

Quarterly Report

NOTABLE TRANSACTIONS

Quarter 2, 2014



We're proud to present our Notable Transactions report for the second 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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INVESTMENT SALES

NOTABLE OFFICE SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
501 Nicollet Mall	100,000	\$11,775,000	Minneapolis	CenterPoint Energy	United Properties	Shannon Reilly of Frauenshuh represented the buyer; Sonja Dusil and Brent Erickson of Cushman & Wakefield/NorthMarq represented the seller.
Bass Creek Corporate Center 9955 59th Ave N	120,122	\$10,856,102	Plymouth	Polaris Industries	LW Bass Creek LLC	Douglas Fulton of Cushman & Wakefield/NorthMarq represented the buyer; James Freytag and David Marschinke of CBRE represented the seller.
1602 New Brighton Blvd	5,200	\$2,875,000	Minneapolis	Raptor Ten LLC	FJR & RJR Investments Inc	Robert Pounds, Tim Prinsen and Amy Senn of Colliers International Mpls-St Paul represented the seller.
166 4th St E	55,196	\$2,500,000	Saint Paul	South Metro Human Services	Physicians Services Building LLC	Eric Rapp of Colliers International Mpls-St Paul represented the buyer; Joseph Hughes of CBRE represented the seller.
5810 78th St	18,000	\$1,884,542	Bloomington	5810 Investors LLC Patrick & Kristen Schneider	Bloomington 5810 Bldg LLC	Patrick Schneider of Calhoun Commercial Partners represented the buyer; Kevin O'Neill and Steve Shepherd of Colliers International Mpls-St Paul represented the seller.
City Centre Dental Professionals 8375 City Centre Dr	15,542	\$1,800,000	Woodbury	Dr Steve Johnson	City Centre Properties LLC c/o Dr Al Montgomery and Dr Ned Nippoldt	Jim Edberg and Mark Young of Crossroads Properties represented the buyer and seller.

NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Plymouth Corporate Center 1405 Xenium Ln N	350,000	New	Plymouth	TCF	Plymouth Corp Center De LLC	Doug Fulton of Cushman & Wakefield/NorthMarq represented the tenant; David Marschinke and James Freytag of CBRE represented the landlord.
Capella Tower 225 S 6th St	138,000	New	Minneapolis	Star Tribune	Minneapolis 225 Holdings LLC c/o ASB Capital Management	Anna Coskran and Russ Nelson of Nelson, Tietz and Hoye represented the tenant; Reed Christianson, Erin Wendorf and Mark McCary of CBRE represented the landlord.
US Bank Plaza 200-220 S 2nd Ave	76,221	Expansion	Minneapolis	US Bank	US Bank	Bruce Koehler of Hines represented the landlord.
1550 Tower at West End 1550 Utica Ave	50,000	New	Saint Louis Park	Concur	DRA Advisors	John Lorence of JLL Americas represented the tenant; Brian Wasserman of CBRE represented the landlord.
St Columba 1330 Blair Ave N	49,736	New	Saint Paul	Sejong Academy	Church of St Columba	Kevin Peck of KW Commercial Midwest represented the tenant; Dorinda Von Tersch and Paul Donovan of Cushman & Wakefield/NorthMarq represented the landlord.
510 Marquette Ave	45,000	New	Minneapolis	Weber Shandwick	Marquette Partners LLC	Jim Damiani of Colliers International Mpls-St Paul represented the tenant; Ned Abdul of Swervo Development represented the landlord.
Eden View Office Center 7480 E Flying Cloud Dr	30,000	Sublease	Eden Prairie	EMC	ATK	Ann Hansen and Jeff Wenngatz of Cresa Minneapolis represented the tenant; Michael Gelfman and Steve Shepherd of Colliers International Mpls-St Paul represented the landlord.
Minnetonka Corporate Campus 12800-12900 Whitewater Dr	22,000	New	Minnetonka	XRS	Liberty Property Ltd Ptshp	John Lorence of JLL Americas represented the tenant; James Freytag, Brent Karkula & Brian Wasserman of CBRE represented the landlord.
Minnetonka Corporate Campus 12800-12900 Whitewater Dr	22,000	New	Minnetonka	MFRA	Liberty Property Ltd Ptshp	James Freytag, Brent Karkula & Brian Wasserman of CBRE represented the landlord.
Normandale 8300 Tower 8300 Norman Center Dr	20,300	Expansion	Bloomington	TaTa Consultants	Normandale Holdings LLC	Connie Grady of Cushman & Wakefield/NorthMarq represented the tenant; Tom Tracy of Cushman & Wakefield/NorthMarq represented the seller.
Mendota Heights Business Center 2520 Pilot Knob	20,000	New	Mendota Heights	WUXI	Wyatt the Pudel Pointer M H LLC	Kyle Greiert of Mohr Partners represented the tenant; Dan Gleason and Dan Nechanicky of Cushman & Wakefield represented the landlord.

