBSII 601 Tower LLC	Marcia Lockman and Connie Fricke of CBRE represented the tenant; Brian Wasserman of CBRE represented the landlord.
Loose-Wiles Building 701 Washington Ave	16,000	New	Minneapolis	LHB	United Properties	Paul Donovan and Jaclyn May of Cushman & Wakefield/NorthMarq represented the tenant; Sonja Dusil and Jim Montez of Cushman & Wakefield/NorthMarq represented the landlord.
UBS Plaza 444 Cedar St	12,000	New	Saint Paul	Farmers Insurance	RAIT Financial Trust	Mark Evenson of DTZ Americas represented the tenant; Jon Dahl, Brent Robertson and Ann Rinde of Jones Lang LaSalle Americas represented the landlord.
Mozaic 1350 Lagoon Ave	10,286	New	Minneapolis	Keller Williams Realty	Mozaic Office LLC	Chance Lindsey of KW Commercial represented the tenant; JoAnna Hicks of The Ackerberg Group represented the landlord.

NOTABLE INDUSTRIAL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
2864 Eagandale Blvd	335,174	\$7,400,000	Eagan	Eagan Park LLC	USF Propco II LLC	Tom Simon of CBRE represented the buyer; Jeff Przytarski and Bryan Van Hoof of CBRE represented the seller.
Creek Edge Business Center 7245-7255 Flying Cloud Dr	76,297	\$7,292,152	Eden Prairie	Eagle Ridge Academy Affiliated Building Co	Oakcreek Industrial Partners	No agents involved.
Entegris HW Building 3500 Lyman Blvd	158,633	\$6,800,000	Chaska	ViaWest	Entegris	Brett Severson of Jones Lang LaSalle Americas represented the buyer; Tom Bennett, Jack Tornquist and Tom Hayhoe of CBRE represented the seller.
Medicine Lake Corporate Center 1225 Hwy 169 N	89,236	\$3,912,500	Plymouth	Amerco Real Estate Co	First Industrial LP	Bryan Van Hoof of CBRE represented the buyer; Matt Oelschlager of CBRE represented the seller.
3005 Millard Ave	100,250	\$3,250,000	Hastings	Quality One Woodwork LLC	Millard Avenue Inc	No agents involved.
5500 Cottonwood Ln SE	33,640	\$2,500,000	Prior Lake	5500 Cottonwood LLC	Owens 5500 Partners LLC	No agents involved.
Lemar Building 2219 Edgewood Ave S	51,648	\$2,300,000	Saint Louis Park	BCK Real Estate LLC c/o Catapult ME	LeMar Family Limited Partnership II	No agents involved.
7700 Setzler Pkwy	38,400	\$2,075,000	Brooklyn Park	TRP Investments LLC c/o Technical Resin Packaging	Kelco Building LLC	David Paradise and Nate Erickson of Cushman & Wakefield/NorthMarq represented the buyer; Dan Swartz of CBRE represented the seller.
3600 Alabama Ave S	76,573	\$1,800,000	Saint Louis Park	Dalquist Properties LLP	Curwood Minnesota LLC	Fred Hedberg of Paramount Real Estate represented the buyer; Doug Fulton and Robert Youngquist of Cushman & Wakefield/NorthMarq represented the seller.
1710 Alexander Rd	16,784	\$1,613,393	Eagan	Maverick Leasing Corp	Costus Properties LLC	Eric Rossbach of Colliers International Mpls-St Paul represented the buyer; Evan Molde of Colliers International Mpls-St Paul represented the seller.
2020 7th St W	37,562	\$1,500,000	Saint Paul	FTRE Holdings LLC	CDSI Holdings Inc	No agents involved.
2100 Gilbert Ave	50,679	\$1,325,000	Saint Paul	2100 Gilbert LLC	L & H Real Estate LLC	Brian Doyle of Colliers International Mpls-St Paul represented the buyer; Mark Young and Jim Edberg of Crossroads Properties represented the seller.
181 Ely St NE & 8101 Ashton Ave NE	32,000	\$1,225,000	Fridley	G & T LLC	F & R Family Limited Partnership	Brent Masica of Cushman & Wakefield/NorthMarq represented the buyer; Jason Sell and Todd Hanson of Cushman & Wakefield/NorthMarq represented the seller.
Brooks Building 8715-8731 Lyndale Ave S	99,780	\$1,200,000	Bloomington	Log House Foods	Brooks Investment Company LP	Ron Scholder of NAI Everest represented the seller.
