

Quarterly Report

NOTABLE TRANSACTIONS

Quarter 1, 2013



Minnesota Commercial Association of Real Estate

MNCAR

Minnesota Commercial Association of REALTORS®



We're proud to present our Notable Transactions report for the first quarter of 2013. We're confident that it will help to keep you informed on deals closing in our market. The additions of the Greater MN section and Investment sales has been well received by you as a valuable addition to our report. 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
Boatworks Building 294 Grove Ln E	70,975	\$12,150,000	Wayzata	Boatworks II LLC - Rick Born	Wells Fargo Bank	Mark Kolsrud of Colliers International Mpls-St Paul represented the seller.
Eagandale Tech Center 1301 Corporate Center Dr The Lowry	76,770	\$9,080,000	Eagan	1303 Corporate Center Dr LLC	United Properties Investment LLC	Scott Pollock, Tom O'Brien and Dan Gleason of Cushman & Wakefield/NorthMarq represented the seller.
350 Saint Peter St (Condo)	58,313	\$3,600,000	Saint Paul	Saint Paul Conservatory for Performing Artists	Lowry Redevelopment Partners LP	Eric Rapp of Colliers International Mpls-St Paul represented the buyer.
Cosentino Building 8665 Hudson Blvd	25,618	\$3,410,000	Lake Elmo	Norman James LLC	C & C Terra Minnesota LLC	Brian Zeller of Greystone Real Estate Group represented the buyer; Jim Edberg and Mark Young of Crossroads Properties represented the seller.
5910 Shingle Creek Pkwy	70,000	\$2,800,000	Brooklyn Center	MSB Holdings	Shingle Creek Office LLP	No agents involved.
Shady Oak Tech Building 6875 Shady Oak Rd	34,105	\$2,700,000	Eden Prairie	Ocwen Financial Corp	EPRE LLC	No agents involved.
100 Lake St W	12,000	\$2,225,000	Wayzata	Benchmark Insurance Comp	J&A Real Estate LLC	Charlie Snyder and Kip Knippel of CBRE represented the buyer; John Laurent of John L Laurent and Associates represented the seller.
Westbrook Office Centre 7515 Wayzata Blvd	22,425	\$2,100,000	Saint Louis Park	Knutson Construction Services	Wayzata Boulevard Offices Inc	Steve Kellogg of Transwestern represented the buyer; David Berglund and Colin Ryan of Colliers International Mpls-St Paul represented the seller.

NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Northwest Airlines Building 1500 Tower View Rd	335,329	New	Eagan	Delta Air Lines Inc	Digital Realty Trust Inc	No agents involved.
Flying Cloud Corporate Campus B1 8995 Columbine Rd	195,000	Renewal	Eden Prairie	Kroll Ontrack	Liberty Property Limited Partnership	Tad Jellison and John Lorence of Jones Lang LaSalle Americas represented the tenant; Brad Butler of Liberty Property Trust represented the landlord.
IDS Center 80 8th St S	109,000	Renewal	Minneapolis	Gray Plant Mooty	MB Minneapolis 8th St LLC	Craig Kirkpatrick and Steve Chirhart of TaTonka Real Estate Advisors represented the tenant; Linda Solberg and James Durda of Inland American Office Management represented the landlord.
Best Buy Campus 7601 Penn Ave S	84,000	New	Richfield	US Bank	Best Buy	Brian Woolsey of Cassidy Turley represented the tenant; Jim Leary of CBRE represented the landlord.
Express Scripts Building 6301 Cecilia Cir	72,605	Renewal	Bloomington	Express Scripts	Engelsma Limited Partnership	Charlie Snyder of CBRE represented the tenant; David Stalsberg of Kraus-Anderson Realty represented the landlord.
Norman Pointe II 5600 American Blvd W	66,200	Renewal	Bloomington	Hartford	Norman Pointe II LLC	Steven Strom and Bob Shuman of Cresa represented the tenant; David Marschinke and James Freytag of CBRE represented the landlord.
Park Place East 5775 Wayzata Blvd	62,902	Renewal Expansion	Saint Louis Park	Center for Diagnostic Imaging	VIF II/Park Place East LLC	Brian Wasserman and James Freytag of CBRE represented the landlord.
Building C Tower 7550 34th Ave S	55,000	New	Bloomington	Pinnacle Airlines	Metropolitan Airport Commission	Tad Jellison and John Lorence of Jones Lang LaSalle Americas represented the tenant.
IDS Center 80 8th St S	52,000	Renewal	Minneapolis	Merchant & Gould	MB Minneapolis 8th St LLC	Tad Jellison and John Lorence of Jones Lang LaSalle Americas represented the tenant; Linda Solberg of Inland American Office Management represented the landlord.
UBS Plaza 444 Cedar St	50,000	Renewal	Saint Paul	TKDA	RAIT Financial	Thomas Braman of Braman & Associates represented the tenant; Jon Dahl and Brent Robertson of Jones Lang LaSalle Americas represented the landlord.
Plaza Seven 45 7th St S	36,000	Renewal	Minneapolis	Northland Securities	Carlson Real Estate	Jim Damiani of Colliers International Mpls-St Paul represented the tenant; Jon Dahl and Brent Robertson of Jones Lang LaSalle Americas represented the landlord.
The Colonnade 5500 Wayzata Blvd	35,000	New	Golden Valley	Bell State Bank	G&I VII Colonnade LLC	Michael Perkins of Colliers International Mpls-St Paul represented the tenant; Brian Wasserman and Mike Marinovich of CBRE represented the landlord.
Wyman Building 400 1st Ave N	30,000	New	Minneapolis	Calabrio	Swervo Development Corp	Doug Fulton of Cushman & Wakefield/NorthMarq represented the tenant; Ned Abdul of Swervo Development represented the landlord.

