

Quarterly Report

NOTABLE TRANSACTIONS

Quarter 1, 2014



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 2014. 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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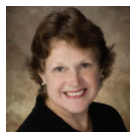


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INVESTMENT SALES

NOTABLE OFFICE SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
425 Portland Ave S	494,978	\$30,800,000	Minneapolis	Ryan Companies US Inc	Star Tribune Media Company LLC	Russ Nelson and Anna Coskran of Nelson, Tietz & Hoye represented the seller.
Anchor Bank Building 1055 Wayzata Blvd E	33,000	\$5,250,000	Wayzata	NLD Wayzata LLC c/o Semper Development	Anchor Bank	No brokers involved.
Lake West Office Building 14525 Hwy 7	59,844	\$2,745,136	Minnetonka	15400 Highway 7 LLC	NEH 2 LLC	Tim Igo of Suntide Commercial Realty represented the buyer; Ben Krsnak of Hempel represented the seller.
7700 Equitable Dr	19,705	\$1,814,050	Eden Prairie	Equitable Ventures LLC	Edenvale Partners LLC	No brokers involved.
Grand Oak Center 2815 Dodd Rd	31,192	\$1,600,000	Eagan	Grand Oak Partners LLC	Bremer Bank	Jeff Brown and Mike Zirbes of North Rock Real Estate represented the seller.
SoHo Building 718 Washington Ave N	17,500	\$1,550,000	Minneapolis	Many LLC	Birchstone Properties LLC	Chris Grabek of Grabek represented the buyer; Jon Engel and Brian Woolsey of Cassidy Turley represented the seller.
Fernbrook Office Building 3001 Harbor Ln	8,442	\$1,448,000	Plymouth	Aaron Lake LLC c/o Daniel Shattuck	KRJ Harbor Partners LLP	Joe Antonucci of Landmark Partners represented the seller.
6110 Blue Circle Dr	34,339	\$1,350,000	Minnetonka	Blue Circle Properties LLC	Blue Circle Partnership LLP c/o Waba Financial	Andrew Manthei and Matthew Klein of KW Commercial Midwest represented the buyer; Kevin O'Neill & Steve Shepherd of Colliers International Mpls-St Paul represented the seller.
8040 Old Cedar Ave S	20,314	\$1,250,000	Bloomington	ELP Property Management LLC	Annex Properties LLC	John Allen of Industrial Equities represented the seller.
Montreal Professional Building 1150 Montreal Ave	10,817	\$1,050,000	Saint Paul	1150 Montreal LLC c/o ReUrban Real Estate - Dixon Diebold	CorTrust Bank	Dixon Diebold of Remax Results represented the buyer; Matthew Angleson of Northco Real Estate Services represented the seller.

NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
River Park Plaza 10 River Park Plaza	124,492	Renewal	Saint Paul	Comcast	GCCFC 2005-GG5 Saint Paul Plaza LLC	Jay Chmielecki of Colliers International Mpls-St Paul represented the tenant; Eric Rapp of Colliers International Mpls-St Paul represented the landlord.
US Bank Plaza 200-220 S 2nd St	76,221	Expansion	Minneapolis	US Bank	US Bank	No brokers involved.
510 Marquette Ave	53,000	New	Minneapolis	Reddbrick Health	Marquette Partners LLC	Kevin O'Neill of Colliers International Mpls-St Paul represented the tenant; Ned Abdul of Swervo Development represented the landlord.
Normandale 8300 Tower 8300 Norman Center Dr	48,902	New	Bloomington	Larkin Hoffman	Equity Group Investments	Jim Damiani and Nils Snyder of Colliers International Mpls-St Paul represented the tenant; Tom Tracy of Cushman & Wakefield/NorthMarq represented the landlord.
8800 Queen Ave S	37,644	Expansion	Bloomington	Bloomington School District	HUB Properties Trust	Neil Peterson of Peterson Real Estate represented the tenant; Dan Gleason, John McCarthy and Dan Nechanicky of Cushman & Wakefield/NorthMarq represented the landlord.
BTC/511 Building 511 11th Ave S	28,000	Expansion	Minneapolis	Cologix	Timeshare Systems Inc	Basant Kharbanda of Timeshare Systems represented the landlord.
IDS Center 80 S 8th St	23,801	New	Minneapolis	UBS	Midwest RE Holdings Inc c/o United Properties	Connie Doran of Cushman & Wakefield/NorthMarq represented the tenant; Jon Dahl, Brent Robertson and Sam Maguire of JLL represented the landlord.
RBC Plaza 60 6th St S	20,396	New	Minneapolis	RBC	KBSIII 60 South 6th St LLC c/o Giovanni Cordoves	Marcia Lockman of CBRE represented the tenant; Sonja Dusil and Brent Erickson of Cushman & Wakefield/NorthMarq represented the landlord.

