



MNCAR

MINNESOTA COMMERCIAL
ASSOCIATION OF
REAL ESTATE/REALTORS®

NOTABLE TRANSACTIONS

Q1 2018



We're proud to present our Notable Transactions report for the first quarter of 2018. 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

OFFICE



Mary Burnton
Newmark
Knight Frank



Jason Butterfield
Fraunshuh



Reed Christianson
Transwestern



Sean Coatney
Core Commercial
Real Estate



Matt Delisle
Colliers International



Jerry Driessen
CBRE



Paul Gibbs
Excelsior Group



Mike Honsa
Transwestern



Brent Karkula
CBRE



Eric King
Cushman &
Wakefield



Andrew Manthei
KW Commercial
Midwest



Jim Montez
Transwestern



Jeff Nordness
Essence Real Estate



Kevin O'Neil
Colliers International



Eric Rapp
Colliers International



Ann Rinde
CBRE



Brent Robertson
JLL



Chas Simcox
Avison Young



Nils Snyder
Colliers
International



Tom Stella
Cushman &
Wakefield



Mark Stevens
Cushman & Wakefield



Kai Thomsen
Lee & Associates



Brian Wasserman
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Mike Wilhelm
CBRE

INDUSTRIAL



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Alex Baron
Transwestern



Tom Dunsmore
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Wayne Elam
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Realty Solutions



Nate Erickson
Transwestern



Peter Fooshe
Cushman &
Wakefield



Chris Garcia
Lee & Associates



Chris Hickok
JLL



Jonathan Juris
Fraunshuh



Dan Lofgren
Excelsior Group



Brent Masica
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Wakefield



Matt Oelschlager
CBRE



Duane Poppe
Lee & Associates



Phil Simonet
Paramount



Jack Tornquist
CBRE

GREATER MN



Greg Follmer
Greg Follmer
Commercial RE



Kate Hanson
Granite City Real Estate



Dave Holappa
Holappa Commercial
Real Estate

RETAIL



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Christianson &
Company



David Daly
CBRE



Patrick Daly
Ryan Companies



Lisa Diehl
Diehl & Partners



Jen Helm
Cushman &
Wakefield



Brad Kaplan
Colliers International



Ben Krsnak
Hempel



Dan Mossey
Kraus-Anderson Realty



Tricia Pitchford
Mid America



Sean Quinn
IRC Retail Centers



Terese Reiling
Colliers International



Jim Rock
Avison Young



Zach Stensland
Upland Real
Estate Group



Tony Strauss
Colliers International



Justin Wing
CSM Corporation



Robert Wise
CBRE

NOTABLE OFFICE SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Sons of Norway 1455 Lake St W	63,654	\$15,500,000	Minneapolis	MN Lake Street Apartments LLC c/o Weidner	Sons of Norway	John Lorence and Neil Kolatkar of CBRE represented the seller.
15 S 9th St	78,000	\$7,950,000	Minneapolis	Level Office	LaSalle SHN GT LLC	Nils Snyder, Mike Doyle and Tim Prinsen of Colliers International represented the seller.
1550 78th St E	71,850	\$6,350,000	Richfield	Morries Automotive Group	Adler Graduate School	Not reported.
5350 78th St W	70,400	\$5,350,000	Edina	W78th 5350 LLC c/o Andy Juang	Western National Mutual Insurance Company	Josh Huempfner of Upland represented the buyer; Peter Fitzgerald of Cushman & Wakefield represented the seller.
20191 Iberia Ave	5,000	\$2,833,000	Lakeville	Bird of Prey Four LLC and Oral Two LLC	Lakeville Five Inc c/o Leo Gray	Matt Hazelton, Sean Doyle, AJ Prins and Cory Villaume of Marcus & Millichap represented the buyer and seller.
8500 Edinbrook Pkwy N	20,200	\$2,659,405	Brooklyn Park	BPC Edinburgh Professional LLC c/o LC Capital	Continental Retail Center LLP c/o Continental Property Group	No brokers involved.
403 Haywood Ave N	24,262	\$2,600,000	Oakdale	Ahamia LLC c/o Afshan Anjum and Irfan Sandozi	Afton Group LLC c/o Richard Pace	Jeff Nordness and Jeff Salzbrun of Essence Real Estate Services represented the buyer; Jay Chmieski and Dan Friedner of Colliers International represented the seller.
1315 4th St SE	4,960	\$2,485,000	Minneapolis	Sakallah Development 2 LLC c/o Wael Sakallah	Doran University VI LLC c/o Kelly Doran	No brokers involved.

NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Gateway Tower Nicollet Mall and 3rd St	310,000	New	Minneapolis	RBC Wealth	United Properties	Paul Donovan of Cushman & Wakefield represented the tenant.
Minnesota Center 7760 France Ave S	58,157	New	Edina	Jostens	Minnesota Center JV LLC	Brian Fogelberg of CBRE represented the tenant; Mike Honsa, Martin Wolfe and Teresa Borgen of Transwestern represented the landlord.
Normandale 8000 Tower 8331 Norman Center Dr	50,000	New	Bloomington	Dairy Queen	ML-AI Normandale LLC	Peter Fitzgerald and Andrew Commers of Cushman & Wakefield represented the tenant; Dan Gleason and Dan Nechanicky of Cushman & Wakefield represented the landlord.
Fifth Street Towers 150 S 5th St	50,000	New	Minneapolis	Amplifon	Fifth St Towers Prop LLC	Ted Carlson of Carlson Commercial represented the tenant; Reed Christianson, Erin Wendorf and Morgan Rethlake of Transwestern represented the landlord.
US Bankcorp Center 800 Nicollet Mall	50,000	Expansion	Minneapolis	US Bank	Wells REIT	Anna Coskran of NTH represented the tenant; Erik Ordway and Brent Erickson of Newmark Knight Frank represented the landlord.
Fifth Street Towers 100 S 5th St	37,255	Renewal	Minneapolis	Messerli and Kramer	Fifth St Towers Prop LLC	Steven Chirhart of TaTonka represented the tenant; Reed Christianson and Erin Wendorf of Transwestern represented the landlord.
Capella Tower 201-225 S 6th St	23,408	New	Minneapolis	GlobalTranz	SRI Eleven Mpls 225 LLC	Mitch Huggdahl and Karen Riley of Cresa represented the tenant; Larissa Champeau, Mark McCary and Ann Rinde of CBRE represented the landlord.
IDS 80 S 8th St	23,179	Renewal	Minneapolis	Marquette Hotel	BRI 1855 IDS Center LLC	Jon Dahl, Brent Robertson and Sam Maquire of JLL represented the landlord.
IDS 80 S 8th St	22,000	Renewal	Minneapolis	Patterson Thuente	BRI 1855 IDS Center LLC	Tom Braman of Braman and Associates represented the tenant; Jon Dahl, Brent Robertson and Sam Maquire of JLL represented the landlord.
SpartanNash 7600 S France Ave	21,352	New	Edina	Arthritis and Rheumatology	Nash-Finch Company	Misty Bowe of The Excelsior Group represented the tenant; Matt Elder and Steve Shepherd of Newmark Knight Frank represented the landlord.
Tractorworks Building 800 N Washington Ave	21,318	New	Minneapolis	Power Objects	Tractorworks LLC	David Buuse of Corporate Tenant Advisors represented the tenant; Erik Ordway and Brent Erickson of Newmark Knight Frank represented the landlord.
601 Tower at Carlson Center 601 Carlson Pkwy	20,930	Sublease	Minnnetonka	Orbital ATK	Pine River Capital	Tom DeSautel of CBRE represented the tenant; Brent Karkula and Joe Conzemius of CBRE represented the sublessor.
Fifth Street Towers 150 S 5th St	20,358	New	Minneapolis	Chartwell	Fifth St Towers Prop LLC	Jim Damiani of Newmark Knight Frank represented the tenant; Reed Christianson and Erin Wendorf of Transwestern represented the landlord.
Fifth Street Towers 150 S 5th St	20,131	New	Minneapolis	Leuthold	Fifth St Towers Prop LLC	Chris Rohrer of JLL represented the tenant; Reed Christianson and Erin Wendorf of Transwestern represented the landlord.
Riverplace: One Main 1 Main St SE	20,000	Renewal	Minneapolis	Ultra Creative	Office Realty Corp	Rob Davis of The Excelsior Group represented the tenant; Jim Kenney, Nils Snyder and Mike Doyle of Colliers International represented the landlord.
Colwell Building 123 N 3rd St	20,000	New	Minneapolis	Revel Health	Whetstone Colwell LLC	John Lorence of CBRE represented the tenant; Peter Fitzgerald and Mark Stevens of Cushman & Wakefield represented the landlord.
LaSalle Plaza 800 Lasalle Ave	20,000	Relocation	Minneapolis	Galliard	Zeller	Brian Fogelberg of CBRE represented the tenant; Dan Rudeen of Zeller represented the landlord.
Fifth Street Towers 100 S 5th St	16,504	New	Minneapolis	Three Bridge	Fifth St Towers Prop LLC	Cory Whitbeck of TaTonka represented the tenant; Reed Christianson and Erin Wendorf of Transwestern represented the landlord.
Eagle Point Office Center II 8550 N Hudson Blvd	15,383	New	Lake Elmo	HealthPartners Behavioral	Dakota UPREIT LP	Tom Stella represented the tenant; Eric King of Cushman & Wakefield represented the landlord.
Riverplace: One Main 1 Main St SE	15,000	New	Minneapolis	Smart Things	Office Realty Corp	Ron Moss of TaTonka represented the tenant; Jim Kenney, Nils Snyder and Mike Doyle of Colliers International represented the landlord.

