

# Quarterly Report

## NOTABLE TRANSACTIONS

Quarter 2, 2008



**MNCAR**

Minnesota Commercial Association of REALTORS®

## NOTABLE INDUSTRIAL SALES TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
606 Vandalia St. Building	90,000	\$3,580,000	St. Paul	CMA Management LLC	JLT Group Inc.	Charles McQuinn of CMA Management represented the buyer; Josh Floring and Greg McDonald of Magnum Real Estate represented the seller.
4250 Norex Dr	41,506	\$2,400,000	Chaska	Arbor Park II LLC	Duane & Bonnir Saunders	Kris Smeltzer of NorthMarq represented the the seller.
AMB Parkside	120,400	\$7,350,000	New Hope	AMB Industrial Alliance Fund III Lp	Airport One Limited Partnership	Joel Torborg of CB Melody represented the buyer.
Nicollet V Business Center	36,777	\$3,600,000	Burnsville	Data Equities, LLC	Bluffs West Partnership	Ryan Krzmarzick of NAI Welsh represented the buyer; Steve Nelson of Hoyt Properties represented the seller.
13001 Central Ave NE	26,664	\$1,550,000	Blaine	MAH Properties	Marshall & Ilsley Bank	Michael Koehler of Premise Commercial Real Estate represented the buyer; Eric Batiza and Brian Doyle of NAI Welsh represented the seller.

## NOTABLE INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	CITY	LESSEE	LESSOR	AGENTS INVOLVED
Hampshire Technology Center	60,000	Bloomington	Gabberts	Continental Property Group Inc	Tony Kamp of Strategic Real Estate Services represented the lessee; Tracy Thomas of Continental Property Group Inc. represented the lessor.
First Gate	285,000	Lakeville	Uponar Wirsbo	First Industrial Realty Trust Inc	Ray Reese and Brian Fogelberg of CB Richard Ellis represented the lessee; Scott Frederiksen and Bill Ritter of NAI Welsh represented the lessor.
MN Valley Distribution Park II	74,000	Shakopee	Arizant Health Care	Capstone Quadrangle	Michael Fleetham of NorthMarq represented the lessee; Nathan Arnold and Ray Reese of CB Richard Ellis represented the lessor.
Cameron's Coffee Site	65,000	Shakopee	Cameron's Coffee	West Real Estate	Jack Tornquist, Nathan Arnold and Ryan Bartley of CB Richard Ellis represented the lessee; Kris Smeltzer and Jon Yanta of NorthMarq represented the lessor.
Eagle Creek Commerce Center III	35,000	Shakopee	Imagine Print Solutions	AMB	Scott Frederiksen of NAI Welsh represented the lessee; Jack Tornquist and Ryan Bartley of CB Richard Ellis represented the lessor.
AMB Aura Business Center	40,000	Roseville	Whirlpool-Penske Logistics	AMB	Ned Tarbox of Jones Lang LaSalle represented the lessee; Matt Oelschlager and John Ryden of CB Richard Ellis represented the lessor.

## NOTABLE OFFICE SALES TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
3989 NE Central Avenue/ Columbia Heights Business Center	94,129	\$6,390,000	Minneapolis	Stadium Village Properties	Hempel Properties	Doug Walker of UTC Inc. represented the buyer; Brent Jacobson and Ben Krsnak of Hempel Properties represented the seller.
Fort Road Medical Building	50,000	\$8,650,000	St. Paul	Grubb & Ellis Healthcare REIT	Fort Road Associates	Jim Swartz of Grubb & Ellis represented the buyer; Mark Davis of Davis Real Estate Services Group represented the seller.
Rosedale Towers	86,077	\$8,600,000	Roseville	Ted Glasrud Associates, Inc.	Meridian Management	Paul Buchmayer of Ted Glasrud Associates represented the buyer; Tom Prinsen and Robert Pounds of NAI Welsh represented the seller.
Crosstown Corporate Center	60,798	\$10,575,000	Eden Prairie	TA Associates	ASB Capital Management	Thomas Holtz and Steven Buss of CB Richard Ellis represented the seller.

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Imation Campus	107,201	Oakdale	ECMC	Imation	Charles Caturia of CB Richard Ellis represented the lessee; Phil Simonet and Zach Anderson of Paramount Real Estate represent the lessor.
1600 Tower	33,000	St. Louis Park	Hamline University	Duke	Kevin O'Neill and Mike Gelfman of NAI Welsh represented the lessee; Darryle Henry of Duke represented the lessor.
West Bloomington Technology Park	75,000	Bloomington	MGI Pharma	Liberty Property Trust	Todd Braufman of Duke and Dave Niemi of Equis Corporation represented the lessee; Brad Butler of Liberty Property Trust represented the lessor.
505 Waterford Park	23,000	Plymouth	Wealth Enhancement Group	Franklin Street	Charles Caturia of CB Richard Ellis represented the lessee; Bob Revoir of NorthMarq represented the lessor.
Normandale 8400 Tower	23,611	Bloomington	Carol Inc.	GMAC Res Cap (sublessor)	John McCarthy of NorthMarq represented the lessee; James Freytag and Josh Johnson of CB Richard Ellis represented the lessor.

## NOTABLE RETAIL SALES TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Wyoming Commons	8,828	1,190,000	Wyoming	Triple T Investments LLC	GPRT Properties	Richard Yablonsky and Matthew Shapiro of Yablo Commercial Real Estate represented the buyer; Tim Flaherty of Trapp Realty represent the seller.
13001 Central Ave NE	26,664	\$1,550,000	Blaine	MAH Properties	Commercial Partners Title, Inc.	Brian Doyle and Eric Batiza Of NAI Welsh represented the seller.
2631 Southtown Dr.	7,160	\$2,260,000	Bloomington	Southtown Properties LLC	WSL Partnership LLP	Andy Chana Of Marcus & Millichap represented the buyer and seller.
Hutchinson Mall	120,831	\$2,500,000	Hutchinson	Private local investor	Developers Diversified Realty	Matt Pulkrobek of Hometown Realty represented the buyer; Bob Pounds, Tim Prinsen, and Lori Pounds of NAI Welsh represented the seller.

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PROPERTY	SIZE (SF)	CITY	LESSEE	LESSOR	AGENTS INVOLVED
Former Blockbuster	8,400	Maplewood	O'Reilly Auto Parts	NAI Welsh	Michelle LaGue of Cushman Wakefield represented the lessee; Bob Minks of NAI Welsh represented the lessor.
Crossroads of Lakeville	9,880	Lakeville	Knowledge Learning Corporation	NAI Welsh	Chris Moe of HJ Development represented the lessee; Tony Strauss of NAI Welsh represented the lessor.
Wabasha Commons	9,540	St. Paul	Pop! Restaurant	NAI Welsh	Tony Strauss and Sara Martin of NAI Welsh represented the lessor.
University IV	9,089	Spring Lake Park	Empire Education	Centro Properties	Molly Townsend of Colliers represented the lessee; Patrick Borgman of Centro Properties represented the lessor.