RBC Plaza 60 6th St S	18,505	New	Minneapolis	Norton Rose Fulbright	KBSIII 60 South 6th St LLC c/o Giovanni Cordoves	Landon Helm of Cushman & Wakefield/NorthMarq represented the tenant; Sonja Dusil and Brent Erickson of Cushman & Wakefield/NorthMarq represented the landlord.
Grand Oak Center 2815 Dodd Rd	13,119	New	Eagan	Aggregate Industries	Grand Oak Partners LLC	Jeff Brown and Mike Zirbes of North Rock Real Estate represented the landlord.
Midtown Commons 2324 University Ave	12,500	New	Saint Paul	Minnesota Center for Psychology	Midtown Commons	Sandy Jacobs of Update Company represented the landlord.
Wells Fargo Place 30 7th St	12,000	Renewal	Saint Paul	Microsoft	St Paul Tower LP	Doug Fulton, Tom Stella and Rob Youngquist of Cushman & Wakefield/NorthMarq represented the tenant; Mike Wilhelm of Zeller Realty represented the landlord.
2408 Hwy 10	11,196	New	Mounds View	Mounds View School District	Ap Mounds View LP	No brokers involved.

NOTABLE INDUSTRIAL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
13600 Co Rd 62	69,984	\$3,800,000	Minnetonka	Goebel Fixture Co	IRET Properties	Jack Tornquist of CBRE represented the buyer.
15051-15053 Biscayne Ave S	75,460	\$3,150,000	Rosemount	Akona Manufaturig LLC	Labriola Investments LLC	Dan Johnson of The Tegra Group represented the buyer; Tom Baker and David Finigan of KW Commercial Midwest represented the seller.
Commonwealth Building 2850 Anthony Ln	62,850	\$2,925,000	Saint Anthony	2850 LLC c/o Mintahoe Inc	Herama Properties	Dick Grones of Cambridge Commercial Realty represented the buyer; Peter Mork and Steve Nilsson of Colliers International Mpls-St Paul represented the seller.
Ridgeview Business Center 11921 Portland Ave S	45,233	\$2,100,000	Burnsville	Aaron Lake LLC c/o Daniel Shattuck	Ridgeview Partners Ltd Partnership	Andrew Manthei and Matthew Klein of KW Commercial Midwest represented the seller.
Bruce Communication Solutions 315 27th Ave SE	28,149	\$2,100,000	Minneapolis	NHH Properties II LLC	BPI Properties Inc	Mark Krogh of Java Properties represented the buyer.
10001 89th Ave	12,830	\$2,075,000	Maple Grove	RFL 1-A Spe LLC	Malark Properties LLC c/o Sheryl Malark	Chad Weeks of Arrow Real Estate represented the seller.
9300 52nd Ave N	45,770	\$2,040,000	New Hope	Mayflower New Hope Properties LLC	Precision Engineering Co	Rick Graf of CBRE represented the buyer; Brad Bohlman of Colliers International Mpls-St Paul represented the seller.
7400 Boone Ave N	54,356	\$2,000,000	Brooklyn Park	Boone Avenue Properties LLC c/o Gamet Manufacturing Inc	Subar Investment Co LLC	David Stokes of Cassidy Turley represented the buyer; Robert Kohns of Kohns Commercial Real Estate represented the seller.
22101 & 22201 Industrial Blvd	189,020	\$1,880,000	Rogers	MCT Properties LLC c/o Dennis McNevin	Pactiv LLC	Chad Weeks of Arrow Real Estate represented the buyer; James DePietro of CBRE represented the seller.
150 W 60th St	17,800	\$1,832,000	Minneapolis	Camegaran LLC	LeJeune Building Co LLC	Ryan Kzmarzick and Eric Rossbach of Colliers International Mpls-St Paul represented the seller.
21801 Industrial Blvd	37,000	\$1,780,000	Rogers	Irenic Solutions LLC c/o Cory Johnson	LTI Partnership	No brokers involved.
15215 Boulder Trl	23,080	\$1,720,000	Rosemount	Sankalpa Properties LLC	Precision Components	Anthony Passanante and Matt Klein of KW Commercial Midwest represented the buyer; Tom Sullivan of Cushman & Wakefield/NorthMarq represented the seller.
1034 Gemini Rd	28,372	\$1,600,000	Eagan	JW Gemini Road LLC c/o Northfield Lines	Vermillion State Bank	Mark Young and Jim Edberg of Crossroads Properties represented the buyer; Bryan Van Hoof, Jeff Przytarski and Katy Mulcohy of CBRE represented the seller.
1391 11th Ave SW	32,900	\$1,520,000	Forest Lake	Team Holdings LLC c/o Jeffrey Trippe	Elizabeth M & John M Morley	No brokers involved.
225, 287 & 301 Thomas Ave N 2601 Glenwood Ave N	60,770	\$1,500,000	Minneapolis	AtGlenwood LLC	Bates Leasing Company	Jeff Wallace of RES Realty represented the buyer; Matt Oelschlager and John Ryden of CBRE represented the seller.
2400 Minnehaha Ave	23,700	\$1,325,000	Minneapolis	Tawfiq Islamic Center	B&K Investments LLC c/o Donald Beaupre	Ali Giarushi of Real Estate Masters represented the buyer; Phil Simonet and John Young of Paramount Real Estate Corporation represented the seller.
8824 Wentworth Ave S	27,330	\$1,275,000	Bloomington	The Luther Company LLLP	Wentworth Properties LLC	Dick Friedrichs of Colliers International Mpls-St Paul represented the buyer; Bruce Rydeen and Daniel Huntington of Cerron Commercial Properties represented the seller.
Riverview Industrial Center 130-150 Eva St	94,036	\$1,200,000	Saint Paul	Riverview Industrial Ventures LLC	Riverview Industrial Center c/o Todd Geller of Victory Capital Corp	Eric Batiza of Colliers International Mpls-St Paul represented the buyer.
69 Empire Dr	32,878	\$1,097,000	Saint Paul	LP Stcynske LLC	Twin Cities-Metro Certified Development Company	Chris Weirens of Cushman & Wakefield/NorthMarq represented the buyer; Boston Weir and David Stokes of Cassidy Turley represented the seller.