1792 & 1850 Greeley St S	55,795	\$1,200,000	Stillwater	Mavack LLC	Johnson Kellogg Properties LLC	Jeff Nordness of Essence Real Estate represented the buyer; Phil Simonet of Paramount Real Estate Corporation represented the seller.
Old Home Foods 370 University Ave W	45,493	\$1,000,000	Saint Paul	St Paul Old Home Plaza LLC	TCC Old Home Site LLC	No agents involved.
Berggren Business Center 1544 134th Ave NE	34,800	\$1,000,000	Ham Lake	Cool Air Mechanical	C2M2 LLC	Dan Friedner of Colliers International Mpls-St Paul represented the buyer and seller.

NOTABLE INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
2864 Eagandale Blvd	335,174	New	Eagan	Clover Leaf Cold Storage	Eagan Business Park LLC	Ellen Kaplan of Kaplan Real Estate represented the tenant; Tom Simon and Sandy Barin of CBRE represented the landlord.
Cornerstone Business Center South 401-415 11th Ave S	132,000	New	Hopkins	Citrus Systems Inc	Duke Realty LTD Partnership	Tom Bennett and Jack Tornquist of CBRE represented the tenant; Scott Moe of Duke Realty and Brad Bohlman and Paul Bickford of Colliers International Mpls-St Paul represented the landlord.
France Avenue Business Park I 4837 Azelia Ave N	116,000	Renewal	Brooklyn Center	Wagner Spray Tech	AX RER LP	Fred Hedberg of Paramount Real Estate and Paul Bickford of Colliers International Mpls-St Paul represented the tenant; John Ryden, Matt Oelschlager and Andrew Petkoff of CBRE represented the landlord.
Plymouth Industrial Bldg A 1005 Berkshire Ln N	104,000	Renewal	Plymouth	General Mills	James Campbell Co LLC	Jim Jetland of Cushman & Wakefield/NorthMarq represented the tenant; Brent Masica and Jason Meyer of Cushman & Wakefield/NorthMarq represented the landlord.
Royalston City Market 415 Royalston Ave N	90,000	New	Minneapolis	Target	ICIDS LLC	Michael Salmen of Transwestern and Joe Gearen of Zeller Realty represented the landlord.
Roseville Industrial Center 2285 Co Rd C W	83,117	New	Roseville	Computype	L and B Family LP	John Ryden, Matt Oelschlager and Andrew Petkoff of CBRE represented the landlord.
782 29th Ave SE	61,084	New	Minneapolis	Sun Chemical Corporation	Capp Industries Inc	Jeff Przytarski and Matt Oelschlager of CBRE represented the tenant; Capp Industries represented the landlord.
Golden Valley Technology Center II 6325 Sandburg	37,000	New	Golden Valley	Bulk Reef Supply	HAGV LLP	Brady Olson of Tegra Group represented the tenant; John Allen of Industrial Equities represented the landlord.
Technology Park I 9600 76th St W	37,000	New	Eden Prairie	Stratasys	Eden Prairie Associates LLC c/o Arthur Goldner & Assoc	James DePietro of CBRE represented the tenant; Peter Mark, Steve Nilsson and Jason Simek of Colliers International Mpls-St Paul represented the landlord.
4301 12th Ave	27,000	Renewal	Shakopee	Capp Industries	Inmar/Carolina Logistics	John Chirhart and Lou Suski of Gaughan Companies represented the tenant; Joe Van Ornum of Capp Industries represented the landlord.
Mounds View Business Park Bldg J 2240 Woodale Dr	23,436	New	Mounds View	Allegiance Fitness	Blackstone RE Advisors VII LP	Justin Stueve of Copperwood Investments represented the tenant; John Ryden and Matt Oelschlager of CBRE represented the landlord.
Park Glen Business Center W 4700 Park Glen Rd	18,208	New	Saint Louis Park	American Reprographics	KK-Five Corporation	Thomas DeSautel of CBRE represented the tenant; Jack Tornquist and Tom Bennett of CBRE represented the landlord.

NOTABLE RETAIL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
3910 Sibley Memorial Hwy	29 acres	\$5,800,000	Eagan	Paragon Outlet Partners	Eagan Economic Development Authority	Brian Pankratz of CBRE represented the buyer; James McCaffrey of Cassidy Turley represented the seller.
505 Nicollet Mall	134,000	\$5,500,000	Minneapolis	United Properties	Brookfield Office Properties	Bill Katter of United Properties represented the buyer; Terrence Kingston and Tom O'Brien of Cushman & Wakefield/NorthMarq represented the seller.