Two MarketPointe 4400 78th St W	30,000	New	Bloomington	Great Clips	Artis REIT	John Ferlita of CBRE represented the tenant; Brent Karkula of CBRE represented the landlord.
US Bank Center 101 5th St E	21,292	New	Saint Paul	St Paul Foundation	Griffin Cap St Paul Inv LLC	Corey Whitbeck and Ron Moss of TaTonka Real Estate Advisors represented the tenant; Rob Davis, Tom Stella and Eric King of Cushman & Wakefield/NorthMarq represented the landlord.
River Parkway Place 1101 River Pkwy W	20,910	Renewal	Minneapolis	The Nature Conservancy	Ryan Fund IV LLC	Tina Hoye of Nelson, Tietz and Hoye represented the tenant; Dave Burrill and Andy Finn of Ryan Companies represented the landlord.
2530 Minnehaha Ave	20,080	New	Minneapolis	Lincoln International Charter School	Kraus-Anderson	Eric Rapp of Colliers International Mpls-St Paul represented the tenant; Dave Stalsberg of Kraus-Anderson Realty represented the landlord.
Plaza Seven 45 7th St S	18,000	New	Minneapolis	Jacobs Marketing	Carlson Real Estate	Bruce Bahneman and Peter Tanis of The C Chase Company represented the tenant; Brent Robertson and Jon Dahl of Jones Lang LaSalle Americas represented the landlord.
US Bank Center 101 5th St E	15,883	New	Saint Paul	Bush Foundation	Griffin Cap St Paul Inv LLC	Corey Whitbeck and Ron Moss of TaTonka Real Estate Advisors represented the tenant; Rob Davis, Tom Stella and Eric King of Cushman & Wakefield/NorthMarq represented the landlord.