NOTABLE INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Lake Drive Business Center 950 Lake Dr E	175,000	Expansion/ Extension	Chanhassen	The Bernard Group	CSM Properties Inc	Matt Hazel of Bridge Realty Company represented the tenant; Andy McIntosh of CSM represented the landlord.
1109 Zane Ave N	123,564	New	Golden Valley	Shapco	IMF LLC	No brokers involved.
Kasota Business Center I 701 Kasota Ave SE	93,000	Expansion/ Renewal	Minneapolis	Fairview Medical	CSM Kasota Inc	Bruce Carland of CSM represented the landlord.
Enterprise Industrial Center 2444 Enterprise Dr	75,729	New	Mendota Heights	Nippon Express USA	Duke Realty LP	Phil Simonet of Paramount Real Estate Corporation represented the tenant; Bryan VanHoof, Jeff Przytarski and Katy Mulcahy of CBRE and Pat Mascia of Duke Realty represented the landlord.
21725 Hamburg Ave	68,020	New	Lakeville	Grain Handlers	Bluepine Horizon Inc	Bruce Rydeen of Cerron Commercial Properties represented the landlord.
Pilot Knob Distribution Center 2360 Pilot Knob Rd	58,467	New	Mendota Heights	Twin Cities Moving	AX TC Industrial III LP	Andrew Manthei of KW Commercial Midwest represented the tenant; Bryan VanHoof, Jeff Przytarski and Katy Mulcahy of CBRE represented the landlord.
Excelsior Tech Center 600-750 2nd St NE	40,218	New	Hopkins	Undisclosed	Hopkins Mainstreet II LLC	JoHannah Carlson and William Beard of Beard Group represented the landlord.
Vadnais Heights Business Center 980 Berwood Ave E	39,067	New	Vadnais Heights	Packaging Sales & Services	United Properties Invest LLC	Jason Sell and Chris Weirens of Cushman & Wakefield/NorthMarq represented the tenant; Todd Hanson and Jason Sell of Cushman & Wakefield/NorthMarq represented the landlord.
MSP Midway Industrial Park #9 807 Hampden Ave	33,744	Renewal	Saint Paul	Midway Dry Storage	CH Hampden LLC c/o ING Clarion Partners	Eric Batiza and Brian Doyle of Colliers International Mpls-St Paul represented the landlord.
Penn James Commerce Center 9201 Penn Ave S	29,028	Expansion	Bloomington	Erik's Bike Ship	AX TC Industrial II LP	Peter Dugan and Brian Fogelberg of CBRE represented the tenant; Jack Tornquist, Tom Bennett and Tom Hayhoe of CBRE represented the landlord.
Bryant Lake Business Center Bldg 3 7575 Market Place Dr	28,513	Renewal	Eden Prairie	Emerson Process Management	GRE-Bryant Lake LLC c/o Carlson RE Services LLC	Joseph Owen, Colin Quinn and Bill Ritter of Colliers International Mpls-St Paul represented the landlord.
Walker Roofing 2274 Capp Rd	25,961	New	Saint Paul	Scaffell Surfaces	Walker Roofing Company Inc	Chris Weirens and Jason Sell of Cushman & Wakefield/NorthMarq represented the tenant; George Janssen of MarketPointe represented the landlord.
Plymouth Ponds Business Park I 3555 Holly Ln	25,621	Renewal	Plymouth	Carefusion	MU Plymouth Ponds LLC	Chris Hickok of JLL represented the tenant; Brent Masica and Jonathan Yanta of Cushman & Wakefield/NorthMarq represented the landlord.

NOTABLE RETAIL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
4400-4420 Excelsior Blvd	31,707	\$2,750,000	Saint Louis Park	Bridgewater Bancshares Inc	Kamps & Associates LLC	Kevin Doyle and Ted Bickel of Colliers International Mpls-St Paul represented the seller.
1745 Beam Ave	6,801	\$2,750,000	Maplewood	STORE Master Funding VI LLC	Jacob Brothers Moundsview LLC	No brokers involved.
8016 Brooklyn Blvd	4,022	\$1,942,169	Brooklyn Park	Schlagel Family LLC	BP Division LLC	Deborah Vannelli of Upland Real Estate Group represented the seller.
16570 W 78th St	12,656	\$1,684,800	Eden Prairie	EBS Eden Property LLC c/o Eriks Bike Shop	Prairie Partners Six LLP	No brokers involved.
Lino Lakes Marketplace 701, 709 & 717 Apollo Dr	18,410	\$1,600,000	Lino Lakes	PRC-LLMP LLC	Ryan Companies US Inc	Bob Pounds, Tim Prinsen and Christopher Simmons of Colliers International Mpls-St Paul represented the seller.
3434 Washington Dr	8,000	\$1,500,000	Eagan	Dakota Ridge II LLC	DGCB Investments LLC	No brokers involved.
9854 Norma Ln	9,138	\$1,500,000	Woodbury	Jacob Ventures LLC	Bane Corp	No brokers involved.
Courthouse Lane Shoppes 3090 Courthouse Ln	10,350	\$1,368,000	Eagan	DeSoto Associates LLC c/o Azure Properties Inc	JTS Holdings	Michael Ahles of Marcus & Millichap represented the buyer; Matthew Hazelton, AJ Prins and Mike Marzinske of Marcus & Millichap represented the seller.