Fifth Street Towers 150 S 5th St	19,577	New	Minneapolis	SportsData	Fifth St Towers Investrs LLC	John Lorence of JLL Americas represented the tenant; Mike Wilhelm and Mary Burnton of Zeller Realty represented the landlord.
Mendota Office Center II 1270 Northland Dr	17,000	New	Mendota Heights	Springleaf	IRET	Dan Gleason and Dan Nechanicky of Cushman & Wakefield represented the landlord.
300 N 1st Ave	16,768	Sublease	Minneapolis	Optimine	DLR Group	Mike Doyle of Colliers International Mpls-St Paul represented the tenant; Charles Simcox of Cresa Minneapolis represented the landlord.
Alliance Bank Center 41-79 5th St	11,723	New	Saint Paul	HLB Tautges Redpath	Security National Prop Funding LLC	Shawn Wiski of Security National Properties represented the landlord.
500 Medtronic Pkwy	10,638	New	Fridley	Minnesota Autism Center	Medtronic	Peter Fitzgerald of Concord represented the tenant; Suzanne Grimm and Jessica Mogilka of Cresa Minneapolis represented the landlord.
Normandale 8000 Tower 8000 Norman Center Dr	10,500	Expansion	Bloomington	Emerson	Normandale Holdings LLC	Kurt Knoff and Tom DeSautel of CBRE represented the tenant; Tom Tracy of Cushman & Wakefield/NorthMarq represented the landlord.
Baker Road Corporate Center 4350 Baker Rd	10,499	Sublease	Minnetonka	NTY Franchise Company	Archivers	Kevin O'Neill and Nate Karrick of Colliers International Mpls-St Paul represented the tenant; Bryan Beltrand, Jim Damiani and Matt Delisle of Colliers International

NOTABLE INDUSTRIAL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
3501 State Hwy 100 S	74,492	\$3,900,000	Saint Louis Park	PooBah Investments LLC c/o Opitz Outlet	Nelson Development Co	Jonathan Yanta of Cushman & Wakefield/NorthMarq represented the seller; Ryan Hoveland of Yablo Commercial Real Estate represented the seller.
Ridgeview Business Center 11921-11929 Portland Ave	45,233	\$2,100,000	Burnsville	Aaron Lake LLC	Ridgeview Partners Ltd Ptnshp	Andy Manthei and Matthew Klein of KW Commercial Midwest represented the seller.
ARC Building 3005 Ranchview Ln	35,254	\$1,900,000	Plymouth	Minnesota Glass	Marzel Enterprises LLC	Dan Swartz of CBRE represented the buyer; Michael Koehler of Premise Commercial Real Estate represented the seller.
Holden Building 12811 16th Ave	41,880	\$1,900,000	Plymouth	RAH LLC	16th Ave LLC	Steve Nelson and Kyle Thompson of Hoyt Properties represented the buyer; Brent Masica and Jason Meyer of Cushman & Wakefield/NorthMarq represented the seller.
169 Jenks Ave E	73,720	\$1,800,000	Saint Paul	New Plan Learning Inc	Modernistic Inc	Connor Ott, John Young and Phil Simonet of Paramount Real Estate represented the buyer and seller.
Mendota Heights III 1370 Mendota Heights Rd	20,190	\$1,520,000	Mendota Heights	Mid-States Distributing Co Inc	Wyatt the Pudel Pointer MH LLC	Daniel Desrochers of Coldwell Banker Burnet represented the buyer; Dan Gleason and Daniel Nechanicky of Cushman & Wakefield/NorthMarq represented the seller.
225 Thomas Ave N	52,419	\$1,500,000	Minneapolis	AtGlenwood LLC	Bates Leasing Company	Jeff Wallis of RES Realty represented the buyer; John Ryden and Matt Oelschlager of CBRE represented the seller.
10031 Central Ave NE	37,903	\$1,400,000	Blaine	Metro Storage LLC	SKG Enterprises Inc	Brian Pankratz, Matt Oelschlager and Richard Palmiter of CBRE represented the seller.
7651 Hwy 65 NE	29,520	\$1,377,000	Fridley	Passion Church	Hitching Post Real Estate LLC	Ron Touchette of Rock Solid Companies represented the buyer and seller.
14022 Lincoln St NE	19,270	\$1,165,000	Ham Lake	Custom Solutions Manufacturing Inc	IAE Leasing Inc	Richard Lee and Marty Fisher of Premier Commercial Properties represented the buyer and seller.
Rupp Building 11551 Rupp Dr	30,268	\$1,125,000	Burnsville	DL Investments LLC	The Wilfred O Shulz Family Living Trust	Russ Crawford of Standard Holdings represented the buyer; Bruce Rydeen of Cerron Commercial Properties represented the seller.
Westonka Business Center 15102 Minnetonka Industrial Rd	73,875	\$1,100,000	Minnetonka	Continental Properties	Capital Commercial Properties	Jack Tornquist, Tom Bennett and Tom Hayhoe of CBRE represented the seller.
4099 White Bear Pkwy	30,563	\$1,090,000	White Bear Township	FR Properties LLC	Patricia Ture	Andy Manthei of KW Commercial Midwest represented the seller.