Best Buy Building 5925 Earle Brown Dr	52,920	\$2,600,000	Brooklyn Center	JMDH Real Estate of Brooklyn Center LLC	Brooklyn Center Investment Assoc LP	Brad Bohlman of Colliers International Mpls-St Paul represented the buyer; Peter Dugan, Angela Demonte and Jim Leary of CBRE represented the seller.
16410 96th Ave N	10,826	\$2,206,600	Maple Grove	CLS Properties V LLC	Interlock Holdings LLC	No agents involved.
Ancient Traders Market 1113 Franklin Ave E	31,509	\$2,200,000	Minneapolis	American Indian Properties LLC	Neighborhood Properties LLC	No agents involved.
Former Walgreen's Building 14201 Morgan Ave S	66,211	\$1,250,000	Burnsville	Advanced Auto Parts	Burnsville 542 Partnership	Johnny Reimann and Stefanie Meyer of Mid-America Real Estate represented the buyer; Marc Nanne of Hoyt Properties represented the seller.
1801-1807 Geneva Ave N	12,289	\$1,060,000	Oakdale	Brighton Gateway LLC c/o Samir & Elena Elkhoury	KingPin Foods 402 LLC c/o Larry Abdo	Keith Sturm and Deborah Vannelli of Upland Real Estate Group represented the seller.
The Find Building 7820 Eden Prairie Rd	13,806	\$1,000,000	Eden Prairie	Frattallone I LLC	LCJ Holdings LLC	Linda Zelm of Small Business Real Estate Advisors represented the buyer; Terese Reiling of Colliers International Mpls-St Paul represented the seller.

NOTABLE RETAIL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Shingle Creek Crossing 1000-1300 Shingle Creek Crossing	1 acre	New	Brooklyn Center	Discount Tire	Gatlin Development	John Wiesner of Cambridge Commercial Realty represented the tenant; Jesseka Doherty and Robert Wise of Mid-America Real Estate represented the landlord.
Former Sportsmans Warehouse 9895 Hudson Pl	49,406	New	Woodbury	Hobby Lobby	Situs Holdings LLC	Bob Minks of Colliers International Mpls-St Paul represented the tenant; Jennifer Pelant and Molly Townsend of Cassidy Turley represented the landlord.
Paragon Outlet Twin Cities At Eagan 3885-3995 Eagan Outlet Pkwy	28,000	New	Eagan	Saks Fifth Avenue Off 5th	Paragon Outlet Partners	No agents involved.
Southdale 494 Center 4200 78th St W	26,198	New	Bloomington	Marshalls	CC Plaza Joint Venture LLP	Johnny Reimann and Stefanie Meyer of Mid-America Real Estate represented the tenant; John Johansson of Colliers International Mpls-St Paul represented the landlord.
Midway Marketplace 1450 University Ave W	26,040	New	Saint Paul	TJ Maxx	BRE DDR Midway Marketplace LLC	Johnny Reimann and Stefanie Meyer of Mid-America Real Estate represented the tenant.
3555 Hwy 100 S	17,600	New	Saint Louis Park	Goodwill	Oppidan	Laura Moore of Moore & Company Commercial Real Estate represented the tenant.
Paragon Outlet Twin Cities At Eagan 3885-3995 Eagan Outlet Pkwy	11,500	New	Eagan	Gap Outlet	Paragon Outlet Partners	Johnny Reimann and Stefanie Meyer of Mid-America Real Estate represented the tenant.
Paragon Outlet Twin Cities At Eagan 3885-3995 Eagan Outlet Pkwy	7,500	New	Eagan	Banana Republic Factory	Paragon Outlet Partners	Johnny Reimann and Stefanie Meyer of Mid-America Real Estate represented the tenant.
Eden Prairie Center 8251 Flying Cloud Dr	6,500	New	Eden Prairie	Prairie Tap House	General Growth Property	Andrea Christianson of Cassidy Turley represented the tenant.
Galleria Shops 3460 Galleria	5,961	New	Edina	North Face	Hines Globel REIT	Deborah Carlson of Cushman & Wakefield/NorthMarq represented the tenant.
East Valley Plaza 14050 Pilot Knob Rd	5,944	New	Apple Valley	Davita Dialysis	Clear Choice Properties	Bob Olson of Walsh Partners represented the tenant; Laura Gill of Christianson & Company Real Estate Services represented the landlord.