Grand Oak Office VII 2750 Blue Water Rd	11,991	New	Eagan	American Heart Association	BPG Grand Oak Bldg VII Investors LLC	Brian Ginkel of JLL represented the tenant; Mike Honsa and Mike Salmen of Transwestern represented the landlord.
Pacific Flats 218-228 N Washington Ave	10,000	New	Minneapolis	Love Your Melon	Pacific Flats LLC	Shannon Reilly of Frauenshuh represented the tenant; Kevin Kuppe of Element represented the landlord.
Osborn370 370 Wabasha St N	10,000	New	Saint Paul	Farm to Fork	Osborn370 LLC	Kevin Anderson of CBRE represented the tenant; Tanya Bell and Judd Fenlon of Grand Real Estate Advisors represented the landlord.
Centennial Lakes II 7601 S France Ave	10,000	Renewal	Edina	Vizient	Centennial Lakes II LLC	Marc Nanne of JLL represented the tenant; Dan Wicker and Bob Revoir of Cushman & Wakefield represented the landlord.
Osborn370 370 Wabasha St N	9,986	New	Saint Paul	Glen Nelson Center	Osborn370 LLC	Tanya Bell and Judd Fenlon of Grand Real Estate Advisors represented the landlord.

NOTABLE INDUSTRIAL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Kasota Distribution Center 2565-2575 Kasota Ave	211,998	\$7,300,000	Saint Paul	Kasota Holdings LLC c/o Golden Valley Humane Society	Elm Properties	Jim Vos of Cresa represented the buyer; Eric Batiza, Brian Doyle and Sam Svendahl of Colliers International represented the seller.
8500 Wyoming Ave N	146,911	\$7,000,000	Brooklyn Park	Proto Labs	Taylor Communications	Ann Hanson of Cresa represented the buyer; John Ryden, Matt Oelschlager and Chuck Caturia of CBRE represented the seller.
Raceway Business Center Phase II 910 Hastings Ave	83,000	\$6,228,320	Newport	Starline Properties, LLC c/o Meyer Distributing Inc	Scannell Properties #276, LLC c/o Scannell Properties	Tom Sullivan and Peter Fooshe of Cushman & Wakefield represented the buyer and seller.
1818 Buerkle Rd	66,726	\$5,850,000	White Bear Lake	White Oak WBL LLC c/o Robert Greenberg	Buerkle Investment Properties, LLC c/o Jon Carlson	Not reported.
2001 E 24th St	83,849	\$5,400,000	Minneapolis	SDC DST Minnetonka	Snelling Distribution Center LLC	Rodney Lee of Premier Commercial Properties represented the buyer and seller.
1275 Willow Lake Blvd	53,235	\$3,630,000	Vandais Heights	Midwest Airport Properties LLC c/o Linn Star Transfer	MNM Partners, Astor Development Co and M&H Partners LLC	Jack Tornquist, Tom Bennett and Tom Hayhoe of CBRE represented the buyer; Matt Oelschlager, Mike Bowen and John Ryden of CBRE represented the seller.
McKesson 3230 Spruce St	87,660	\$3,400,000	Little Canada	ADL Property Holdings LLC c/o Advanced Distribution	McKesson Corp	Chris Weirens, David Stokes and Cameron Cropsey of Cushman & Wakefield represented the buyer; Tom Simon and Charlie Snyder of CBRE represented the seller.
5858 152nd St N	62,088	\$3,000,000	Hugo	Construction Materials Inc	PB Wyncrest LLC	Not reported.
6805 20th Ave S	40,649	\$2,675,000	Centerville	L & N Black Properties, LLC c/o Larry Black	B & R Properties, LLC	Todd Hanson of Cushman & Wakefield represented the seller.
403-409 Haywood Ave N	24,262	\$2,600,000	Oakdale	Ahamia LLC	Afton Group LLC	Jeff Nordness of Essence Real Estate Advisors represented the buyer; Jay Chmielewski and Dan Friedner of Colliers International represented the seller.
1640 Como Ave	24,139	\$2,200,000	St Paul	MN State Fair	R, P & G Enterprises	Eric Rapp of Colliers International represented the seller.
Pillsbury Business Center 8300 Pillsbury Ave S	42,490	\$2,200,000	Bloomington	8300 Pillsbury, LLC c/o Thomas Brust	Viking Industrial Fund Pillsbury, LLC c/o Altus Properties	Julie Bauch of Bauch Enterprises represented the buyer; Ryan Krzmarzick of Colliers International represented the seller.
Wedgwood VIII 6765 Wedgwood Rd N	26,153	\$2,125,000	Maple Grove	Gros Ventre Investments Limited Partnership	TG-Northco Holdings, LLC	Not reported.
7525 Highway 13 W	19,584	\$2,000,000	Savage	7525 LLC	Platinum Investment Properties LLC	Kris Smeltzer and Hudson Brothen of Cushman & Wakefield represented the buyer and seller.
3131 Snelling Ave	67,200	\$2,000,000	Minneapolis	Bokers Inc	Loren & Harding LLP	No brokers involved.
4444 Round Lake Rd W	30,962	\$1,970,000	Arden Hills	VGLG 3080 LLC	W.W. Grainger, Inc.	Tom Sullivan and Peter Fooshe of Cushman & Wakefield represented the buyer; Bryan Van Hoof and Jeff Przytarski of CBRE represented the seller.
2600 E 25th St	25,127	\$1,905,505	Minneapolis	Metro Ventures, LLC c/o Gene Kuppenbender	2600 Bldg., LLC c/o Clifford Fraser	Chad Blihovde of Urban Industries represented the buyer.
Knight Machining 10005 51st Ave N	16,104	\$1,800,000	Plymouth	R&D Industrial Holdings, LLC	KNI, LLC c/o Larry Johnson	Not reported.
8215 W 126th St	27,600	\$1,600,000	Savage	K-2A Holdings LLC	Kensington Property Management LLC	Andy Manthei of KW Commercial represented the buyer; Matthew Klein of KW Commercial represented the seller.
620 9th St SE	66,641	\$1,480,000	Minneapolis	SE 8th Development Co, LLC c/o George Sutton	MRH & Co c/o Harry Fischman	No brokers involved.