NOTABLE INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Coon Rapids Distribution Center 11225 Xeon St	145,775	New	Coon Rapids	Life Fitness	TA Associates	Matt Oelschlager, Mike Bowen & John Ryden of CBRE represented the tenant; Dave Paradise, Sydney Johnson & Nate Erickson of Cushman & Wakefield/NorthMarq represented the landlord.
Valley Oaks Distribution Center 5391 12th Ave SE	107,569	Renewal	Shakopee	Lettieri's LLC	First Industrial	Brian Nelson of Winthrop Commercial represented the tenant; Chris Willson of First Industrial Realty Trust represented the landlord.
Interstate North Distribution Center II 7050 Winnetka Ave	96,764	New	Brooklyn Park	Goodwill Industries	First Industrial Realty Trust	Laura Moore of Moore & Co Commercial Real Estate represented the tenant; Jason Simek, Peter Mork and Steve Nilsson of Colliers International Mpls-St Paul represented the landlord.
Circle Star Business Center Bldg 3 14600 21st Ave N	92,540	Sublease	Plymouth	Bay Island Coffee	Nil Fisk	James DePietro of CBRE represented the tenant; Paul Bickford and Brad Bohlman of Colliers International Mpls-St Paul represented the landlord.
Park 2000 Southwest Phase II 5555 12th Ave E	75,495	New	Shakopee	Cameron's Coffee	Liberty Property LP	Jack Tornquist and Tom Bennett of CBRE represented the tenant; Brad Butler of Liberty Property Trust represented the landlord.

Saint Paul Industrial Properties #43 507-525 Shoreview Park Rd	59,800	Renewal	Shoreview	Active Sports Inc	St Paul Fire and Marine Ins Co	John Thompson, Duane Poppe and Alexander Baron of Transwestern represented the landlord.
Xenium Distribution Center 1105 Xenium Ln	59,517	New	Plymouth	World Data Products	Realty Assocs Fund IX LP	Chris Garcia of CGC Commercial Real Estate Services represented the tenant; David Paradise and Sydney Johnson of Cushman & Wakefield/NorthMarq represented the landlord.
Crosstown IV 8400 89th Ave N	43,149	New	Brooklyn Park	Leep Tech	Duke Realty	Mark Sims of Cassidy Turley represented the tenant; Mark Sims and Noam Newman of Cassidy Turley represented the landlord.
Lake Point Distribution Center 15300 25th Ave N	40,000	Renewal	Plymouth	Pella	United Properties Inv Co	Chris Garcia of CGC Commercial Real Estate Services represented the tenant; Brent Masica of Cushman & Wakefield/NorthMarq represented the landlord.
Winnetka Industrial Center 3240 Winpark Dr	34,580	Renewal	Crystal	Fagan Company	Winpark One Two LLC	Todd McGinley of Catalyst Commercial Properties represented the landlord.
Granada II Business Center 3400 Granada Ave N	34,385	New	Oakdale	Smiths Medical	CSM Investors Inc Towle Financial Services	John Nigon of JLL Americas represented the tenant; Jay Chmielecki and Dan Friedner of Colliers International Mpls-St Paul represented the landlord.
120 Plato Blvd W	33,600	New	Saint Paul	Ruan Transportation	Rutzick Properties LLC	Patrick Schneider of Calhoun Commercial Partners represented the tenant; Thomas Lelich and Tom Simon of CBRE represented the landlord.
Northland Interstate Business Center II 7125 N Northland Terr	32,000	New	Brooklyn Park	Vention Medical	GPO Northland LLC	Ryan Walsh of Radatz Walsh represented the tenant; Paul Bickford, Rob Brass and Andrew Odney of Colliers International Mpls-St Paul represented the landlord.
Brighton Corporate Park 305 2nd St	28,770	New	New Brighton	AccuStream	SPC I LLC	David Berglund of Colliers International Mpls-St Paul represented the tenant; Eric Batiza and Brian Doyle of Colliers International Mpls-St Paul represented the landlord.
Saint Paul Industrial Properties #22 2974-2982 Cleveland Ave N	26,825	Renewal	Roseville	T&G Hardwood	St Paul Fire and Marine Ins Co	Nick Peterson of Wellington represented the tenant; John Thompson, Duane Poppe and Alexander Baron of Transwestern represented the landlord.
Egandale Warehouse 2955 Lone Oak Cir	25,648	New	Eagan	Lions Trading Co	Egandale Partners LP	Colin Quinn of Colliers International Mpls-St Paul represented the tenant; Michael Salmen and Michael Honsa of Transwestern represented the landlord.
2821 E Hennepin Ave	19,313	New	Minneapolis	Insight Brewing Co	The Fulford Family Trust	Jason Sandquist of Loop Commercial represented the tenant; Brian Fulford of Judd Commercial Properties represented the landlord.