NOTABLE INDUSTRIAL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Genmab 9450 Winnetka Ave N	187,982	\$9,900,000	Brooklyn Park	Baxter International Inc	Genmab MN Inc	No agents involved.
Valley Industrial Center I & II 4901 & 5101 Valley Industrial Blvd S	164,278	\$5,600,000	Shakopee	Quad/Graphics Marketing LLC	American Color Graphics Inc	No agents involved.
677 Transfer Rd	123,128	\$3,925,000	Saint Paul	Metro Transit	Wellington Management	No agents involved.
677 Transfer Rd	123,128	\$3,000,000	Saint Paul	Wellington Management	REI Delaware Property LLC	Nick Peterson & Cory Judge of CBRE represented the seller.
Cahill Business Center 7667 Cahill Rd	68,196	\$3,000,000	Edina	Cahill Executive Offices LLC	Fenton Sub Parcel D LLC	Kevin O'Neill of Colliers International Mpls-St Paul represented the buyer; Jeff Jiovanazzo and Brian Netz of Colliers International Mpls-St Paul represented the seller.
405 Hardman	47,734	\$2,425,000	South Saint Paul	The Davey Tree Expert Company	Sylvester Properties LLC	No agents involved.
Geckler Building 8095 215th St W	44,000	\$2,150,000	Lakeville	GRI Group LLC	Sterling Bank	Bruce Rydeen of Cerron Commercial Properties represented the buyer and seller.
7585 Viron Rd	80,450	\$2,000,000	Fridley	Kurt Manufacturing Company	WGK Real Estate LLC	No agents involved.
8625 Xylon Ct N	50,466	\$2,000,000	Brooklyn Park	McKade Ventures LLC	Libbs Lake Enterprises LLC	Brent Masica of Cushman & Wakefield/NorthMarq represented the buyer; Dave Paradise and Sydney Johnson of Cushman & Wakefield/NorthMarq represented the seller.
Brockton Industrial Park Vacant Land	507,113	\$1,521,340	Rogers	Clam Outdoors	Grady Kinghorn	Jason Sell of Cushman & Wakefield/NorthMarq represented the buyer; Wayne Elam and John Studer of Commercial Realty Solutions represented the seller.
2289 Cedar St	40,604	\$1,480,000	Lino Lakes	BO Realty Ada Compliant LP	Northeast Bank	Dan Hebert and Derrick Jensen of Gaughan Companies represented the seller.
Grainger Building 724 3rd St S 800 3rd St S	21,780	\$1,475,000	Minneapolis	233 Park LLC	W W Grainger Inc	Bryan Van Hoof, Jeff Przytarski and Reed Christianson of CBRE represented the seller.
7075 Amundson Ave	17,625	\$1,220,000	Edina	GAC Zahhos LLC	Waldorf Development Services LLP	No agents involved.
7101 Madison Ave W	23,852	\$1,200,000	Golden Valley	Bonstar Properties LLC	Ace Management LLC	Ron Scholder of NAI Everest represented the tenant; Brad Bohlman of Colliers International Mpls-St Paul represented the seller.
Nordquist Building 312 Lake St W	37,104	\$1,090,000	Minneapolis	Karmel West LLC	Franklyn National Bank	No agents involved.
7900 Computer Ave S	26,364	\$1,030,000	Edina	Computer Avenue Investors LLC c/o Breaktime Beverage	Osborne Properties LP	Nick Leviton of Colliers International Mpls-St Paul represented the buyer; David Stalsberg of Kraus-Anderson Realty represented the seller.
Berggren Business Center 1544 134th Ave NE	34,800	\$1,000,000	Ham Lake	C2M2 LLC	Jorbriad Properties	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
Shady Oak Lake Corporate Center 5101 Shady Oak Rd	169,414	New	Minnetonka	IMRIS	CSM Corporation	Bruce Bahneman and Peter Tanis of The C Chase Company represented the tenant; Brent Karkula and Nathan Arnold of CBRE represented the landlord.
Shakopee Distribution Center 804 Valley Park Dr	105,600	New	Shakopee	Milestone AV Technologies	Virginia Retirement Systems	Bill Ritter of Colliers International Mpls-St Paul represented the tenant; Dave Paradise and Sydney Johnson of Cushman & Wakefield/NorthMarq represented the landlord.
Westgate Business Center IV 2575 University Ave W	76,329	Renewal Expansion	Saint Paul	Synovis - Baxter	CSM Corporation	John Lorence and Tad Jellison of Jones Lang LaSalle Americas represented the tenant; Bruce Carland of CSM Corporation represented the landlord.
Edina Interchange V 5150-5182 76th St W	70,000	Renewal Expansion	Edina	Arkray	Fenton SB LLC & Bowles SB LLC	John Mueller of UGL Services represented the tenant; Jeff Jiovanazzo and Brian Netz of Colliers International Mpls-St Paul represented the landlord.
20845 Kenbridge Ct	65,012	New	Lakeville	Malt-O-Meal	MOM Brands Company	No agents involved.
Shingle Creek Commerce Center I 6820 Shingle Creek Pkwy	64,000	New	Brooklyn Center	Bernick's Pepsi	OIBP Shingle Creek LLC	Jonathan Juris of Cushman & Wakefield/NorthMarq represented the tenant; Noam Newman and Timothy Olsen of Cassidy Turley represented the landlord.
Corporate Square B 1000 Apollo Rd	61,000	Renewal	Eagan	Rich Products	AX TC Industrial II LP	Jeff Przytarski and Bryan Van Hoof of CBRE represented the tenant and landlord.
6455 City West Pkwy	60,849	New	Eden Prairie	Help/Systems LLC	First Industrial Realty Trust Inc	Jim Jetland of Cushman & Wakefield/NorthMarq represented the tenant; Chris Willson of First Industrial Realty Trust and Tom Bennett and Jack Tornquist of CBRE represented the landlord.
2001 94th St W	55,808	New	Bloomington	Illume	2145 LLP	Bill Ritter of Colliers International Mpls-St Paul represented the tenant; Traci Tomas of Tomas Management represented the landlord.
2300 Berkshire Ln N	50,000	New	Plymouth	Covidien	40-86 Advisors	Nate Arnold of CBRE represented the tenant; Brent Masica and Jon Yanta of Cushman & Wakefield/NorthMarq represented the landlord.
Hadley Avenue Business Center 7013 6th St N	45,740	Renewal	Oakdale	3M Company	CSM Corporation	Sue Grimm of Cresa Minneapolis represented the tenant; Tom Sampair of CSM Corporation represented the landlord.
1515 Central Ave NE	41,238	New	Minneapolis	Anagram	1515 SIB LLC c/o Hillcrest Development	Pete Kostroski of Jones Lang LaSalle Americas represented the tenant; Joe Klein and Charlie Nestor of Hillcrest Development represented the landlord.
Westgate Business Center I 2599 Territorial Rd	26,463	New	Saint Paul	Childrens Hospital	CSM Corporation	Stephen Brown of Cushman & Wakefield/NorthMarq represented the tenant; Bruce Carland of CSM Corporation represented the landlord.
West Glen II 16355 36th Ave N	25,000	New	Plymouth	AllOver Media	Moen Leuer Properties	Sydney Johnson and Dave Paradise of Cushman & Wakefield/NorthMarq represented the tenant; Jon Yanta and Brent Masica of Cushman & Wakefield/NorthMarq represented the landlord.