2500 E 25th St	30,000	\$1,470,000	Minneapolis	Metro Ventures, LLC c/o Gene Kuppenbender	Quality Carton, Inc c/o Clifford Fraser	Chad Blihovde of Urban Industries represented the buyer.
3640 Kennebec Dr	31,063	\$1,450,000	Eagan	Senger Brothers Inc c/o Kyle Senger	Nicollet Business Campus LLC	Joe Solheid of Gonyea represented the seller.
8448 Pillsbury Ave S	24,605	\$1,325,000	Bloomington	Vreeze Commercial LLC c/o Wade Vrieze	Edward & Janell R. Cirkl	No brokers involved.
4525 Hiawatha Ave	24,590	\$1,190,000	Minneapolis	RS EDEN c/o Daniel Cain	Tyke Properties, LLC c/o John Ball	Erik Sorenson of Weatherhill represented the seller.
Polycast Specialties Inc 112 Dundas Rd	16,670	\$1,050,000	Monticello	CT Ventures LLC	Schulz Properties c/o Mary Schulz	Wayne Elam of Commercial Realty Solutions represented the buyer and seller.

INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Wilfred Distribution Center 13201 Wilfred Ln N	335,400	New	Rogers	Veritiv	Scannell Properties	Matt Oelschlager, John Ryden and Mike Bowen of CBRE represented the tenant and landlord.
Northern Stacks VII 40 NE 51st Way	200,000	New	Fridley	LKQ	Hyde Development	Eric Batiza and Jason Simek of Colliers International represented the landlord.
600 Kasota Ave SE	60,638	New	Minneapolis	Boyer Trucks	CP Williams Fam LTD Partnership	Tom Lelich of CBRE represented the tenant and landlord.
MSP Midway Industrial Park 429 Prior Ave N	55,845	New	Saint Paul	Cottage Corp	Clarion Partners	Eric Batiza and Brian Doyle of Colliers International represented the tenant and landlord.
Northern Stacks V 45 E Northern Stacks Dr	55,809	New	Fridley	Axalta Coating Systems	Hyde Development	Josh Huempfner of Upland represented the tenant; Eric Batiza and Jason Simek of Colliers International represented the landlord.
Eagan Distribution Center 580 Yankee Doodle Rd	50,538	New	Eagan	Land & Sea Distributing	Industrial Equities Group II LLC	Tom Simon of CBRE represented the tenant; John Allen of Industrial Equities represented the landlord.
Northern Stacks III 42 E Northern Stacks Dr	35,880	New	Fridley	Resolution Medical	Hyde Development	Jack Tornquist of CBRE represented the tenant; Eric Batiza and Jason Simek of Colliers International represented the landlord.
Elm Creek Commerce Center II 8600 N 109th Ave	30,777	Renewal	Champlin	Prima Power Laserdyne	Oire Minnesota LLC	Paul Bickford and Brad Bohlman of Colliers International represented the landlord.
1929 E 24th St	22,460	New	Minneapolis	Fortune International	Vitullo Real Estate LP	Brad Bohlman of Colliers International represented the tenant; Jason Butterfield of Frauenshuh represented the landlord.

NOTABLE **RETAIL SALE** TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
6211-6215 Brooklyn Blvd	19,796	\$3,100,000	Brooklyn Center	Maple Grove Holdings LLC	Big River Boulevard Center LLC	Not reported.
8101 Hwy 65 NE	10,550	\$2,850,000	Spring Lake Park	HyVee	City of Spring Lake Park Northridge Assets LLC EMG Capital 005 LLLP Rubicon Capital LLC	Tom Palmquist of Colliers International represented the buyer; Gary Germundsen of Colliers International represented the seller.
1315 4th St SE	4,960	\$2,485,000	Minneapolis	Sakallah Development 2 LLC c/o Wael Sakallah	Doran University VI LLC c/o Kelly Doran	No brokers involved.