NOTABLE RETAIL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Southdale 494 Center 4200 W 78th St	26,000	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.
The Marshall 1313 5th St SE	20,000	New	Minneapolis	TargetExpress	1313 5th St MN Owner LLC c/o GEM Realty Cap Inc	Matt Friday of CBRE represented the tenant; Ian Halker, Sara Martin and Chris Simmons of Colliers International Mpls-St Paul represented the landlord.
Rosedale Marketplace 2401 Fairview Ave N	20,000	New	Roseville	Total Wine & More	Rosedale Marketplace Associates	Chris Simmons of Colliers International Mpls-St Paul represented the tenant; Kristine Schisel of Colliers International Mpls-St Paul represented the landlord.
Mall of America 8100 24th Ave S	15,000	New	Bloomington	Hard Rock Café	MOAC Mall Holdings LLC	John Few of Sequoia Restaurant Group represented the tenant; Holly Rome of Mall of America represented the landlord.
2500 Central Ave NE	13,802	New	Minneapolis	Golden Linens	Layla Salim	Skip Melin of Cushman & Wakefield/NorthMarq represented the tenant; Kevin Peck of KW Commercial Midwest represented the landlord.
Coon Rapids Square 3005-3067 Coon Rapids Blvd NW	10,988	New	Coon Rapids	Dollar Tree	William Hargis	Jamie Cohen of Upland Real Estate Group represented the tenant; Todd Kaufman of Wellington Management represented the landlord.
Grove Square Center 13541 Grove Dr	7,465	New	Maple Grove	Sherwin Williams	Grove Square LTD Partnership	Chad Sturm of Upland Real Estate Group represented the tenant; Dale Dobroth of Sidcor Real Estate represented the landlord.
Brookdale Corner 3245 Co Rd 10 Ave	6,943	New	Brooklyn Center	North Memorial	Brookdale Corner LLC	Janet Olson of Colliers International Mpls-St Paul represented the landlord.
Southdale Shopping Center 10 Southdale Ctr S	6,500	New	Edina	Buffalo Wild Wings	Simon Property Group	Stefanie Meyer and Johnny Reimann of Mid-America Real Estate represented the tenant; John Geletka of Simon represented the landlord.
Eden Prairie Plaza 8040 Glen Ln	6,411	New	Eden Prairie	Salon Concepts	Kimco Realty Corp	Patrick Daly of Mid-America Real Estate represented the tenant; Scott Tucker of Kimco represented the landlord.
Blaine Town Center 12507 Central Ave	5,750	New	Blaine	San Jose Mexican Restaurant	Engelsma Limited Partnership	Jeff Horstmann of Horstmann Enterprises represented the tenant; Doug Seward of Kraus-Anderson Realty represented the landlord.