Victory Village 1500 109th Ave NE	5,800	New	Blaine	Buffalo Wild Wings	Avalon Real Estate Group	Stefanie Meyer of Mid-America Real Estate represented the tenant; Jen Helm of Cushman & Wakefield/NorthMarq represented the landlord.
Roseland Shopping Center 10904 Baltimore St	5,265	New	Blaine	Metro Dental	Roseland Properties LLC	Jo-Ann Duerr of Mohr Partners represented the tenant; Jennifer Pelant and Molly Townsend of Cassidy Turley represented the landlord.
Tamarack Village 8300 Tamarack Village	4,609	New	Woodbury	The Woods	Tamarack Village Shopping Center LLC	Dick Ward of Equity Property Group represented the tenant; Jesseka Doherty and Robert Wise of Mid-America Real Estate represented the landlord.
Shoreview Shopping Center 157 Co Rd E W	4,000	New	Shoreview	Walts Wine & Spirits	Aspen Park Properties	Ted LaFave of EJM Commercial Real Estate represented the tenant; Brian Merz of Upland Real Estate Group represented the landlord.
Golden Valley Shopping Center 7900 Olson Memorial Hwy	3,800	New	Golden Valley	Big Deals Liquidation	Trach Properties Inc	Jennifer Pelant and Molly Townsend of Cassidy Turley represented the landlord.
Shingle Creek Crossing 1000-1300 Shingle Creek Crossing	3,000	New	Brooklyn Center	Schlotzsky's	Gatlin Development	Lonnie Pierce of Meridian Real Estate Group represented the tenant; Carrie Charleston of Mid-America Real Estate represented the landlord.
Westwind Plaza 4717-4795 Co Rd 101	2,880	New	Minnetonka	Chipotle	Brixmor SPE 5 LLC	Chris Simmons of Colliers International Mpls-St Paul represented the tenant; Matt Johnson of Brixmor represented the landlord.
Shoppes on 101 4901-4937 Co Rd 101	2,700	New	Minnetonka	Noodles and Company	H.J. Development Inc	Chris Simmons of Colliers International Mpls-St Paul represented the tenant; Chris Moe of H J Development represented the landlord.
St Anthony Village 2900 Pentagon Dr	2,607	New	Saint Anthony	Wine and Canvas	St Anthony Shopping Center LLC	David Daly of Cushman & Wakefield/NorthMarq represented the tenant; Jennifer Pelant and Molly Townsend of Cassidy Turley represented the landlord.
Mall of America 60 Broadway E	2,000	New	Bloomington	Moods of Norway	Triple 5 Investments	Michael Glanzberg of Sirvin Realty represented the tenant; Holly Rome of Mall of America represented the landlord.
S & D Cleaners Building 4501 Excelsior Blvd	1,817	New	Saint Louis Park	Honey & Rye Bakehouse	Laurel Properties 4501 LLC	Johnny Reimann and Stefanie Meyer of Mid-America Real Estate represented the tenant.
Shingle Creek Crossing 1000-1300 Shingle Creek Crossing	1,680	New	Brooklyn Park	MidWest Cellular dba AT&T	Shingle Creek LLC	Molly Townsend of Cassidy Turley represented the tenant; Jesseka Doherty of Mid-America Real Estate represented the landlord.
Shoppes on 101 4901-4937 Co Rd 101	1,471	New	Minnetonka	Sprint	H.J. Development Inc	Peter Dugan of CBRE represented the tenant; Chris Moe of H J Development represented the landlord.
Yorkdale Shoppes 6755 York Ave	1,430	New	Edina	H&R Block	Yorkdale Shoppes Partners LLC	Molly Townsend of Cassidy Turley represented the tenant; Janet Olson of Colliers International Mpls-St Paul represented the landlord.
Tamarack Village 8194 Tamarack Village	1,385	New	Woodbury	The Joint	Tamarack Village Shopping Center LLC	Skip Melin of Cushman & Wakefield/NorthMarq represented the tenant; Jesseka Doherty and Robert Wise of Mid-America Real Estate represented the landlord.
White Bear Lake Retail 4764 Banning Ave	1,340	New	White Bear Lake	Primp	Ceese LLC	Josh Bloom of Bloom Commercial Real Estate represented the tenant; John Chirhart and Lou Suski of Gaughan Companies represented the landlord.
Mapleridge Center 2501 White Bear Ave	1,211	New	Maplewood	Ace Cash	Exchange Point Property Management LLC	Jennifer Pelant and Molly Townsend of Cassidy Turley represented the tenant; Robert Wise of Mid-America Real Estate represented the landlord.