NOTABLE RETAIL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Goodwill - Maple Grove 13605 80th Cir N	20,600	\$4,132,700	Maple Grove	Oppidan	KTJ 221 LLC	Chris Simmons of Colliers International Mpls-St Paul represented the seller.
Monticello Ford 1005 Hwy 25 S	37,200	\$2,270,000	Monticello	Cornerstone Monticello LLC	CP Monticello II RE Holdco LLC	James Rock and Jonathan Juris of Cushman & Wakefield/NorthMarq represented the seller.
Tires Plus Building 500 78th St W	5,540	\$2,107,000	Richfield	Wood Minnesota RE LLC	LaMettry Properties LLC	No agents involved.
501 77th St W 7724 Harriet Ave S	19,080	\$2,089,000	Richfield	Wood Minnesota RE LLC	LaMettry Properties LLC	No agents involved.
520 78th St W	23,441	\$2,004,000	Richfield	Wood Minnesota RE LLC	LaMettry Properties LLC	No agents involved.
Riverside Bank Building 2655 Campus Dr	10,000	\$2,000,000	Plymouth	Associated Bank	Plymouth Properties II LLC	No agents involved.
Roseville Crossings 2700-2724 Lincoln Dr	6,639	\$1,800,000	Roseville	NLD Roseville LLC	Semper Development	No agents involved.

NOTABLE RETAIL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Ridgedale Shopping Center 12401 Wayzata Blvd	138,000	New	Minnetonka	Nordstrom	General Growth Properties	Jim Majzan of GGP represented the landlord.
Ridgedale Shopping Center 12401 Wayzata Blvd	20,000	New	Minnetonka	H&M	General Growth Properties	Jim Majzan of GGP represented the landlord.
Eden Prairie Center 8251 Flying Cloud Dr	18,800	New	Eden Prairie	DSW Shoes	General Growth Properties	Greg Sullivan of GGP represented the landlord.
917 Nicollet Mall	10,700	New	Minneapolis	Ling & Louie's Michael McDermott	9's on Nicollet Mall	Richard Grones of Cambridge Commercial Realty represented the tenant; Terry Jacobs of T.Jacobs and Associates represented the landlord.
Spring Gate Shopping Center 5621 Duluth St	9,100	New	Golden Valley	HCMC	Spring Gate Partners	Jill Rasmussen of The Davis Group represented the tenant; Skip Melin of Cushman & Wakefield/NorthMarq represented the landlord.
Loose-Wiles Building 701 Washington Ave N	9,000	New	Minneapolis	Blue Plate Restaurant Co	United Properties	Jeff Herman of Urban Anthology represented the tenant; Jim Montez and Sonja Dusil of Cushman & Wakefield/NorthMarq represented the landlord.
Southdale Shopping Center 10 Southdale Ctr	7,300	New	Edina	Rojo Mexican Grill	Simon Property Group	Simon Property Group represented the landlord.
Rivertown Village Shopping 3939 2nd St S	7,260	New	Saint Cloud	Gap Outlet	Rivertown Village Shopping Center c/o Doran Companies	Johnny Reimann and Stefanie Meyer of Mid-America Real Estate represented the tenant; Kim Meyer and Tricia Pitchford of Cushman & Wakefield/NorthMarq represented the landlord.
Shakopee Crossroads Center 1106 Vierling Dr E	6,532	New	Shakopee	HomeChoice	Sidal	Yoni Zvi of EDG 18 Commercial Real Estate Group represented the tenant; Andy McConville of CBRE represented the landlord.
80 Snelling Ave N	6,500	New	Saint Paul	Buffalo Wild Wings	Frauenschuh Commercial Real Estate	Johnny Reimann and Stefanie Meyer of Mid-America Real Estate represented the tenant; Sherry Hastings and Shannon Reilly of Frauenschuh represented the landlord.
MainStreet Marketplace 12525-12555 Ulysses St	5,013	New	Blaine	Penn Cycle	Blaine Main Street Marketplace LLC	Mark Robinson and Jesseka Doherty of Mid-America Real Estate represented the landlord.