Burnsville Center 1025 Burnsville Center	5,672	New	Burnsville	Lucky's 13 Pub	Burnsville Center SPE LLC	Chris Simmons of Colliers International Mpls-St Paul represented the tenant.
Creekside Plaza 4600 85th Ave	5,505	New	Brooklyn Park	Anytime Fitness	Creekside Realty Assoc LLC	Brent Godbout and Katie Kreisel of Franchise Real Estate represented the tenant; Todd Kaufman of Wellington Management represented the landlord.
Apple Valley Square 15125 Cedar Ave S	5,500	New	Apple Valley	Core Power Yoga	Regency Centers	Mark Young of Crossroads Properties represented the tenant; David Daly of CBRE represented the landlord.
Lakeville Crossing 7662 160th St W	5,088	New	Lakeville	Title Boxing	Paster Enterprises	Ted Gonsior and Zach Stensland of Colliers International Mpls-St Paul represented the tenant; Michael Sturdivant of Paster Enterprises represented the landlord.
Chaska Commons 200 Pioneer Trl	4,900	New	Chaska	Pacific Dental Services	Aurora Investments LLC	David Daly of CBRE represented the tenant; Brad Kaplan of Cushman & Wakefield/NorthMarq represented the landlord.
Birch Run Station 1715 Beam Ave	4,801	New	Maplewood	Dollar Tree	CW Birch Run LLC	Jamie Cohen of Upland Real Estate Group represented the tenant; Tricia Pitchford of Cushman & Wakefield/NorthMarq represented the landlord.
The Grove 15300-15800 Grove Cir	4,800	New	Maple Grove	Farrells Extreme Body Shaping	Ryan Companies US Inc	Terese Reiling and Amy Senn of Colliers International Mpls-St Paul represented the landlord.
Excelsior & Grand - West 4700-4732 Excelsior Blvd	4,492	New	Saint Louis Park	Blackstone Bistro	Excelsior & Grand LLC	Lonnie Pierce of Meridian Real Estate represented the tenant; Trent Mayberry of Told Development Company represented the landlord.
Northcourt Commons 634-784 Co Rd 10 NE	4,288	New	Blaine	Today's Bed	Northcourt Commons Retail LLC	Andrea Christenson of Cassidy Turley represented the tenant; David Stalsberg of Kraus-Anderson Realty represented the landlord.
Wayzata Village Shoppes 812 Lake St E	3,583	New	Wayzata	Title Boxing	Wayzata Villages Shoppes LLP	Ted Gonsior of Colliers International Mpls-St Paul represented the tenant; Lisa Diehl of Diehl and Partners and Berry Brottlund of InSite Commercial Real Estate represented the landlord.
Cedar Point Commons 6301-6445 Richfield Pkwy	3,395	New	Richfield	Pacific Dental Services	Ryan Companies US Inc	David Daly of CBRE represented the tenant; Kris Schisel of Colliers International Mpls-St Paul represented the landlord.
Shingle Creek Crossing 1108 Brookdale Center	3,150	New	Brooklyn Center	Aspen Dental	Shingle Creek 2 LLC	Patrick Daly and Mike Sims of Mid-America Real Estate represented the tenant; Robert Wise and Jesseka Doherty of Mid-America Real Estate represented the landlord.
Woodbury Plaza 250 Commerce Dr	3,046	New	Woodbury	Pacific Dental Services	Woodbury Plaza I LLC	David Daly of CBRE represented the tenant; Chris Moe of HJ Development represented the landlord.
Lakeville Crossing 7662 160th St W	3,010	New	Lakeville	US Army	Paster Enterprises	Michael Sturdivant of Paster Enterprises represented the landlord.
Blaine Central Retail 10888 Central Hwy	2,810	New	Blaine	Pacific Dental Services	MF Blaine LLC	David Daly of CBRE represented the tenant; Patrick Dally and Johnny Reimann of Mid-America Real Estate represented the landlord.
Crystal Gallery Mall 5502 West Broadway Ave	2,600	New	Crystal	Noodles and Company	Crystal Gallery Developers	Chris Simmons of Colliers International Mpls-St Paul represented the tenant; Robert Wise and Mark Robinson of Mid-America Real Estate represented the landlord.
Clydesdale Marketplace Bldg II 325 Clydesdale Trl	2,501	New	Medina	Kalla Lily Salon & Spa	Clydesdale Marketplace LLC c/o Wellington Management	Stefanie Meyer of Mid-America Real Estate represented the tenant; David Schwebel of Wellington Management represented the landlord.
19171 Freepoint St	2,028	New	Elk River	Starbucks	BPBH Limited Partnership	Patrick Daly, Johnny Reimann and Stefanie Meyer of Mid-America Real Estate represented the tenant; Steve Fisher of Arrow Real Estate represented the landlord.
The Shoppes at National Market Center 10400-10450 Baltimore St NE	1,942	New	Blaine	Huntington Learning Center	Continental Shoppes LLC	Stefanie Meyer of Mid-America Real Estate represented the tenant; Courtnie Kirvelay of Continental Development represented the landlord.
Crystal Shopping Center 99 Willow Bend	1,158	New	Crystal	T-Mobile	Paster Enterprises	Tony Strauss of Colliers International Mpls-St Paul represented the tenant; Michael Sturdivant of Paster Enterprises represented the landlord.