Shoppes on 101 4901-4937 Co Rd 101	1,088	New	Minnetonka	Sports Clip	H.J. Development Inc	Amy Carlson of Colliers International Mpls-St Paul represented the tenant; Chris Moe of H J Development represented the landlord.

GREATER MN NOTABLE SALE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Duluth Corporate Tower 425 W Superior St	Office	180,000	\$30,000,000	Duluth	Maurices	Atwater Group	Brian Forcier of Atwater Group represented the buyer and seller.
2915 Valley High Dr	Industrial	175,000	\$4,950,000	Rochester	Mayo Clinic Rochester	2915 LLC	Ed Pompeian of Realty Growth represented the buyer and seller.
3142 Service Dr S	Retail	14,490	\$3,450,000	Red Wing	Pharmacy Portfolio VI DST	Larksdale Ventures LLC	Unavailable.
3935 Hwy 14 W	Office	52,520	\$2,500,000	Rochester	Peoples Energy Cooperative	Rochester ISD #535	Mac Hamilton and Jamey Shandley of Hamilton Real Estate represented the buyer; Mac Hamilton, Jamey Shandley and Frank Loosbrock of Hamilton Real Estate represented the seller.
Bethany Samaritan Heights 1530 Assisi Dr NW	Office	53,000	\$2,300,000	Rochester	MN Adult Teen Challenge	Bethany Samaritan Nursing Home	Allan Watts of Bigelow Watts Commercial Real Estate represented the buyer; Merle Groteboer of Re/Max of Rochester represented the seller.
500 S 59th Ave W	Industrial	61,825	\$1,850,000	Duluth	TK Properties	DP&D	No agents involved.
Former Conlins Furniture 111 Donna Ave	Retail	31,000	\$1,400,000	Alexandria	Mill's Properties Inc	Roy & Kathryn Roers	Scott M. Schmitt of Coldwell Banker Commercial Orion represented the seller.
Winona Retail Center 975 Frontenac Dr	Retail	7,133	\$990,000	Winona	River Bend LLC	Harbor Vista Holdings LLP	Keith Sturm and Deborah Vannelli of Upland Real Estate Group represented the buyer; Dan Elliot of Sperry Van Ness represented the seller.
1515 30th St NW	Industrial	12,000	\$780,000	Faribault	Larson Properties LLC	McDonough Partners LLC	Unavailable.
1601 Cannon Ln	Industrial	3,780	\$772,250	Northfield	All Flex Flexible Circuits LLC	H3D LLC	Unavailable.
4107 Frontage Rd TH 52 E	Retail	Unavailable	\$655,000	Rochester	Rochester MN LLC	Z's American Properties LLP	Unavailable.
216 Washburne Ave	Retail	8,560	\$447,000	Paynesville	NuDak Ventures LLC	Jasco Properties LLC	Unavailable.
2250 Austin Rd	Retail	18,700	\$433,000	Owatonna	John & Kelly Losee	Ronald Christensen	Unavailable.
MRCE Worksource 503 & 511 Front St	Office	5,490	\$380,000	Mankato	Hayes Properties of Mankato LLC	Tailwind Real Estate LLC	Unavailable.
1701 3rd Ave SE	Industrial	6,500	\$375,000	Rochester	Rochester Golf Carts LLC	Jerome Koskovich	Nick Pompeian of Realty Growth represented the buyer; Ed Pompeian of Realty Growth represented the seller.
223 North Broadway	Retail	6,400	\$350,000	Rochester	LMNO LLC	PerryProp LLC	Robert Beeman of Realty Growth represented the buyer; Teresa Walters of MFSI represented the seller.
17998 Hwy 371	Retail	Unavailable	\$325,000	Brainerd	Benjamin Forland	Darell & Carol Slotrem	Unavailable.
4483 Hwy 53	Retail	9,100	\$315,000	Orr	John & Norma Hess	Grover & Diana Gillespie	Steve Bragg of Calhoun Companies represented the seller.
Rockville Post Office 315 W Broadway	Office	2,254	\$297,000	Rockville	Everett & Rita Sobania	Harold & Lorraine Jungels	Scott M. Schmitt of Coldwell Banker Commercial Orion represented the seller.
310 2nd St N	Retail	2,787	\$265,000	Mankato	JWS Properties LLC	Chad Schmidt	Unavailable.