NOTABLE RETAIL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Former Gander Mountain 12160 Technology Dr	55,611	New	Eden Prairie	Gander Outdoors	Mountain Prairie LLC	Mike Ayres of Oppidan Investment represented the tenant; Kim Meyer and Thomas Martin of Cushman & Wakefield represented the landlord.
The Capp 46th St and Hiawatha Ave	46,000	New	Minneapolis	Cub	Oppidan Investment	No brokers involved.
Grove Plaza 7210 E Point Douglas Rd	38,000	New	Cottage Grove	TJ Maxx/Homegoods	EBL&S Development	Stephanie Meyer and Johnny Reimann of Mid-America represented the tenant; Deb Carlson of Cushman & Wakefield represented the landlord.
Southview Square 1857-1917 S Robert St	20,712	New	West St Paul	Goodwill	Sasco Investments LLP	Lisa Christianson of Christianson & Company represented the tenant; Jeff Horstmann of Horstmann Enterprises represented the landlord.
Rosedale Square 1601-1677 W County Rd C	11,400	New	Roseville	Top Ten Liquors	Rosedale Square LLC	Sara Martin of Colliers International represented the tenant; Tricia Pitchford and Jesseka Doherty of Mid America represented the landlord.
Valley Ridge Center 1240-1570 W Frontage Rd	6,469	Renewal	Stillwater	Washington County	Valley Ridge Holdings	Jon Whitcomb of Metro East represented the landlord.
Buffalo Crossing 1006 Commercial Dr	5,046	New	Buffalo	Hana Buffet	Buffalo Crossing LLC	Mary Lindell of Christianson and Company represented the landlord.
Eagan Premium Outlots 3965 Eagan Outlets Pkwy	2,800	New	Eagan	Bath & Body Works	Paragon Outlets Eagan LLC	Simon Property Group represented the landlord.

GREATER MN NOTABLE SALE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
405 E Superior St	Office	18,300	\$2,500,000	Duluth	Minnesota Land Partners	Amendola Building LLP	Todd Nelson of Minnesota Land Partners represented the buyer.
5201 260th St	Industrial	50,000	\$2,500,000	Wyoming	Kevin Kirvida	E C Hallberg	Not reported.
4225 Maine Ave SE	Industrial	26,000	\$2,410,833	Rochester	SPD LLC c/o Dan Penz	South Fork Ventures LLC c/o Tom Hexum	Remax represented the buyer. The Hexum Companies represented the seller.
2647 Superior Dr NW	Office	7,092	\$1,950,000	Rochester	LNI Floorco LLC c/o LNI Tech Center	Synergy Partners LLC	Not reported.
2301 Division St	Retail	11,350	\$1,882,500	Saint Cloud	C & C INVESTMENT OF MN, LLC c/o Li Chun Chen	C & J Investment Company LLC	Not reported.
Tim Horton's 612 Roosevelt Rd	Retail	2,016	\$1,880,000	Saint Cloud	R P & G Enterprises	MN 200 LLC	Keith Sturm of Upland represented the seller.
2008 S Broadway	Retail	7,586	\$1,877,687	Rochester	Janis Stadheim Revocable Trust	Calli R LLC	Not reported.
432 NW 16th Ave	Retail	6,536	\$1,875,000	Rochester	Perk 4 LLC	Ronald Yanish Irrevocable Trust	Not reported.
244 - 252 W Main St	Office	22,340	\$1,806,600	Marshall	Moriah Properties LLC	Marshall Commercial Properties, LLC	Not reported.
2215 2nd St SW	Office	20,140	\$1,685,000	Rochester	Mayo Employees Federal Credit Union	Corporate Gardens Plaza LLC	Not reported.
2510 Superior Dr NW	Office	10,023	\$1,600,000	Rochester	Post Properties LLC c/o Katie Post	At Your Service Properties, LLC	Not reported.
1001 NW 6th St	Retail	9,525	\$1,500,000	Rochester	Lucy Properties LLC	The Prow Company	Not reported.
2014 1st Street South	Retail	NA	\$1,425,000	Willmar	Kwik Trip, Inc.	Old MAC Real Estate Holdings, LLC	Not reported.
1547 Hwy 59 S	Retail	79,606	\$1,400,000	Thief River Falls	3Gen Properties, LLC	Gershman Properties, LLC	Not reported.
3240 Division St	Retail	2,531	\$1,300,000	Saint Cloud	TruStone Financial Federal Credit Union	White Castle System	Not reported.
5366 386th St	Retail	NA	\$1,260,000	North Branch	Kwik Trip Inc. c/o Don Zietlow	Little Sweden, Inc.	Not reported.
1300 E 8th Street	Industrial	122,073	\$1,222,500	Fairmont	Fairmont Refrigerated Service Property Owner LLC	Fairmont Refrigerated Services, LLC	No brokers involved.
80 37th Ave S	Office	8,640	\$1,150,000	Saint Cloud	Matt Imdieke Assets LLC	Coborn Realty Company	Not reported.
42670 450th St	Industrial	14,811	\$1,100,000	Perham	R.D. Offutt Company	Cavendish Farms, Inc.	No brokers involved.
1313 Paul Bunyan Drive NW	Retail	4,179	\$972,147	Bemidji	Camping World Property, Inc.	Holiday Companies	Not reported.
2121 Highway 10 E	Office	NA	\$960,000	Moorhead	Skandia Properties LLC	Northland Partners, LLP	Not reported.
433 W 3rd St	Office	8,408	\$920,000	Red Wing	Green Investments LLC	Eagle Building, LLC	Not reported.
701 Center Ave E	Office	27,671	\$793,600	Dilworth	Aspire Holdings, LLC	DAB of Pelican Rapids, LTD	Not reported.