GREATER MN NOTABLE SALE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
3905 Dakota St	Office	30,704	\$2,853,600	Alexandria	Prime West Central County Based Purchase Initiative	Rural Cellular Corporation	Not Available.
1532 Brophy Park Rd NW	Retail	11,076	\$2,237,000	Alexandria	Brophy Lake Resort LLC	1532 Brophy Park LLC	Not Available.
Auto Connection 3859 Hwy 61	Retail	22,850	\$1,500,000	Red Wing	Wooden Properties LLC c/o John Wooden	Keller-Baartman Properties III LLC	Shelly Muelken of Marketplace Management represented the buyer and seller.
1122 E 25th St	Office	7,727	\$1,380,000	Hibbing	E Bar C LP	Minnessa Venture LLP	Not Available.
1406 Sheridan St	Retail	Not Available	\$1,279,035	Ely	ARC FDELYMN001 LLC	FD Ely Minnesota 1406 Sheridan Street LLC	Not Available.
5741 Old Hwy 61	Industrial	34,452	\$1,200,000	Duluth	Hyopponen Real Estate LLC	RMN LLLP c/o Douglas M Nelson	No brokers involved.
1734 15th St NW	Industrial	22,080	\$1,049,975	Rochester	Rum River III	1734 15th Street LLC	No brokers involved.
300 Catlin St	Office	11,171	\$1,000,000	Buffalo	Excel Holdings LLC	VJM LLC	Not Available.
2828 NW East Frontage Rd	Retail	19,251	\$950,000	Rochester	The Luther Company LLLP	MTB Properties LLC	No brokers involved.
3219 Division St	Retail	6,056	\$949,000	Saint Cloud	JPV Properties LLC	Rubald Properties LLC	Robert Abel of RCA Real Estate represented the buyer and seller.
1504 13th St S	Retail	3,079	\$799,793	Virginia	Sky Ventures LLC	Refuge Capital LLC	No brokers involved.
4219 Grand Ave	Retail	11,780	\$650,000	Duluth	Convenience Store Investments	Lutheran Church of Christ	Dave Holappa of Holappa Commercial Real Estate represented the buyer; Marty Bagley and Phil Johnson of Edmonds Company represented the seller.
3939 West River Pkwy	Retail	19,386	\$650,000	Rochester	CWP West Corp	Wash Depot XXII Inc	No brokers involved.
609 W Central Entrance	Retail	3,999	\$644,000	Duluth	Members Cooperative Credit Union	Franklin Bachman	No brokers involved.
1500 Hwy 52 N	Office	8,069	\$612,000	Rochester	1500 N Highway 52 Properties LLC	C S S Properties LLC	Scott Hoss of Paramark represented the seller.
1264 Old West Main St	Retail	12,432	\$550,000	Red Wing	Troy & Lisa Daniels	Earl & Carol Hubred, Trustees of Hubred Living Trust	Not Available.
2025 Broadway S	Retail	1,939	\$450,000	Rochester	PEP Enterprises LLC	Kwik Trip Inc	Not Available.
3206 River Gate Ave	Retail	17,520	\$450,000	Scanlon	Cloquet Ford	BDP Properties	Dave Holappa of Holappa Commercial Real Estate represented the seller.
4909 Moundview Dr	Retail	9,960	\$425,000	Red Wing	Cardinal Investments LLC	Thomas & Juliana Woodruff	No brokers involved.
4865 19th St W	Office	3,200	\$379,000	Rochester	Computer Related Business	Bank	Lisa Utsby of Lovejoy Realty represented the buyer; Nick Pompeian of Realty Growth represented the seller.
Industrial Park Office/Warehouse 301 S 34th Ave	Industrial	14,348	\$355,000	Waite Park	Magic Properties LLC	First National Bank of Cold Spring	Mike Schmitt of Coldwell Banker Commercial Orion represented the buyer and seller.
515 Rocky Creek Dr NE	Office	2,472	\$305,000	Rochester	David & Teresa Utterback	Stumpf Real Estate Enterprises LLC	Darci Fenske of Paramark represented the buyer and seller.
4201 Grand Ave	Retail	2,340	\$300,000	Duluth	Convenience Store Investments c/o Kwik Trip	Murphy Oil USA Inc	Dave Holappa of Holappa Commercial Real Estate represented the seller.
600 11th Ave NW	Retail	2,880	\$300,000	Rochester	Nach Enterprises LLC	Kwik Trip Inc	Nick Pompeian of Realty Growth represented the buyer; Bucky Beeman and Nick Pompeian of Realty Growth represented the seller.
602 7th St NW	Office	5,045	\$300,000	Rochester	Andros LLC	LNI Cascade LLC	Not Available.
101 16th St NE	Industrial	4,600	\$295,000	Rochester	PFM Partners LLC	Douglas Solinger	Darci Fenske of Paramark represented the buyer and seller.

25527 Main St	Retail	1,875	\$258,500	Nisswa	Robert Johnson	NIS Holdings LLC	Sheila Holley of Edina Realty represented the buyer and seller.
819 N 18th Ave E	Retail	6,366	\$245,000	Duluth	Stacy Dembrio	Chester Park Methodist Church	Tom Little of Coldwell Banker represented the buyer; Dave Holappa of Holappa Commercial Real Estate and Joe Walker of Real Living Messina and Associates represented the seller.
24228 Hwy 210	Retail	1,200	\$240,000	Deerwood	Randall & Jacalyn Ferrian	Traditions Mini-Golf LLC	Randy Farian of Farian Tiff & Spannaus represented the buyer.
1917 W Superior St	Office	6,000	\$225,000	Duluth	Lam Investments LLC	Dalsta Properties LLC	Not Available.
28xx W Superior St	Land	.88 acre	\$180,000	Duluth	RKE Enterprises	Duluth Tire	Dave Holappa of Holappa Commercial Real Estate represented the seller.
5215 Rice Lake Rd	Retail	8,780	\$148,500	Duluth	Joseph Thompson	John Thelen	Dave Holappa of Holappa Commercial Real Estate and Joe Walker of Real Living Messina and Associates represented the seller.

