

Quarterly Report

NOTABLE TRANSACTIONS

Quarter 4, 2008



MNCAR

Minnesota Commercial Association of REALTORS®

NOTABLE INDUSTRIAL SALES TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
1700 Wynne Ave.	312,800	Not disclosed	St. Paul	Not disclosed	Minnesota Diversified Industries	Phil Simonet Of Paramount Real Estate represented the buyer; Brad Bohlman and Eric Riemer of NAI Welsh represented the seller.
7215 Cahill Rd.	97,386	\$7,950,000	Edina	Dow Chemical Company	Private owner	Shannon Reilly of Keewaydin Real Estate Advisors represented the buyer; Tony Kamp Of Strategic, LLC represented the seller.
805 Enterprise Dr.	169,946	\$5,700,000	Belle Plaine	Cambria Co.	Ryan Cos.	Doug Fulton of Cushman & Wakefield represented the buyer; Steve Nilsson, Peter Mork, and Jason Simek of NAI Welsh represented the seller.
13375 Commerce Blvd.	58,564	\$2,950,000	Rogers	Quality Metalcrafts	Iwarsson Properties	Jordan Greenberg and Andrew Ward of SpaceNet Equities represented the buyer; Daniel Terry Of Colliers represented the seller.
15255 23rd Ave. N.	27,828	\$2,400,000	Plymouth	Egan Companies	Mark Johnson	Robin Zellmer and Eric Dueholm of NAI Welsh represented the buyer; Chris Garcia and Dan Lofgren of NorthMarq represented the seller.

NOTABLE INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	CITY	LESSEE	LESSOR	AGENTS INVOLVED
Atlas Business Center II	37,708	Eagan	Bekins-TC Moving Systems	Dart	Andy Manthei of JBL Companies represented the lessee; Bryan Van Hoof, Jeff Przytarski, and Aileen Halligan of CB Richard Ellis represented the lessor.
14290 27th. Ave. N.	35,704	Plymouth	Engineered Aerocoustics	Turnstone Group	Dan Friedner of NAI Welsh represented the lessee; Jon Yanta and Brent Masica of NorthMarq represented the lessor.
Fridley Interstate Distribution Center	27,938	Fridley	Innovative Laser Technologies	Industrial Equities	Jon Rausch and Brent Masica Of NorthMarq represented the lessee; Jeff Salzbren of Industrial Equities represented the lessor.
990 Apollo Rd.	26,133	Eagan	Material Processing Corp.	AMB	Tony Weinstine of CB Richard Ellis and Ted Carlson of NAI Welsh represented the lessee; Bryan Van Hoof, Jeff Przytarski, and Aileen Halligan of CB Richard Ellis represented the lessor.
Hwy 7 Corporate Center	20,605	St. Louis Park	RJM Construction	Real Estate Recycling	Jason Meyer and Brent Masica of NorthMarq represented the lessee; Jason Simek, Steve Nilsson, and Peter Mork of NAI Welsh represented the lessor.

NOTABLE OFFICE SALES TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
12700 Whitewater Dr.	148,220	\$30,850,000	Minnetonka	James Campbell Company	M Tonka Owner Corp.	Steve Buss and Tom Holtz of CB Richard Ellis represented the seller.
7480 Flying Cloud Dr.	107,000	\$29,400,000	Eden Prairie	Divident Capital Total Realty Trust	TOLD Development Co.	Tom O'Brien and Terrence Kingston of Cushman & Wakefield represented the seller.
5301 Edina Industrial Blvd.	25,760	\$3,000,000	Edina	Western National Mutual Insurance Co.	John Allen-Industrial Equities	Chuck Caturia of CB Richard Ellis represented the buyer; John Allen of Industrial Equities represented the seller.
6681 Country Club Dr.	22,448	\$1,060,000	Minneapolis	Gurstel, Staloch, & Chargo, P.A.	Teacher Federal Credit Union	James Damiani of NAI Welsh represented the buyer; Bob Revoir and Avery Ticer of NorthMarq represented the seller.
Oakdale Interstate Center II	109,444	\$7,000,000	Oakdale	GFI Investment	Welsh Oakdale III	Peter Mork, Steve Nilsson, and Jason Simek of NAI Welsh represented the buyer; Bob Pounds and Tim Prinsen of NAI Welsh represented the seller.

NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	CITY	LESSEE	LESSOR	AGENTS INVOLVED
Creekridge Office Centre I	42,303	Bloomington	Advance Auto Parts	Welsh Creekside	Brian Helmken of CB Richard Ellis represented the lessee; Kevin O'Neill and Steve Sheperd of NAI Welsh represented the lessor.
Baker Building	NA	Minneapolis	K & B Technology	Undisclosed	Dave Buys of UGL Equis represented the lessee; Chuck Howard of Equity Transwestern represented the lessor.
Fifth Street Towers	28,000	Minneapolis	Meserli & Kramer	Strategic Real Estate Advisors	Craig Kirkpatrick of TaTonka Real Estate Advisors represented the lessee; Reed Christianson of CB Richard Ellis represented the lessor.
Lexington Preserve Business Park	92,300	Blaine	Parametric Technology	CSM Corporation	Pete Dufour of Colliers, and John Boyle of DTZ FHO Partners represented the lessee; Jay Chmielecki and Dan Friedner of NAI Welsh represented the lessor.
Two Marketpointe	12,300	Bloomington	Farmers Insurance	Ryan Companies	Jeff Miller of UGL Equis represented the lessee; Brian Helmken of CB Richard Ellis represented the lessor.

NOTABLE RETAIL SALES TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Wayzata Bay Shopping Center	130,000	\$24,000,000	Wayzata	Wayzata Bay Redevelopment Company, LLC	Superior Lane Street Properties, LLC	Wayne Kratzer of Coldwell Banker Commercial Griffin represented the buyer.
1432 Lake St. S.	91,000	\$2,700,000	Forest Lake	Johnnaneson's	Azure Properties	John Nelson of New City Properties represented the buyer; Timothy Igo of Suntide Properties represented the seller.
6438 City W. Pkwy.	25,477	\$2,390,000	Eden Prairie	Gassen Companies	RIALTO Investments	Kris Smeltzer of NorthMarq represented the buyer; Tony Weinstine of CB Richard Ellis represented the seller.
Jefferson Plaza Shopping Center	18,000	\$2,200,000	Minneapolis	Hoyt Properties	Private Investor	Steve Nelson of Hoyt Properties represented the buyer; Chad Weeks and Steve Fischer of Arrow Real Estate represented the seller.

NOTABLE RETAIL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	CITY	LESSEE	LESSOR	AGENTS INVOLVED
Mapleridge	8,000	Maplewood	Fitness 19	Starpoint	Chris Rains of Rains Properties represented the lessee; Andy McConville of CB Richard Ellis represented the lessor.
Country Village ard	2,575	Minnetonka	Aerial Beauty	Henderson	Tony Strauss of NAI Welsh represented the lessee; Andy McConville of CB Richard Ellis represented the lessor.
Centennial Shops	2,000	Edina	5 Guys	Cypress	Tim Bloom of CB Richard Ellis represented the lessee; Chris Simmons of NAI Welsh represented the lessor.
Laurel Village	1,024	Minneapolis	Rapid Refill Ink	Laurel Village Tower "A" Limited Partnership	Jodi Walfoort of Suntide Properties represented the lessee; Chuck Howard of Equity Transwestern represented the lessor.
Stillwater Mills	5,278	Stillwater	RBC Wealth Management	Four Star Land Development of Stillwater, LLC	Jodi Walfoort of Suntide Properties represented the lessee; Gerald Driessen of CB Richard Ellis represented the lessor.