NOTABLE RETAIL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Borton Volvo 5412-5428 Lyndale Ave S	14,625	\$3,970,000	Minneapolis	NLD Lyndale LLC c/o Capital Real Estate Inc	Kjell Bergh Revocable Trust and Bergh Holdings	Steve Nelson and Jeff Mitchell of Hoyt Properties represented the seller.
12790 Plaza Dr	27,418	\$3,150,000	Eden Prairie	McEP LLC	CorePointe Group LLC	James Rock and Jonathan Juris of Cushman & Wakefield/NorthMarq represented the seller.
Highwood Center 1744 Old Hudson Rd	13,160	\$2,950,000	Saint Paul	Maplewood Corner Shoppes	Highwood Center General Partnership	Sean Doyle of Marcus & Millichap represented the buyer; Benjamin Krsnak and Brent Jacobson of Hempel represented the seller.
445 Commerce Dr	15,762	\$2,300,000	Woodbury	The Istrin Family Trust	Woodbury Developers LLC	Randy Blankstein and Jimmy Goodman of The Boulder Group represented the seller.
12969 60th St N	56,468	\$2,300,000	Oak Park Heights	Lenard Street Investments	Excelsior Group	Steve Ogren of Greystone Real Estate represented the buyer; Brian Zeller of Greystone Real Estate represented the seller.
3801 Chelsea Rd	43,465	\$2,175,000	Monticello	Dell CEO LLC c/o Quality RV	CP Monticello III RE Holding LLC c/o CorePointe Group LLC	Rich Hansen of Edina Realty represented the buyer; James Rock and Jonathan Juris of Cushman & Wakefield/NorthMarq represented the seller.
Movie Entertainment Complex 4300 O'Day Ave	91,830	\$1,750,000	Saint Michael	Cinemasota Inc	United Bankers Bank	Wayne Elam of Commercial Realty Solutions represented the buyer and seller.
Rogers Centre 21897 Diamond Lake Rd	14,843	\$1,525,000	Rogers	Crow River Management LLC	LS Realty	Jeff Budish of CBRE represented the seller.
Rockford Mall 8900-8910 Walnut St	43,214	\$1,500,000	Rockford	City of Rockford	Rockford Mall Venture LLC c/o Wildamere Properties	Erik Sorenson of Weatherhill Commercial represented the buyer; Shawn Smith of Wildamere Properties represented the seller.
274-278 Water St	7,591	\$1,484,000	Excelsior	Lone Peak LLC	Grand View Ventures LLC	Bill Wolfson of Coldwell Banker Burnet represented the seller.
701-703 Lake St W	10,721	\$1,220,000	Minneapolis	Stephens Court LLC	Mona Properties LLC c/o Fouad Masroujeh	Michael Palm of Coldwell Banker Commercial Griffin represented the buyer and seller.

NOTABLE RETAIL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Har Mar Mall 2100 Snelling Ave N	52,326	New	Roseville	Burlington Coat Factory	Gateway Washington Inc	Stefanie Meyer and Johnny Reimann of Mid-America Real Estate represented the tenant; Daniela Macaddino and Melissa Mueller of Emmes Realty Services represented the landlord.
1239 University Ave	33,026	New	Saint Paul	Goodwill Industries	Driessen Group	Laura Moore of Moore & Co Commercial Real Estate represented the tenant.
Northtown Village Shopping Center 10-60 E Coon Rapids Blvd NW	24,733	New	Coon Rapids	Planet Fitness	Northtown Village	Ted Gonsior and Chris Simmons of Colliers International Mpls-St Paul represented the tenant; Terese Reiling of Colliers International Mpls-St Paul represented the landlord.
Shingle Creek Crossing 1108 Brookdale Center	24,319	New	Brooklyn Center	TJ Maxx	Shingle Creek 3 LLC c/o Gatlin Development	Stefanie Meyer and Johnny Reimann of Mid-America Real Estate represented the tenant; Stefanie Meyer, Doug Sailor and Mike Simms of Mid-America Real Estate represented the landlord.
Centennial Lakes Plaza 7501 France Ave S	21,082	New	Edina	La-Z-Boy	Centennial Lakes Plaza LLC	Chad Sturm and Jamie Cohen of Upland Real Estate Group represented the tenant; Terese Reiling of Colliers International Mpls-St Paul represented the landlord.
Valley West Shopping Center 10520 France Ave S	20,900	New	Bloomington	Arc's Value Village	Kraus-Anderson Inc	Chad Anvary and Andrew Odney of Colliers International Mpls-St Paul represented the tenant; Jim Stimmler of Kraus-Anderson Realty represented the landlord.