1770 Howard Dr	Industrial	29,268	\$790,000	North Mankato	Arnold's South, LLC	Mankato Holdings, LLC	No brokers involved.
1409 7th St N	Industrial	18,400	\$757,500	Princeton	Kostreba Holdings, LLC	Artic Mini-Storage LLC	Not reported.
347 - 349 W Main St	Office	12,254	\$727,600	Marshall	Carmel Properties LLC	Business Properties of Marshall LLC	Not reported.
305 Alliance Pl NE	Office	4,680	\$650,000	Rochester	Christofferson Management LLC c/o Kirk Christofferson	Pensco Trust Company Custodian FBO Gregory D. Jensen, IRA	Darin Groteboer of Fort represented the seller.
1010 E. Hwy 61	Retail	N/A	\$650,000	Grand Marais	S&J Alliance Corp	David F. Willbourn	Not reported.
Minnesota Lumber 2583 County Rd 74	Industrial	11,380	\$645,000	Saint Cloud	Double B Holdings, LLC c/o Richard Hobbs c/o Ted Klein	TAD of Central Minnesota, LLC	No brokers involved.
1910 London Rd	Retail	2,634	\$620,000	Duluth	1910 London Rd LLC	SP-Combo Estates I LLC	Jill Duemelands of Duemelands Commercial represented the seller.
425 West Highway 61	Retail	1,740	\$615,000	Grand Marais	Drosera Holdings, LLC	Grand Marais Pharmacy, LLC	Not reported.
109 Walnut Street S	Office	5,794	\$595,043	La Crescent	ESB Bank	First Bancorporation, Inc.	Not reported.
1905 1st Ave	Industrial	8,300	\$560,000	Mankato	Draper Investments, LLC	Westman Investments, LLP	No brokers involved.
615 Jackson Park SW	Retail	NA	\$550,000	Alexandria	Old Hickory Building, LLC	Jeffrey Schutz	Not reported.
204 Litchfield Avenue SW	Retail	9,682	\$550,000	Willmar	Kwik Trip, Inc.	Old Nissan Real Estate Holdings, LLC	Not reported.
809 Paul Bunyan Drive S	Office	5,469	\$530,000	Bemidji	Movers, LLC	Pleasant Estate Properties, LLC	Not reported.
1620 Hwy 60 W	Office	5,214	\$500,000	Faribault	Peach Properties, LLC	Lubbers Properties, Inc.	Not reported.

INVESTMENT SALES TRANSACTIONS (OVER \$3,000,000)