GREATER MN NOTABLE LEASE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	LEASE TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
4540 Maine Ave SE	Retail	30,886	Sublease	Rochester	Schneiderman's Furniture	Best Buy	Darci Fenske of Paramark represented the tenant; Brian Merz of Upland Real Estate represented the landlord.
3730 Quail Rd NE	Industrial	10,000	New	Sauk Rapids	Luther Honda	Fitwell Properties	Casey O'Malley of INH Commercial Real Estate Services represented the landlord.
3351 Commercial Dr SW	Retail	7,700	New	Rochester	Amish Furniture Retail	Hexum Properties	George Bayrd of Hamilton Real Estate represented the tenant; Tom Hexum of The Hexum Companies represented the landlord.
1620 Greenview Dr SW	Office	6,477	New	Rochester	Prairie Care Medical Group	1620 LLC	Barb Phelps and LeighAnn Peltoma of Paramark represented the tenant.
Donahue Building 15808 Edgewood Dr	Retail	6,240	New	Baxter	Sounds Connection	John & Valerie Donahue	Bill Carrington of Keller Williams Professionals represented the landlord.
Village Square 2206-2216 Mountain Shadow Dr	Retail	5,646	New	Duluth	Explorations	Village Mall LTD	Natalie Hoff of F I Salter Company represented the landlord.
Legacy Park 868 3rd St S	Office	4,424	New	Waite Park	Ameripride Services Inc	Lagacy Park Properties LLC	Jean Cushman of Granite City Real Estate represented the tenant; Kate Hanson of Granite City Real Estate represented the landlord.
622 Roosevelt Rd	Office	4,147	New	Saint Cloud	Hughes Matthews PA	District Square LLC	Kevin Brink of INH Commercial Real Estate represented the tenant; Jean Cushman and Kate Hanson of Granite City Real Estate represented the landlord.
2900 43rd St NW	Office	4,108	New	Rochester	BCF Technology	Les Nelson Investments	Barb Phelps and LeighAnn Peltoma of Paramark represented the tenant; Steve Seymour of S & L Services represented the landlord.
400 N Broadway	Retail	4,000	New	Rochester	Consignment Shop	LNI N Broadway LLC	Bucky Beeman of Realty Growth represented the tenant; Steve Seymour of S & L Services represented the landlord.
3555 9th St NW	Industrial	3,700	New	Rochester	Reliable Medical	New Ara Development LLC	Jeff Brown of North Rock Real Estate represented the tenant; LeighAnn Peltoma and Barb Phelps of Paramark represented the landlord.
2717 Hwy 14 W	Office	3,136	New	Rochester	Illusions Systems	Rochester Medical Services	Barb Phelps and LeighAnn Peltoma of Paramark represented the tenant; George Bayrd of Hamilton Real Estate represented the landlord.
400 S Broadway	Industrial	3,110	New	Rochester	Limb Lab	Tinos LLC	Bucky Beeman of Realty Growth represented the tenant and landlord.
Gateway Business Park 3900 Roosevelt Rd	Industrial	3,000	New	Saint Cloud	Davanti Group	Prime Ind Properties	Casey O'Malley of INH Commercial Real Estate Services and Mark Williams of Granite City Real Estate represented the landlord.
11 2nd St NE	Office	2,968	New	Rochester	Wausau Homes	LNI Dison Center LLC	Bucky Beeman of Realty Growth represented the tenant; Steve Seymour of S & L Service represented the landlord.
625 W Central Entrance	Office	2,525	Renewal	Duluth	Thrivent Financial for Lutherans	Stone Ridge Partners	Dave Holappa of Holappa Commercial Real Estate represented the tenant.

401 S Broadway	Industrial	2,400	New	Rochester	Cambria	Tinos LLC	Bucky Beeman of Realty Growth represented the tenant; Doug Fulton of Cushman & Wakefield/NorthMarq represented the landlord.
1217 Marion Rd	Retail	1,800	New	Rochester	Toppers Pizza	Marion SE LLC	Chad Sturm of Upland Real Estate Group represented the tenant; Merle Groteboer of Remax represented the landlord.
Riverfront Center 1150 Riverfront Dr S	Retail	1,781	New	Mankato	We Got Games	Clarel Corporation	Doug Seward of Kraus-Anderson Realty represented the tenant; Dan Mossey of Kraus-Anderson Realty represented the landlord.
424 37th St	Retail	1,694	New	Rochester	Cross Fit Epitome	Londo Inc	Bucky Beeman of Realty Growth represented the tenant and landlord.
300 11th Ave NW	Office	1,600	New	Rochester	United Food and Commercial Worker's Local 9	Civic Drive Plaza I Inc	Barb Phelps and LeighAnn Peltoma of Paramark represented the tenant; Scott Hoss of Paramark represented the landlord.
Seiler Building 305-307 W Superior St	Retail	1,600	New	Duluth	Logo Your Team	Jerome Seiler Lifetime Trust	Dave Holappa of Holappa Commercial Real Estate represented the landlord.
Red Wing Plaza 160-178 Tyler Rd S	Retail	1,536	New	Red Wing	Impress Nails	Kraus-Anderson Realty	Doug Seward of Kraus-Anderson Realty represented the landlord.
5721 Bandel Rd	Office	1,457	New	Rochester	Kelly Services Inc	David Kane	Jamey Shandley of Hamilton Real Estate represented the tenant; Darci Fenske of Paramark represented the landlord.
275 37th St NE	Retail	1,400	New	Rochester	Ignite Nutrition	GOTC Properties LLC	Darci Fenske of Paramark represented the tenant and landlord.
2518 Superior Dr NW	Office	1,260	Sublease	Rochester	Carlson Capital Management	Newton & Associates LLC	Bucky Beeman of Realty Growth represented the tenant; Darci Fenske of Paramark represented the landlord.
3253 19th St NW	Retail	1,235	New	Rochester	Shelly G Fitness	Finstuen & Kolb Investments LLC	Bucky Beeman of Realty Growth represented the tenant; Darci Fenske of Paramark represented the landlord.
521 N Broadway	Office	1,029	New	Rochester	Special Day Consignments	Amy Lantz	Bucky Beeman of Realty Growth represented the tenant and landlord.
2620 N Broadway	Retail	1,000	New	Rochester	Two Guys and a Truck	Tarpon Springs LLC	Mike Busch of Paramark represented the tenant; Bucky Beeman of Realty Growth represented the landlord.