Shoppes of Woodbury Village 7455 Currell Blvd	20,517	New	Woodbury	Total Wine and Spirits	Woodbury Village Shopping Center	Chris Simmons of Colliers International Mpls-St Paul represented the tenant; Robert Wise and Jesseka Doherty of Mid-America Real Estate represented the landlord.
Burnsville Center 1025 Burnsville Center	18,000	New	Burnsville	H & M	Burnsville Center SPE LLC	Unavailable
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.
Rosemount Market Square 3400-3440 150th St	8,115	New	Rosemount	Dollar Tree	Rosemount Properties Inc	Jamie Cohen of Upland Real Estate represented the tenant; Mark Robinson and Doug Sailor of Mid-America Real Estate represented the landlord.
The Walkway 1320-1340 Lake St	7,600	New	Minneapolis	Scena on Lake	R M Schulze & S Kaplan	Jeff Mitchell of Hoyt Properties represented the tenant and landlord.
Oak Park Ponds 5801 Neal Ave N	7,000	New	Oak Park Heights	Farrell's eXtreme Bodyshaping	Op Stillwater LLC	Tricia Pitchford of Cushman & Wakefield/NorthMarq represented the tenant; Sam Cooper of Lamar Companies represented the landlord.
Lyndale Station 6501-6545 Lyndale Ave	6,178	New	Richfield	Planned Parenthood	Lyndale Station LLC c/o Wellington Management	Jill Rasmussen of Davis Real Estate Services Group represented the tenant; Robert Wise and Jesseka Doherty of Mid-America Real Estate represented the landlord.
Oak Park Commons 5945 Norwich Ave N	6,040	New	Oak Park Heights	St Paul Eye Clinic	CSM Equities LLC	Bruce Miller of MFC Properties represented the tenant; Justin Wing of CSM represented the landlord.
Hillside Crossings Mall 19260 Evans St	6,000	New	Elk River	Dawn of Discovery Daycare	Phoenix Enterprises LLC	Josh Wolszon of Radatz Walsh represented the tenant; Marty Fisher of Premier Commercial Properties represented the landlord.
Creekside Plaza 4600-4658 85th Ave N	5,505	New	Brooklyn Park	Anytime Fitness	Creekside Realty Assoc LLC	Brent Godbout and Katie Kriesel of Franchise Real Estate represented the tenant; Todd Kaufman of Wellington Management represented the landlord.
Har Mar Mall 2100 Snelling Ave N	5,176	New	Roseville	Wing Stop	Gateway Washington Inc	Peter Grones of Cambridge Commercial Realty represented the tenant; Daniela Macaddino and Melissa Mueller of Emmes Realty Services represented the landlord.
Normandale Village 5101 98th St W	5,169	New	Bloomington	Hope Chest	MLG Capital Normandale LLC	Jill Noack of General Growth Properties represented the tenant; Carrie Charlton of Mid-America Real Estate represented the landlord.
Strauss Building 356 Sibley St	4,200	New	Saint Paul	World of Beer	Sherman Associates	Tony Strauss of Colliers International Mpls-St Paul represented the tenant; Rob Kost of Sherman Associates represented the landlord.
Shops at Riverdale II 12465 Riverdale Blvd NW	4,010	New	Coon Rapids	Chuck and Don's Pet Food Outlet	Martha Gabriela LLC	Michael Dolan of Core Commercial Real Estate represented the tenant; Jesseka Doherty of Mid-America Real Estate represented the landlord.
Commerce Hill 421-449 Commerce Dr 1719-1723 Co Rd B2 W	4,000	New	Woodbury	Comcast	Woodbury Developers LLC c/o Capital Real Estate Inc	Peter Dugan of CBRE represented the tenant; Carrie Charleston and Robert Wise of Mid-America Real Estate represented the landlord.
	3,786	New	Roseville	My Salon Suites	Flame Development Company LLP	Barry Brottlund of Insite Commercial Real Estate represented the tenant; Mark Robinson and Jesseka Doherty of Mid-America Real Estate represented the landlord.
Commerce Hill 421-449 Commerce Dr	3,502	New	Woodbury	Metro Dental	Woodbury Developers LLC c/o Capital Real Estate Inc	Craig Murray of Mohr Partners represented the tenant; Carrie Charleston and Robert Wise of Mid-America Real Estate represented the landlord.
The Venue at Dinkytown 428 13th Ave SE	3,500	New	Minneapolis	Gina & Will - Goodwill Industries	Opus	Laura Moore of Moore & Co Commercial Real Estate represented the tenant; Barry Brottlund of InSite Commercial Real Estate represented the landlord.