Shoppes at Dunkirk 16300 Co Rd 30	4,892	New	Maple Grove	Teresa's Mexican Restaurant	Shoppes at Dunkirk FLP	Lynn Bones of Thor Diversified Commercial Real Estate represented the tenant; Kenneth Streeeter of Streeeter Companies represented the landlord.
Daily Diner 615 University Ave W	4,630	New	Saint Paul	Union Gospel Mission	Nedu LLC	Peter Dugan and Angela Demonte of CBRE represented the tenant.
Goodwill - Nicollet 6015-6029 Nicollet	4,488	New	Minneapolis	Goodwill	Wellington	Laura Moore of Moore & Co. Commercial Real Estate represented the tenant; Peter Dugan and Angela Demonte of CBRE represented the landlord.
Highland Shopping Center 2004 Ford Pkwy	4,051	New	Saint Paul	Xfinity	United Properties	Peter Dugan of CBRE represented the tenant; Josh Bloom of Bloom Commercial Real Estate represented the landlord.
Westridge Shopping Center 212 Clydesdale Trl	4,000	New	Medina	American Dental Partners of MN	Ace Properties LLC	Jo-Ann Duerr of Mohr Partners represented the tenant; Lisa Diehl of Diehl and Partners represented the landlord.
Knollwood Crossings 525 Blake Rd N	3,600	New	Hopkins	Sprint	Solomon Real Estate Group	Peter Dugan and Angela Demonte of CBRE represented the tenant.
Savage Town Square 14075-14117 Hwy 13 W	3,410	New	Savage	Massage Envy	CLME LLC	Peter Dugan and Angela Demonte of CBRE represented the tenant; Zachary Stensland of Colliers International Mpls-St Paul represented the landlord.
Golden Valley Commons 7600 Olson Memorial Hwy	2,800	New	Golden Valley	Massage Envy	Tri-Star Development Corp	Peter Dugan and Angela Demonte of CBRE represented the tenant; Nancy Murdakes Brown of Grubb & Ellis/Northco Real Estate Services represented the landlord.
Woodbury Village Shopping Center 7020-7250 Valley Creek Plaza	2,800	New	Woodbury	Massage Retreat & Spa	Woodbury Village Shopping Center	Linda Zelm of Zelm Family Enterprises represented the tenant; Robert Wise and Jesseka Doherty of Mid-America Real Estate represented the landlord.
City Centre Plaza 8300 City Centre Dr	2,424	New	Woodbury	Punch Neapolitan Pizza	Bellwood LLC	Mike Finkelstein of the Ackerberg Group represented the tenant; Kathy Bayliss of Wellington Management represented the landlord.
Knollwood Crossings 525 Blake Rd N	2,400	New	Hopkins	5 Guys	Solomon Real Estate Group	Josh Bloom and Timothy Bloom of Bloom Commercial Real Estate represented the tenant.
Shingle Creek Crossing 0 Brookdale Center	2,400	New	Brooklyn Park	Qdoba	Gatlin Development	Roger Lenahan of Cambridge Commercial Realty represented the tenant; Doug Sailor and Carrie Charleston of Mid-America Real Estate represented the landlord.
Westwind Plaza 4703-4795 Co Rd 101	2,108	New	Minnetonka	Bruegger's Bagels	Brixmore Properties	Peter Dugan and Angela Demonte of CBRE represented the tenant.
Commerce Hill 421-445 Commerce Dr	2,000	New	Woodbury	Bruegger's Bagels	Woodbury Developers LLC	Peter Dugan of CBRE represented the tenant; Robert Wise and Carrie Charleston of Mid-America Real Estate represented the landlord.