531 Front St S	Office	2,200	\$260,000	Mankato	Tailwind Real Estate LLC	WPS Properties LLC	Unavailable.
86 Main St S	Industrial	20,362	\$235,000	Pine Island	PKG Group Inc	Pine Island Lumber Inc	Unavailable.
18 3rd St SW	Retail	1,600	\$215,000	Rochester	Domino LLC	Topel & Sons LLC	Mac Hamilton of Hamilton Real Estate represented the buyer; Mac Hamilton and Jamey Shandley of Hamilton Real Estate represented the seller.
124 Tyler Rd	Retail	8,400	\$200,000	Red Wing	Suzanne C Blue	Cory T Axelson	Unavailable.
Former Speak Easy Tavern	Retail	9,000	\$160,000	Eden Valley	SAFE LLC	State Bank of Eden Valley	Scott M. Schmitt of Coldwell Banker Commercial Orion represented the seller.
153 Stearns Way 18 3rd St SW	Retail	4,200	\$140,000	Rochester	SEAR LLC	Topel & Sons LLC	Scott Hoss of Paramark represented the buyer; Mac Hamilton of Hamilton Real Estate represented the seller.
Scandinavian Mercantile Building 224 7th St	Retail	30,000	\$75,000	Two Harbors	North Shore Architectural Antiques	State Bank of Aitkin	Steve Bragg of Calhoun Companies represented the seller.

GREATER MN NOTABLE LEASE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	LEASE TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Duluth Corporate Tower 425 W Superior St	Office	30,000	New	Duluth	Barr Engineering	Atwater Group	Shannon Reilly of Frauenshuh represented the tenant; Brian Forcier of Atwater Group represented the landlord.
Duluth Corporate Tower 425 W Superior St	Office	10,000	New	Duluth	National Bank of	Atwater Group Commerce	Brian Forcier of Atwater Group represented the landlord.
Crossroads Shopping Center 1201 Broadway Ave SW	Retail	8,400	New	Rochester	Arrow Ace Hardware	Crossroads Center Rochester	Blair Meek of PMG represented the tenant and landlord.
4 11th St SE	Retail	6,352	New	Rochester	Beds Galore, Leather and More	Chris Craven	No agents involved.
5 11 1/2 St SE	Office	6,000	New	Rochester	Rod Thoren	Chris Craven	Jeff Thisius of Realty Growth represented the tenant.
Oak Park Mall 1301 18th Ave NW	Retail	4,000	New	Austin	Sweet Serendipity Weddings and Events Consignment	M H Graff & Associates Inc and M J Goldman & Co Ltd	No agents involved.
300 11th Ave NW	Office	4,000	New	Rochester	Three Rivers Community Action Inc	The Prow Company	Scott Hoss of Paramark represented the tenant.
1257 Second St	Office	3,200	New	Sauk Rapids	HCR Manorcare c/o Heartland Hospice	Ralph Schmitz	Joseph Murray of Mohr Partners represented the tenant; Scott M. Schmitt of Coldwell Banker Commercial Orion represented the landlord.
3143 Superior Dr NW	Office	3,000	New	Rochester	CNS Home Healthcare	Brick Properties LLC	Nick Pompeian of Realty Growth represented the tenant; George Rownd of Braasch Commercial Real Estate represented the landlord.
208 W Superior St	Retail	2,836	New	Duluth	Superior Ballroom Dance Studio	A & A Enterprises Inc	Jens Torgrimson of Atwater Group represented the tenant; Terry Netzel of Oneida Realty represented the landlord.
3425 40th Ave NW	Office	2,750	New	Rochester	Aerotek	New Era Development Four LLC	Barb Phelps and Leigh Ann Peltoma of Paramark represented the tenant and landlord.
201 Parkway Ave N	Retail	2,500	New	Rochester	Lanesboro Local Marketplace	Unavailable	No agents involved.
1608 S Broadway	Office	2,285	New	Rochester	Carousel Flowers	CKP LLC	Bill Kold of Realty Growth represented the landlord.
18 3rd St SW	Retail	2,200	New	Rochester	Doggy Saloon	SEAR LLC	Scott Hoss of Paramark represented the landlord.
601 Main St N	Retail	2,000	New	Pine Island	PI Liquor	Unavailable	No agents involved.
140 Elton Hills Ln NW	Office	2,000	New	Rochester	Farmers Insurance	Evia LLC	Robert Beeman of Realty Growth represented the tenant and landlord.
1096 Pendant Ln	Office	1,937	New	Rochester	Above All Roofing	Ryan Properties of Rochester	Robert Beeman of Realty Growth represented the tenant and landlord.