GREATER MN NOTABLE SALE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
River Place Centre 1809-1859 Adams St	Retail	46,960	\$6,500,000	Mankato	River Place Center LLC	River Place Retail LLC	Jason Ladner and Jeff Rowlett of Marcus & Millichap represented the seller.
Commerce Drive Office Building 2765 Commerce Dr NW	Office	27,182	\$3,575,000	Rochester	Hellickson Investments LLC	4909 Hwy 52 N LLC	Unavailable
Menasha St Cloud Plant 640 60th St	Industrial	75,866	\$2,350,000	Saint Cloud	Berling Properties LLC	Menasha Packaging Company LLC	Jim Pfelepsen and Kate Hanson of Granite City Real Estate represented the buyer; Charles Simcox of Cresa Minneapolis represented the seller.
1301 Miller Trunk Hwy	Office	11,591	\$2,200,000	Duluth	Ohana Holdings LLC	Miller Creek Investments LLC	Ryan Boman of Melhus Management Group represented the buyer.
Moga Square 2001 2nd St SW	Office	8,000	\$1,900,000	Rochester	KNK LLC	Krishnan Unni & Chandra Sheila Unni	Scott Hoss of Paramark Corporation represented the buyer; Darci Fenske of Paramark Corporation represented the seller.
1801 Building 1801 Greenview Dr	Office	10,748	\$1,775,000	Rochester	Sunshine Today LLC	1801 Building LLC	George Bayrd of Hamilton Real Estate represented the buyer; Merl Groteboer of ReMax represented the seller.
3539 22nd Ave NW	Retail	6,404	\$1,650,000	Rochester	pie3539 LLC	K/D Fiddymment Family Trust	Unavailable
Cstore & A&W 907 Minnesota St W	Retail	4,800	\$1,325,000	Paynesville	Casey Retail Company	Lange - Hanauska LLC	Mike Schmitt of Coldwell Banker Orion represented the buyer and seller.
Hastings Office Building 1303 S Frontage Rd	Office	16,200	\$1,130,000	Hastings	Westview Professional LLC	Anchor Bank	David Robson of Greystone Real Estate represented the buyer and seller.
1524 3rd Ave SE	Industrial	15,078	\$1,109,861	Rochester	Dakota Supply Group Inc	FW Resources LLP	Unavailable
Verso Warehouse 1 Sartell St	Industrial	30,000	\$1,100,000	Sartell	Edmonton Trailer	AIM	Casey O'Malley INH Commercial represented the buyer; Kevin Brink of INH Commercial represented the seller.
77 Acre Industrial Site	Industrial Land	77 Acres	\$1,025,000	Cold Spring	GNP LLC	Cold Spring Granite Company	Mark Williams of Granite City Real Estate represented the buyer and seller.
2501 London Rd	Retail	4,140	\$936,800	Duluth	Hermantown Federal Credit Union	BMO Harris Bank	Shelley Jones of Atwater represented the buyer; Dave Holappa of Holappa Commercial Real Estate and Bill Nichols of Corporate Service Consortium represented the seller.
2907 Co Rd 16 SW	Industrial	48,012	\$865,000	Rochester	Kevin L. Binkley	J&J Enterprises Development LLC	Darci Fenske of Paramark Corporation represented the buyer; Bucky Beeman of Realty Growth represented the seller.
Werneke Water Wheel 23836 Smiley Rd	Office	14,642	\$835,000	Nisswa	Gull Dam Holdings LLC	Werneke Enterprises	Curtis Christensen of Keller Williams Realty Professionals represented the buyer; William Carrington of Keller Williams Professionals represented the seller.
10 S Main St	Industrial	94,950	\$700,000	Altura	Thesing Properties LLC	Primera Foods Corp	Frank Loosbrock of Hamilton Real Estate represented the buyer and seller.
The Chap Restaurant & The Bunkhouse Motel 19624 Co Rd 3	Retail	10,658	\$671,508	Brainerd	Hidden Haven Properties LLC	R & P Catering Inc	Nate Grotzke of Close-Converse Commercial Properties represented the seller.
Gull Dam Liquor 17977 Hwy 371 N	Retail	3,000	\$668,179	Brainerd	Wessex LLC, ADA Inc & Bauhinia LLC	GT Investment Properties LLC	Gregg Johnson and Michael Palm of Coldwell Banker Commercial Griffin Companies represented the seller.
1504 3rd Ave SE	Industrial	17,541	\$657,856	Rochester	Dakota Supply Group Inc	J & V Rochester Properties	Unavailable
27319 Highway 61	Industrial	22,434	\$642,500	Red Wing	GPW Red Wing LLC and Wyjen Properties LLC c/o Wylie Wilson	R & M Monson Properties LLC	Eddie Rymer of Carlson Commercial and Shelly Muelken of Marketplace Management represented the seller.
216 Park Ave S	Office	7,364	\$637,500	Saint Cloud	Park Avenue Partners II LLC	FAE Holdings 450769R LLC c/o Bork Properties	No brokers involved.
1347 Dundas Cir	Industrial	10,503	\$600,000	Monticello	Willi Hahn Corporation	AEI Properties LLC	Wayne Elam of Commercial Realty Solutions represented the buyer and seller.
4000 Airpark Blvd	Retail	4,264	\$525,000	Duluth	Charis Company LLC	Danial & Sandra Grandmaison	Dick Wenaas of Coldwell Banker represented the seller.