GREATER MN NOTABLE SALE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Mankato Center 1940 Adams St	Retail	117,412	\$9,509,714	Mankato	Lockard Capital Investors 28 LLC	Lockard Mankato LLC	No agents involved.
1870-1880 Madison Ave	Retail	24,684	\$3,550,000	Mankato	Tailwind 1880 Madison LLC & 43 LLC	Mega Load Properties LLC	No agents involved.
4305 Airpark Boulevard	Industrial	35,000	\$1,600,000	Duluth	Forum Communications	Chaz A Bernicks Inc	Brian Forcier of Atwater Group represented the buyer; Dave Holappa of Holappa Commercial Real Estate represented the seller.
Geyer Rental	Retail	9,156 182 mini storage units	\$1,600,000	Alexandria	Scott Wirtjes	Geyer Family Partnership	Brian Muesch of Granite City Real Estate represented the buyer; Mike Bobick of Granite City Real Estate represented the seller.
2120 London Rd	Land development	1 Acre	\$1,500,000	Duluth	London Acquisition LLC	GNT Development LLC	Brian Forcier of Atwater Group represented the buyer and seller.
121 Sioux Rd	Retail	12,400	\$1,350,000	Mankato	Mega Load Properties LLC	43 LLC	No agents involved.
28 N 40th Ave W	Retail	4,949	\$1,300,000	Duluth	Holiday Stationstores Inc	Lakehead Oil Co Inc	No agents involved.
Regency 912 W Saint Germain St	Office	45,000	\$1,150,000	Saint Cloud	Cavanmor LLP	Sentry Bank of St Joseph	Kate Hanson of Granite City Real Estate represented the buyer; Jim Pflapsen, Kate Hanson and Jean Cushman of Granite City Real Estate represented the seller.
1607 Broadway Ave S	Retail	4,620	\$875,000	Rochester	AutoZone Development Corporation	Kato Inc	Jeffrey Houge of Wakota Commercial Advisors represented the buyer; Mac Hamilton and George Bayrd of Hamilton Real Estate represented the seller.
151 St Andrews Ct Units 1100, 1110 & 1120	Office	5,400	\$783,000	Mankato	Westwood Dental Arts LLC	Noah Holdings LLC	Dave Bergmark of Coldwell Banker Commercial Fisher Group represented the seller.
25 Wood Lake Dr SE	Retail	10,000	\$650,000	Rochester	Brad Thatcher Properties LLC	Not Available	The Hexum Companies represented the seller.
780 Main St N	Industrial	17,212	\$500,000	Pine Island	Michael & Christie Burns	Zwank LLC	Darvin Laue of Edina Realty represented the seller.
4001 W Superior St	Industrial	8,000	\$445,000	Duluth	Larson Properties	Leonzal LLC	No agents involved.
1917 W Superior St	Retail	6,000	\$400,000	Duluth	Dalstra Properties LLC	Commonwealth Enterprises	No agents involved.
108 7th St E	Retail	12,181	\$360,000	Northfield	Janelle Christophersen	Bonnie Van Erp	No agents involved.
Lorentz Products 305 Cannon St W	Industrial	9,936	\$300,000	Cannon Falls	Patricia Greene	Cannon Confluence LLC	No agents involved.
McBee's 2196 Hwy 47	Retail	5,444	\$195,000	Ogilvie	Orrin & Dorothy Haugen	Highland Bank	DJ Sikka of Investors of Minnesota represented the seller.
1125 Main St	Retail	2,660	\$186,000	Cannon Falls	Casey's Retail Company	Twin Cities 1998 EMAC	Frank Loosbrock of Hamilton Real Estate represented the buyer; Andy McConville of CBRE represented the seller.