1115 7th St NW	Retail	1,875	New	Rochester	Empowered Wellness	7th Street Shopping Center LLC	Al Watts of Bigelow Watts Commercial Real Estate represented the tenant; Barb Phelps and Leigh Ann Peltoma of Paramark represented the landlord.
3147 Superior Dr NW	Office	1,500	New	Rochester	West Bank	BCD Consulting LLC	Jamey Shandley of Hamilton Real Estate represented the tenant; Robert Beeman of Realty Growth represented the landlord.
4270 Maine Ave SE	Retail	1,400	New	Rochester	Cami Couture Boutique	JRSS Properties LLC	Scott Hoss of Paramark represented the tenant; Ron Schultz of Hexum Companies represented the landlord.
River Center Plaza 1619 N Broadway	Retail	1,200	New	Rochester	9Round Gym	Northbrook LLC	Sara Usgaard of Snap Fitness represented the tenant; LeighAnn Peltoma and Barb Phelps of Paramark represented the landlord.
1406 2nd St SW	Retail	1,200	New	Rochester	Healing Touch Massage	Unavailable	No agents involved.
114 1st Ave SW	Retail	916	New	Rochester	Nail Bar LLC	Bayeha LLC	Nick Pompeian of Realty Growth represented the tenant; Mark Dickson of Oxford Property Management represented the landlord.

INVESTMENT SALES TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
IDS Center 80 8th St S	Office	1,239,499	\$253,486,470	Minneapolis	BRI 1855 IDS Center LLC c/o Beacon Investment Properties LLC	Minneapolis 8th Steet LLC c/o Inland American Real Estate Trust Inc	Jamie Fink and Jeff Bramson of HFF represented the seller.
United Health - Minnetonka 9700-9800 Health Care Ln	Office	700,000	\$146,000,000	Minnetonka	Healthcare Lane Propco DST c/o Mesirov Financial Holdings	United HealthCare Services	Jones Lang LaSalle Denver represented the buyer.
West Health 2805 & 2855 Campus Dr	Office	198,000	\$58,000,000	Plymouth	HSRE-WHMOB LLC c/o Harrison Street Real Estate Capital LLC	WestHealth Inc	Scott Pollock of Cushman & Wakefield/NorthMarq represented the seller.
Oakdale Village Shopping Center 8301-8367 3rd St	Retail	164,876	\$34,000,000	Oakdale	AX Oakdale Village LP c/o Artis REIT	I&G Oakdale LLC	Eric Bjelland and Leah Maurer of Cushman & Wakefield/NorthMarq represented the seller.
Savage Town Square 14075 Hwy 13	Retail	83,600	\$15,000,000	Savage	Savage Station LLC c/o Wangard Advisors	MN Savage 1-16 LLC c/o Phillips Edison-Arc	Joe Girardi of Mid-America Real Estate represented the seller.
Lexington Preserve 3785 Pheasant Ridge Dr NE	Industrial	92,120	\$14,450,000	Blaine	Gladstone Commercial Corp	CSM Corporation	Tom Holtz, Steven Buss, Ryan Watts and Judd Welliver of CBRE represented the seller.
Lunds Shopping Center/Minneapolis 25 University Ave SE	Retail	42,819	\$14,100,000	Minneapolis	LLJ Retail Ventures 4	Cobalt Retail LLC	Douglas Hamm of Urban California represented the buyer; Robert Pounds, Tim Prinsen and Amy Senn of Colliers International Mpls-St Paul represented the seller.
Walgreens 2251 Commerce Blvd	Retail	15,400	\$11,283,333	Mound	NLD Mound LLC	Mound MN Investors LLC	Keith Sturm and Deborah Vannelli of Upland Real Estate Group represented the seller.
Walgreens 1102-1124 Larpenteur Ave W	Retail	16,000	\$11,205,585	Saint Paul	Cypress St Paul LLC	NLD Lexington LLC c/o Semper Development	No agents involved.
Normandale Place 8201 Norman Center Dr	Office	82,017	\$9,800,000	Bloomington	Winter Street Holdings LLC c/o Atwater Group	United Properties	Brian Forcier of Atwater Group represented the buyer; Scott Pollock of Cushman & Wakefield/NorthMarq represented the seller.
Whole Foods 1001 Plymouth Rd	Retail	33,225	\$9,365,000	Minnetonka	1001 Plymouth Rd LLC	The Fund in Minnetonka LLC & SCP PE Minnetonka LLC	John Thompson of Summerstone represented the buyer; Dick Spinell of Mid-America Real Estate represented the seller.