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Capella Tower 201 S 6th St	Office	1,391,761	\$255,000,000	Minneapolis	SRI Eleven Minneapolis 225 LLC c/o Shorenstein Properties	Minneapolis 225 Holdings LLC c/o ASB Real Estate	Eastdil represented the seller.
Marquette Plaza 250 Marquette Ave	Office	522,656	\$88,400,000	Minneapolis	KBS Real Estate Investment Trust	FRM Associates LLC	No brokers involved.
7400 Flying Cloud Dr 7660-7716 Golden Triangle Dr 6321 Bury Dr 7550 Meridian Cir N 5600-5610 Rowland Rd 550-590 Hale Ave N 2905 Northwest Blvd 2800 Campus Dr 2955 Xenium Ln N 9600 54th Ave N 4600 Nathan Ln 7805 Hudson Rd	Industrial	921,698	\$70,000,000	Eden Prairie Maple Grove Minnetonka Oakdale Plymouth Woodbury	Artemis Real Estate Partners and Eagle Ridge Partners	Greenfield Partners	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the buyer.
3001 Broadway St NE 3433 Broadway St NE 1300 Godward St	Office	551,349	\$49,000,000	Minneapolis	Altus Properties	Suntide Commercial Realty	Avery Ticer, Terry Kingston, Tom O'Brien and Scott Pollock of Cushman & Wakefield represented the seller.
Tria Orthopedic Center 8000-8100 Northland Dr	Office	112,038	\$35,250,000	Bloomington	The Chicago Trust Company c/o Zeller JPG TIC LLC, Zeller 401 JPG Castleton TIC LLC, Zeller 401 JPG Michigan TIC LLC and Arcadia Tire LLC	494 France Holdings LLC c/o United Properties	Scott Pollock, Tom O'Brien, Avery Ticer and Terry Kingston of Cushman & Wakefield represented the seller.
3605 Highway 52 N	Industrial	3,100,000	\$33,900,000	Rochester	Rochester Campus c/o Industrial Realty Group	IBM	William Bingham of JLL represented the seller.
2601 88th St W	Office	278,532	\$26,250,000	Bloomington	8800 Queen LLC c/o Green Door Capital	LSREF4 Rebound LLC c/o Lone Star Funds	Scott Pollock, Tom O'Brien, Avery Ticer and Terry Kingston of Cushman & Wakefield represented the seller.
Gaviidae Commons 601 and 605 Nicollet Mall	Retail	55,526	\$24,550,000	Minneapolis	KB Minneapolis DST c/o KB Property Advisors	United Properties	No brokers involved.
330 S 2nd Ave	Office	177,274	\$20,000,000	Minneapolis	330 South Second MN Partners LLC c/o Spaulding & Slye	GPT Properties Trust	Steven Buss of JLL represented the seller.
310 Smith Ave N	Office	48,211	\$16,500,000	Saint Paul	HSRE-MN Ritchie LLC c/o Harrison Street Real Estate	IRET Properties	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the buyer.
347 Smith Ave N	Office	41,726	\$14,000,000	Saint Paul	HSRE-MN Gardenview LLC c/o Harrison Street Real Estate	IRET Properties	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the buyer.
The Shops at Wedgwood 13290 Bass Lake Rd 13376 Bass Lake Rd 6336 Vinewood Ln N	Retail	33,661	\$12,800,000	Maple Grove	CH Retail Fund II and Minneapolis Wedgwood, L.L.C.	Wedgwood Equities II LLC c/o EXCOM Properties Inc	Deb Vannelli of Upland represented the seller.

5600 LaCentre Ave 5676 LaCentre Ave 5698 LaCentre Ave 5633 LaCentre Ave 5671 LaCentre Ave	Retail	96,002	\$12,800,000	Albertville	Albertville Station LLC c/o Phillips Edison & Co	MSP Albertville Retail Buildings LLC c/o Hempel	Ben Krsnak and Brent Jacobson of Hempel represented the seller.
Northtown Village Shopping Center 10-50 Coon Rapids Blvd NW	Retail	180,763	\$11,000,000	Coon Rapids	L & K Capitals LLC	WC Northtown Village LLC c/o World Class Capital	Terese Reiling-Holding and Jeff Budish of Colliers International represented the seller.
Dunkirk Square 16401 County Rd 30 16445 County Rd 30	Retail	86,714	\$10,200,000	Maple Grove	IRC Dunkirk Square LLC c/o SARA Investments	Dunkirk 30 Property Group LLC c/o IRC Retail Centers	Bob Pounds, Tim Prinsen and Amy Senn of Colliers International represented the seller.
4150 2nd St S	Office	80,210	\$9,225,000	Saint Cloud	Eleven Investments LLC c/o Paces Lodging	LSREF4 Bison LLC c/o Lone Star Funds	Scott Pollock, Tom O'Brien, Avery Ticer and Terry Kingston of Cushman & Wakefield represented the seller.
Hiawatha Business Center 2016 28th St E	Industrial	60,362	\$8,625,000	Minneapolis	Schadegg Development, LLC c/o Daniel Schadegg	2800 Hiawatha, LLC c/o Ryan Companies	Not reported.
Shingle Creek Commerce Center I 6820 Shingle Creek Pkwy	Industrial	144,960	\$7,894,708	Brooklyn Center	MULP LL LLC c/o Investcorp International Realty	Shingle Creek I Property LLC c/o Tryperion Partners	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the buyer.
Shingle Creek Commerce Center 6840 Shingle Creek Pkwy	Industrial	114,544	\$7,661,106	Brooklyn Center	MULP LL LLC c/o Investcorp International Realty	Shingle Creek II Property LLC c/o Tryperion Partners	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the buyer.
5205 Hwy 169	Industrial	96,578	\$5,842,165	Plymouth	MULP LL LLC c/o Investcorp International Realty	Midwest Business Property LLC c/o Tryperion Partners	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the buyer.
11100 Jefferson Hwy N	Industrial	132,382	\$5,645,637	Champlin	MULP LL LLC c/o Investcorp International Realty	11100 Jefferson Property LLC c/o Tryperion Partners	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the buyer.
Washington Square 7500-7550 Washington Ave S	Industrial	72,905	\$5,230,769	Eden Prairie	MULP LL LLC c/o Investcorp International Realty	Washington Square Property LLC c/o Tryperion Partners	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the buyer.
500 Kasota Ave SE	Industrial	74,140	\$5,114,690	Minneapolis	MULP LL LLC c/o Investcorp International Realty	Kasota Property LLC c/o Tryperion Partners	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the buyer.
MGS Machine 8575 Monticello Ln N 9900 85th Ave N	Industrial	79,033	\$4,925,000	Maple Grove	MGS MG Properties LLC	Bahr Properties LLC	Nick Leviton of Colliers International represented the buyer; Chris Garcia of Lee & Associates represented the seller.
1400 Cty Rd 101	Retail	18,924	\$4,650,000	Plymouth	2728 Humboldt LLC	Oakwood 1400, LLC c/o Kim Perry	Jeff Budish of Colliers International represented the buyer; Kim Perry of Minnesota Real Estate Dynamics represented the seller.
Edina Twins Business Center 7301 and 7251 Washington Ave S	Industrial	52,679	\$4,479,488	Edina	MULP LL LLC c/o Investcorp International Realty	Edina Twins Property LLC c/o Tryperion Partners	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the buyer.
1715 S Robert St	Retail	2,854	\$4,458,333	West St Paul	Trilight Properties LLC	Robert Street Investors LLLP c/o Venture Pass	Stan Johnson of Venture Pass represented the seller.
Oakwood Square 17405 Cty Rd 6 17435 Cty Rd 6	Retail	12,150	\$4,450,000	Plymouth	It's Cold MN, LLC c/o Five Star Development of Alabama	Oakwood 1400, LLC c/o Kim Perry	Lisa Diehl of Diehl and Partners represented the buyer; Kim Perry of Minnesota Real Estate Dynamics represented the seller.
The Shoppes at Almar Village 7155 Jorgensen Ln S	Retail	18,600	\$4,400,000	Cottage Grove	Almar Village, LLC	Amcon St. Anthony, LLC	Not reported.