INVESTMENT SALES TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
800, 828 & 900 Washington Ave N	Office	356,507	\$54,800,000	Minneapolis	TractorWorks LLC c/o Goldman Sachs & Co	City Center Retail/Ag 800 Washington LLC c/o Angelo Gordon & Co	Tom O'Brien of Cushman & Wakefield/NorthMarq represented the seller.
4100 78th St W and 7760 France Ave S	Office	340,011	\$31,500,000	Bloomington	Minnesota Center JV LLC c/o Transwestern	GCCFC 2003-C2 France Avenue South LLC c/o LNR Partners LLC	Mike Salmen of Transwestern represented the buyer.
Woodlake Centre 6601-6625 Lyndale Ave	Office	98,000	\$20,300,000	Richfield	Woodlake Partners LLC c/o Laurus Corp	Woodlake - VEF IV LLC c/o Area Property Partners	John Burns of Keystone Realty Capital represented the seller.
MN Valley Distribution Center III 3350 4th Ave E	Industrial	231,482	\$14,250,000	Shakopee	I&G Direct Real Estate 33E LP c/o JP Morgan Investment Management	TRT-DCT Minnesota Valley III LLC c/o DCT Industrial Trust Inc	Ryan Watts, Steven Buss, Tom Holtz and Judd Welliver of CBRE represented the seller.
Centerpoint Building 375 Rivertown Dr	Industrial	251,968	\$13,400,000	Woodbury	First Industrial LP c/o First Industrial Realty Trust	375 Rivertown Investors LLC c/o GEHS Funding II LLC	Ryan Watts, Steven Buss, Tom Holtz and Judd Welliver of CBRE represented the seller.
Eagle Creek Commerce Center West 8401 Eagle Creek Pkwy	Industrial	131,704	\$10,000,000	Savage	I&G Direct Real Estate 33G LP c/o JP Morgan Investment Management	TRT-DCT Eagle Creek West LLC c/o DCT Industrial Trust Inc	Ryan Watts, Steven Buss, Tom Holtz and Judd Welliver of CBRE represented the seller.
8020 Brookdale Blvd	Retail	137,095	\$9,250,000	Brooklyn Park	Dragon Star Enterprises LLC	Inland Real Estate Park Square LLC	Chris Howard of Christopher H Howard represented the buyer.
Walgreens 2499 Hwy 7	Retail	14,543	\$8,547,000	Chanhassen	Chinn Family Powell Revocable Trust	Sev41 LLC	Deborah Vannelli and Keith Sturm of Upland Real Estate Group represented the seller.
Eagle Creek Commerce Center East 12800 Hwy 13 S	Industrial	106,410	\$8,250,000	Savage	I&G Direct Real Estate 33E LP c/o JP Morgan Investment Management	TRT-DCT Eagle Creek East LLC c/o DCT Industrial Trust Inc	Ryan Watts, Steven Buss, Tom Holtz and Judd Welliver of CBRE represented the seller.
Hampshire Ave Technology Center 10900 Hampshire Ave S	Industrial	144,441	\$8,100,000	Bloomington	CRE Hampshire LLC c/o Onward Investors	Hines REIT	Ryan Watts, Steven Buss, Tom Holtz and Judd Welliver of CBRE represented the seller.
Anchor Bank Building 14665 Galaxie Ave	Office	48,857	\$6,225,000	Apple Valley	Thomas Kite	Valley Real Estate LLC c/o Carl Jones	Matt Klein of KW Commercial Midwest represented the buyer; Bruce Rydeen of Cerron Commercial Properties represented the seller.
Interstate West 1940 Fernbrook Ln	Industrial	107,812	\$6,196,357	Plymouth	BRE IPC Parcel Property Owner LLC c/o Blackstone Real Estate Advisors	Long Ridge Industrial Portfolio LP c/o GE Capital Real Estate	Eastdil represented the seller.
1987 Co Rd D E	Retail	11,276	\$5,891,000	Maplewood	DPBI Maplewood LLC DePasquale Bros Inc	WBA 1200 LLC c/o Onecorp	No brokers involved.
Ridgehill Professional Building 2000 Plymouth Rd	Office	34,906	\$5,225,000	Minnetonka	Aaron Lake LLC c/o Daniel Shattuck	Ridgehill Professional Building LLC	No brokers involved.
7375 Hardwood Ct S	Retail	19,400	\$4,083,000	Cottage Grove	Hoveland Cottage Grove	CG 80 Street LLC	Laura Moore of Moore & Company Commercial Real Estate represented the buyer; John Johansson of Colliers International Mpls-St Paul represented the seller.
2303 White Bear Ave N	Retail	16,717	\$4,060,000	Maplewood	Armenco LLC	Maplewood Corner Plaza LLC	Sean Doyle of Marcus & Millichap represented the seller.
1288 Promenade Pl	Retail	6,800	\$3,550,000	Eagan	STORE Master Funding VI LLC	Jacob Brothers Eagan LLC	No brokers involved.
10100 City Walk Dr	Retail	8,400	\$3,300,000	Woodbury	Cole MT Woodbury MN LLC c/o Cole Capital	CMT Woodbury LLC c/o Charles Townsend	Phil Sambazis of Marcus & Millichap represented the buyer; Jamie Medress and Mark Ruble of Marcus & Millichap represented the seller.