Roseville Distribution Center 2929 Long Lake Rd	Industrial	173,055	\$9,275,000	Roseville	Auni Holdings LLC & Cauble Holdings LLC	IRET	Tom Holtz, Steven Buss, Ryan Watts and Judd Welliver of CBRE represented the seller.
5550 Upper 147th St W & 14720 Energy Way	Industrial	105,242	\$7,000,000	Apple Valley	OP3 Apple Valley LLC c/o The Excelsior Group	Apple Valley Development LLC	Steve Lysen and Jim Leary of CBRE represented the seller.
Southgate Office Plaza 5001 American Blvd W	Office	207,456	\$6,900,000	Bloomington	SFI Partnership 49 LTD & SFI LTD Partnership 18	American General Life Insurance Co	Michael Houge and Dan Russ of Transwestern represented the seller.
Park Glen Corporate Center 4500 Park Glen Rd	Office	48,816	\$6,000,000	Saint Louis Park	Winter Street Holdings LLC c/o Atwater Group	Park Glen Corporate Center LLC	Matthew Klein of KW Commercial Midwest represented the buyer; Jim Leary, Jeff Budish and Steve Lysen of CBRE represented the seller.
Ridge Point Medical Building 14050 Nicollet Ave S	Office	38,199	\$5,700,000	Burnsville	Winter Street Holdings LLC c/o Atwater Group	Ridge Point Holdings LLC	Brian Forcier of Atwater Group represented the buyer; Peter Rand of Cushman & Wakefield/NorthMarq represented the seller.
Tech West 55 14800 28th Ave N	Industrial	106,519	\$5,500,000	Plymouth	OIBP Tech West I c/o Onward Investors	Tr Tech West I LLC	Tom Holtz, Steven Buss, Ryan Watts and Judd Welliver of CBRE represented the seller.
The Minnesota Club 317 Washington St N	Office	72,189	\$5,429,635	Saint Paul	Minnesota Club Building Acquisition LLC c/o Kelly Brothers Investments	Park Holdings LLC	No agents involved.

Winnetka Commons Shopping Center 3520-3566 Winnetka Ave N	Retail	42,415	\$3,800,000	New Hope	Winnetka Commons Holdings LLC c/o LS Realty	Inland American Real Estate Trust Inc	Leah Maurer and Eric Bjelland of Cushman & Wakefield/NorthMarq represented the seller.
Crosstown Industrial Park 10150 Crosstown Cir	Industrial	46,344	\$3,150,000	Eden Prairie	Auni Holdings LLC & Cauble Holdings LLC	IRET	Tom Holtz, Steven Buss, Ryan Watts and Judd Welliver of CBRE represented the seller.
TCF Bank 6501 Richfield Pkwy 2172 Old Hwy 8	Retail	5,300	\$2,869,000	Richfield	Kluff Family Trust	Richfield GLTCF LLC	No agents involved.
Senior Community Services Building 10709 Wayzata Blvd S	Office	23,100	\$2,200,000	Minnetonka	MTKA II MP LLC c/o The Davis Group	Senior Community Services	Mark Davis of Davis Real Estate Services Group represented the buyer; Bill Tobin and Thomas Sexton of Cresa Minneapolis represented the seller.
13700 Reimer Dr N	Office	21,197	\$1,848,300	Maple Grove	Reimer Drive Investments LLC	Alliance Management	Dave Berglund of Colliers International Mpls-St Paul represented the buyer; Kevin O'Neill and Steve Shepherd of Colliers International Mpls-St Paul represented the seller.
Wedgewood Village 700 & 740 Wildwood Rd	Retail	19,210	\$1,775,000	Mahtomedi	592 Investments LLC c/o Mike & Kristin Meyer	Bank Mutual	Robert Pounds and Tim Prinsen of Colliers International Mpls-St Paul represented the seller.
Trooien Bldg 1275 Red Fox Rd	Office	74,338	\$1,525,000	Arden Hills	TIP Viking One LLC c/o Todd Interests	Quality Properties Asset Management Co c/o Bank of America	No agents involved.
905 Park Ave	Office	14,530	\$1,060,000	Minneapolis	KSM Real Estate LLC	ALMO Investments LLC	Michael Wilhelm of Zeller Realty represented the buyer; Michael Doyle of Colliers International Mpls-St Paul represented the seller.