GREATER MN NOTABLE LEASE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	LEASE TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
1731 Mall Dr	Retail	59,000	New	Duluth	Hobby Lobby	Cal-Am Properties	Bob Minks of Colliers International Mpls-St Paul represented the tenant; James Rock and Aaron Barnard of Cushman & Wakefield/NorthMarq represented the landlord.
Airport Park	Industrial	25,500	New	Duluth	A.W. Kuettel & Sons	Port Authority	No agents involved.
Maplewood Square Shopping Center 3700 Hwy 52	Retail	24,500	New	Rochester	Fareway	IRET Properties	Darci Fenske of Paramark Corporate represented the tenant; Josh Bloom of Bloom Commercial represented the landlord.
50 25th St SE	Retail	22,000	New	Rochester	Designer Shoe Warehouse	Broadway Commons Delaware	Matt Friday of SRS Real Estate Partners Midwest represented the tenant; Jen Helm of Cushman & Wakefield/NorthMarq represented the landlord.
318 1st Ave SW	Retail	21,000	New	Rochester	Potbelly Sandwich Shop	GH Holdings LLC	No agents involved.
1912 W Michigan St	Retail	10,600	New	Duluth	Bent Paddle Brewing Co	Joe Kleiman	Joe Kleiman of Kleiman Realty represented the landlord.
100 Roosevelt Rd	Retail	9,000	New	Saint Cloud	More 4 Less	Electric Builders Inc	No agents involved.
Miller Hill Mall 1600 Miller Trunk Hwy	Retail	7,625	New	Duluth	Express	Duluth GL Acquisition LP	Simon Properties represented the landlord.
Paulucci Building 525 S Lake Ave	Office	6,500	New	Duluth	Emerald Connect	ETOR	No agents involved.
223 Kraft Dr	Retail	6,400	New	Melrose	Cornerstone Buffet & Restaurant	Paul Fath	No agents involved.
120 W Superior St	Retail	6,000	New	Duluth	Port City Antiques	Richard Pelinka	No agents involved.
1635 Hwy 52 N	Retail	4,826	New	Rochester	Pappy's Place	Tasos Psomas	No agents involved.
4051 Division St	Retail	4,500	New	Saint Cloud	Mattress Firm Inc	St Cloud Mall LLC	No agents involved.
Merchant Exchange Building 18 3rd Ave SW	Retail	4,300	New	Rochester	The Doggery	Topel & Sons Inc	Scott Hoss of Paramark Corporation represented the tenant; Mac Hamilton and Jeanne DiLaura of Hamilton Real Estate represented the landlord.
Northwest Plaza Shopping Center 3400-3528 55th St NW	Retail	3,600	New	Rochester	Plato's Closet	THF-G Rochester Joint Venture	Mike Haley of Braasch Commercial Real Estate represented the tenant.
Gateway Business Center 3900 Roosevelt Rd	Industrial	3,000	New	Saint Cloud	Baldwin Supply Co	Prime Industrial Prop LLC	Mark Williams of Granite City Real Estate represented the tenant and landlord.
Gateway Business Center 3900 Roosevelt Rd	Industrial	3,000	New	Saint Cloud	Speedpro Imaging	Prime Industrial Prop LLC	Nancy Doran of Remax Results represented the tenant; Mark Williams of Granite City Real Estate represented the landlord.
Sauk Rapids Neighborhood Center 27 Benton Dr N	Retail	2,000	New	Sauk Rapids	Batteries Plus Bulbs	Mississippi Ten LLC	Jean Cushman of Granite City Real Estate represented the tenant and landlord.
Miller Hill Mall 1600 Miller Trunk Hwy	Retail	2,000	New	Duluth	Coach Inc	Duluth GL Acquisition LP	Simon Properties represented the landlord.
Shoppes on Second 108 17th Ave SW	Retail	1,370	New	Rochester	About Face	RP Second Street LLC	LeighAnn Peltoma and Barb Phelps of Paramark Real Estate represented the tenant and landlord.
Calli R Building 4270 Maine Ave SE	Office	1,092	New	Rochester	Miracle Ear	Calli R LLC	George Bayrd of Hamilton Real Estate represented the tenant; Ron Schultz of The Hexum Companies represented the landlord.
114 1st Ave SE	Retail	916	New	Rochester	The Nail Bar	Baheya LLC	Robert Beeman and Nick Pompeian of Realty Growth represented the tenant; Mark Dixon of Oxford Property Management represented the landlord.
600 E Superior St	Retail	Not reported	New	Duluth	Lotus on the Lake	Fitgers On The Lake LLC	No agents involved.
Hansen Center 2102 Maple Grove Rd	Retail	Not reported	New	Duluth	Verizon Wireless	MHM 22 LLC	No agents involved.