3216 Winnetka Ave N	Industrial	71,650	\$4,374,848	New Hope	Jernigan Capital Inc	Gerth LLC	Hayden Hulsey of ReMax Results represented the buyer; Hudson Brothen, Jon Yanta and Brent Masica of Cushman & Wakefield represented the seller.
Tractor Supply 4205 Maine Ave SE	Retail	19,554	\$4,103,000	Rochester	TSC LLC c/o Dan Penz	MSIR 1 LLC c/o Tom Hexum	Remax represented the buyer; The Hexum Companies represented the seller.
1174 Northland Dr	Industrial	52,778	\$4,100,000	Mendota Heights	William Heller, Judith Erdei and Steven Rumbaugh Revocable Trust Judy Boysen-Rumbaugh Revocable Trust Roy Johnson Family LP and SRRT Northland Dr LLC	Eleven-Seventy Family LP	Not reported.
1400 Cty Rd 101	Retail	18,924	\$4,001,000	Plymouth	Oakwood 1400, LLC c/o Kim Perry	Oakwood Square LLC c/o David & Kathie Johnson	Kim Perry of Minnesota Real Estate Dynamics represented the buyer.
12730 Elm Creek Blvd	Retail	5,537	\$4,000,000	Maple Grove	EC North LLC c/o OneCorp	Maple Grove Holdings LLC	No brokers involved.
Oakwood Square 17435 Cty Rd 6 17405 Cty Rd 6	Retail	12,150	\$3,900,000	Plymouth	Oakwood 1400, LLC c/o Kim Perry	Oakwood Square LLC c/o David & Kathie Johnson	Kim Perry of Minnesota Real Estate Dynamics represented the buyer.
7180 Northland Cir N	Industrial	56,776	\$3,816,746	Brooklyn Park	MULP LL LLC c/o Investcorp International Realty	7180 Northland Property LLC c/o Tryperion Partners	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the buyer.
Oak Ridge Centre 4801 Highway 61 N	Office	31,263	\$3,700,000	White Bear Lake	Oak Ridge Centre LLC	Muellner Family LLLP	Michael Ahles of Marcus & Millichap represented the seller.
Rosemount Crossing - Aldi 14995 Robert Trl S	Retail	15,602	\$3,265,000	Rosemount	Wells Fargo Bank, N.A. as successor Trustee of the Ingeborg Rubinfeld Intervivos Revocable Trust	PWRE 2 Rosemount, LLC c/o Pacific West Land LLC	Not reported.
1800-1802 Wooddale Dr 6949 Valley Creek Road	Office	17,000	\$3,250,000	Woodbury	LDP Investment V LLC and LHC Investment II LLC c/o Lupe Development and Launch Properties	1802 Wooddale Drive LLC c/o Wenck	Not reported.