1514 3rd Ave SE	Industrial	15,720	\$509,622	Rochester	Dakota Supply Group Inc	JFW Properties LLC	Unavailable
1233 Eastgate Dr	Industrial	11,313	\$495,000	Rochester	The Rochester Edge c/o Thomas Pinske	Eastwood Bank	Unavailable
4410 Grand Ave	Office	5,800	\$445,000	Duluth	Lake Superior Subway Inc	J & S Partnership LLP	No brokers involved.
Oothoudt-Little Falls 14950 Iris Rd	Industrial	14,850	\$435,000	Little Falls	Cushman Properties	Oothoudt	Nate Grotzky of Close-Converse Commercial Properties represented the seller.
Saint Cloud Auto 2055 12th St SE	Retail	6,000	\$430,000	Saint Cloud	PleasureLand	Premier Bank	Mike Schmitt of Coldwell Banker Commercial Orion represented the buyer; Casey O'Malley and Kevin Brink of INH Properties represented the seller.
132 N 34th Ave W	Retail	31,700	\$400,000	Duluth	34th Ave LLC c/o Joe Kovich	Beacon Bank	Joe Kleiman of Kleiman Realty represented the buyer; Dave Holappa of Holappa Commercial Real Estate represented the seller.
24135 Greenway Rd	Industrial	8,175	\$385,000	Wyoming	Spirit and Praise Church	Central Bank	Vicky Kaczmarczyk of ReMax represented the buyer; Lou Suski and John Chirhart of Gaughan Companies represented the seller.
Granite City Iron Works 905 35th Ave	Industrial	15,472	\$350,000	Sauk Rapids	KJ Development of St Joseph LLC	Central Bank	Ron Touchette of Rock Solid Companies represented the seller.
Former Stemm Transfer 2300 6th St	Industrial	19,100	\$280,000	Saint Cloud	Trantina Properties LLC	Ricky C Jordahl Insurance Trust	Kate Hanson of Granite City Real Estate represented the buyer and seller.
Dondelinger-Auto Body 11005 Hwy 210	Industrial	9,724	\$229,000	Brainerd	Fab Four Inc	Dondelinger	Nate Grotzky of Close-Converse Commercial Properties represented the seller.

GREATER MN NOTABLE LEASE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	LEASE TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Chisago Industrial 29720 Lofton Ave	Industrial	24,880	New	Chisago City	Paul Smith	Dale I A Colberg	Julie Nash and Vicky Katz of Re/Max Synergy represented the tenant and landlord.
3rd St & Hawthorne	Retail	20,600	New	Alexandria	Goodwill Industries	Enterprise GW LLC	Laura Moore of Moore & Co Commercial Real Estate represented the tenant; Darcy Winter of D E Winter & Associates represented the landlord.
2789 Clearwater Rd	Industrial	15,425	New	Saint Cloud	LKQ Corp c/o Keystone Automotive	2789 Clearwater Road LLC	Mark Williams of Granite City Real Estate represented the tenant and landlord.
Fruth Building 7444 Fairview Rd	Industrial	15,120	New	Baxter	Linn Star	Fruth Beverage Co Inc	Nate Grotzke of Close-Converse Commercial Properties represented the tenant and landlord.
10 Benton Dr	Retail	11,656	New	Sauk Rapids	Dollar Tree	Rialto Building Partnership	Jamie Cohen of Upland Real Estate Group represented the tenant; Mike Bobick of Granite City Real Estate represented the landlord.
East Brainerd Mall 415 8th Ave NE	Retail	11,443	New	Brainerd	Ascensus	KTJ LP Seventy-Two	Nate Grotzke of Close-Converse Commercial Properties represented the landlord.
Northridge Plaza 120 17th Ave NE	Retail	9,000	New	Waseca	Dollar Tree	Engelsma LP	Jamie Cohen of Upland Real Estate Group represented the tenant; Dan Mossey of Kraus-Anderson Realty represented the landlord.
3555 9th St NW	Industrial	8,635	Sublease	Rochester	Scheels	New ERA Development LLC	Mike Busch and Scott Hoss of Paramark Corporation represented the tenant; Jamey Shandley and Mac Hamilton of Hamilton Real Estate represented the landlord.
Former Sprint Building 126-136 Division St	Retail	6,500	New	Waite Park	AB Horton STC LLC c/o Salons by JC	Barney LLC	Steve Dombrowski of Suntide Commercial represented the tenant; Mark Williams of Granite City Real Estate represented the landlord.
1st St SW	Special Use	6,300	New	Byron	Byron School District	Brooks Byron Building LLC	Frank Loosbrock of Hamilton Real Estate represented the tenant and landlord.
Ardolf Technology Center 411-415 3rd St N	Office	5,927	New	Waite Park	Daya Marketing	West River Bus Pk LLP	Allen Bright of ReMax Results represented the tenant and landlord.