INVESTMENT SALES TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
RBC Plaza 60 6th St S	Office	609,368	\$126,535,000	Minneapolis	KBS REIT	Brookfield Properties	Tom O'Brien and Terrence Kingston of Cushman & Wakefield/ NorthMarq represented the seller.
MoneyGram Tower 1550 Utica Ave S 1600 Utica Ave S	Office	484,104	\$80,750,000	Saint Louis Park	G&I VII & Moneygram LLC	BRE/COH MN LLC	Steven Buss, Tom Holtz, Ryan Watts and Judd Welliver of CBRE represented the seller.
Plaza Seven 45 7th St S	Office	315,783	\$43,600,000	Minneapolis	City Center Realty Partnership LLC and Angelo, Gordon & Comp	Carlson Real Estate Comp	Eastdil represented the seller.
Northwest Airlines Building 1500 Tower View Rd	Office	335,329	\$37,000,000	Eagan	Digital Realty Trust Inc	Delta Air Lines Inc	No agents involved.
France Place 3601 Minnesota Dr	Office	204,245	\$25,042,000	Bloomington	Frauenshuh Companies	France Place Corp	Scott Pollock of Cushman & Wakefield/NorthMarq represented the seller.
Gannett Offset 8751-8775 Zachary Ln	Industrial	192,924	\$14,400,000	Maple Grove	Minnesota Becknell Investors 2011 LLC	Cabot III - MN1M01 LLC	Mark Kolsrud of Colliers International Mpls-St Paul represented the seller.
Kohl's 13900 Aldrich Ave S	Retail	102,798	\$12,830,000	Burnsville	Bianco Properties	Cole KO Burnsville MN LCL	CBRE represented the seller.
Roseville Corporate Center 2700 Snelling Ave N	Office	231,685	\$12,015,000	Roseville	Roseville Property LLC	US Bank National Association	Mark Kolsrud of Cassidy Turley represented the seller.
Golden Triangle Technology Center 7905 Golden Triangle Dr	Industrial	90,704	\$10,000,000	Eden Prairie	MN Golden 1 LLC MN Golden 2 LLC c/o Garden Homes Development LLC	United Properties Investment LLC	John McCarthy and Larissa Champeau of Cushman & Wakefield/ NorthMarq represented the buyer; Dan Gleason and Dan Nechanicky of Cushman & Wakefield/NorthMarq represented the seller.
Eagandale Tech Center 1303 Corporate Center Dr	Industrial	76,770	\$9,080,000	Eagan	1303 Corporate Center Dr LLC	United Properties Investment LLC	Scott Pollock and Tom O'Brien of Cushman & Wakefield/NorthMarq represented the seller.
Tritech Plaza 331 2nd Ave S	Office	114,746	\$7,250,000	Minneapolis	DCI Minneapolis Venture LLC	US Bank National Association as Trustee for BSCMMSI 2007-PWR 16	Mark Kolsrud of Cassidy Turley represented the seller.
510 Marquette Ave	Office	198,716	\$6,690,000	Minneapolis	Marquette Partners LLC c/o Swervo Development	OP2 Marquette LLC	Ned Abdul of Swervo Development represented the buyer.
Gateway Financial Center 9800 Bren Rd E	Office	70,700	\$5,800,000	Minnetonka	Gateway Financial LLC	U.S. Bank National Association	Mark Kolsrud of Cassidy Turley represented the seller.
785 53rd Ave NE	Retail	23,844	\$5,470,069	Fridley	National Retail Properties LP	Rixmann-Central Avenue LLC	James Rock of Cushman & Wakefield/NorthMarq represented the seller.
Pentagon Park of Edina 4510 77th St W 7600 Parklawn 4940 Viking Dr 4815 77th St W 4900 Viking Dr 4960 Viking Dr 4901 77th St W 7701 Normandale Rd	Office	524,016	\$5,200,000	Edina	Hillcrest Development	LNR Partners	Pete Rand of Cushman & Wakefield/NorthMarq represented the seller.
Former Circuit City 1760 Hwy 36 W	Retail	81,130	\$4,642,075	Roseville	FNC Realty Corporation	LNR Realty Co	Richard Grones of Cambridge Commercial Realty represented the seller.

Clydesdale Marketplace 300-302 Clydesdale Trl	Retail	33,254	\$4,050,000	Medina	Clydesdale Market LLC c/o Wellington Management	Ryan Companies	Tim Prinsen and Robert Pounds of Colliers International Mpls-St Paul represented the seller.
Waterview Office Tower 1200 Yankee Doodle Rd	Office	98,928	\$4,000,000	Eagan	FleetPark	Blue Cross and Blue Shield	Brent Karkula of CBRE represented the seller.
1201 Marquette Ave S	Office	55,880	\$2,997,549	Minneapolis	J3 LLC	1201 Marquette Limited Partnership	Larry Chevalier of Colliers International Mpls-St Paul represented the buyer; Jodi Vucinovich of Points West Realty represented the seller.
19620 Holt St	Retail	16,224	\$2,650,000	Elk River	Pabst Real Estate I LLP	7040 Lakeland Partners LLC	Mid-America Real Estate represented the seller.
1684 Weston Court	Land	5.95 acres	\$2,000,000	Shakopee	Gulbrandson Real Estate	Shakopee Valley Acquisitions LLC	Dan Russ of Transwestern represented the buyer; Lisa Diehl of Diehl and Partners and Michele Foster of Foster Real Estate Advisory Services represented the seller.
Mattress Firm 751 Co Rd 10 NE	Retail	6,000	\$1,460,223	Blaine	MF Blaine MN LLC	MGB Investments LLC	Keith Sturm and Deborah Vannelli of Upland Real Estate Group represented the seller.
Centennial Ridge 1629 Lena Ct	Retail	11,690	\$1,460,000	Eagan	Sparrow LLC	US Bank National Associate c/o Situs Holdings LLC	Matt Hazelton, Mike Marzinske and Adam Prins of Marcus & Millichap represented the buyer and seller.