Grand Square 1200 Pokegama Ave	Retail	5,610	New	Grand Rapids	Rapid Fitness	Azure	Anita Johnson of Christianson & Company Commercial Real Estate Services represented the landlord.
Northgate Center 1112-1306 7th St NW	Retail	5,335	New	Rochester	SEMA Equipment	The Prow Company Inc	LeighAnn Peltoma and Barb Phelps of Paramark Corporation represented the tenant and landlord.
Greenview Office Building 1544 Greenview Dr SW	Office	5,000	New	Rochester	Met Life	T & G Midway LLC	Dick Landwehr of RGI and Duncan Heitman of JLL Americas represented the tenant; Scott Hoss of Paramark Corporation represented the landlord.
Savage Building 2000 O'Neil Rd	Retail	4,863	New	Hudson	Anderson Heating	Patrick Welsh	Kevin Adkins of Edina Realty represented the tenant and landlord.
4640 Co Rd 121	Retail	4,254	New	Fort Ripley	St Mathias Bar & Grill	Agr 10-11-06 Nistler	No brokers involved.
Kraus-Union Square Pad Site 100 Paul Bunyan Dr S	Retail	3,313	New	Bemidji	Hurrican Grill	Kraus-Anderson Incorporated	Nate Grotzke of Close-Converse Commercial Properties represented the landlord.
Town's Edge 2 Enterprise Ave	Retail	3,200	Expansion	Isanti	Dance Dynamics	Isanti Mall LLC	Matt Anderson of RIC Property Management represented the landlord.
Northern Tool Building 2717 Hwy 14 W	Industrial	3,168	New	Rochester	Illusions Systems LLC	Rochester Medical Services LLC	LeighAnn Peltoma of Paramark Corporation represented the tenant; George Bayrd of Hamilton Real Estate represented the landlord.
Savage Building 2000 O'Neil Rd	Retail	3,100	New	Hudson	A1 Gym	Patrick Welsh	Kevin Adkins of Edina Realty represented the tenant and landlord.
West River Business Park Bldg C 432 Great Oak Dr	Office	2,955	New	Waite Park	Accurate Home Health	West River Bus Pk LLP	Steve Fisher of Arrow Real Estate represented the tenant; Jean Cushman of Granite City Real Estate represented the landlord.
Barlow Plaza 1115 Civic Center Dr NW	Retail	2,562	New	Rochester	The Soccer Advantage	Barlow Plaza LLC	Darci Fenske of Paramark Corporation represented the tenant.
Minnesota BioBusiness Center 221 1st Ave SW	Office	2,000	New	Rochester	Brandix I3	City of Rochester	LeighAnn Peltoma and Barb Phelps of Paramark Corporation represented the tenant and landlord.
Stone Crossing 1221 3rd Ave SW	Office	1,926	New	Rochester	Platinum Studios	MME Holdings LLC	LeighAnn Peltoma and Barb Phelps of Paramark Corporation represented the tenant and landlord.
43rd Street Business Park 3003 43rd St NW	Office	1,766	New	Rochester	Sound & Media Solutions	JK Properties Commercial LLC	Scott Hoss and Mike Bush of Paramark Corporation represented the tenant; Jamey Shandley of Hamilton Real Estate represented the landlord.
Valley High Business Center 3425 40th Ave NW	Office	1,760	New	Rochester	Cottingham & Butler LLC	Venstar Development 4 LLC	Ted LaFave with EJM Commercial Real Estate represented the tenant; LeighAnn Peltoma and Barb Phelps of Paramark Corporation represented landlord.
Gazekja - Edgewood Drive Center 15231 Edgewood Dr	Office	1,700	New	Baxter	Jejediah Moore	Gazelka	Nate Grotzke of Close-Converse Commercial Properties represented the landlord.
Crossroads Plaza 90 14th St SW	Retail	1,568	New	Rochester	Trademark Uniforms	RP Crossroads	Darci Fenske of Paramark Corporation represented the tenant; LeighAnn Peltoma and Barb Phelps of Paramark Corporation represented landlord.
63 E 2nd St	Office	1,470	New	Superior	LHB Inc	D&S Development	Dave Holappa of Holappa Commercial Real Estate represented the landlord.
Hibbing Marketplace 4100 9th Ave NW	Office	1,158	New	Hibbing	Thrivent Financial	Oppidan	Nate Grotzke of Close-Converse Commercial Properties represented the landlord.

INVESTMENT SALES TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
601 Tower at Carlson Center 601 Carlson Pkwy	Office	288,458	\$75,000,000	Minnetonka	Artis REIT	WHQ LLC c/o KBS Realty Advisors	Steve Buss, Judd Welliver, Tom Holtz and Ryan Watts of CBRE represented the seller.
Calhoun Square 3001-3027 Hennepin Ave S 1301 W Lake St	Retail	206,413	\$67,000,000	Minneapolis	Calhoun Square Endeavors LLC c/o Stuart Ackerberg	Rof Calhoun Square LLC c/o BlackRock Realty Advisors	Stuart Ackerberg of The Ackerberg Group represented the buyer; Eastdil represented the seller.
Opus Center 9900 Bren Rd E	Office	321,027	\$53,000,000	Minnetonka	UnitedHealth	9900 Bren Road LLC	No brokers involved.
Shutterfly 5005 Dean Lakes Blvd	Industrial	217,000	\$28,600,000	Shakopee	Broadstone SF Minnesota LLC	Dean Lakes I LLC	Chris Hickok of JLL Americas represented the seller.
Northland Interstate Business Center 7601 Northland Dr, 7115 Northland Terr & 9300 75th Ave N	Industrial	358,402	\$25,650,000	Brooklyn Park	Altus Northland LLC	Minnesota Industrial LP c/o ASB Capital Management LLC	Mark Kolsrud, Colin Ryan and Dave Berglund of Colliers International Mpls-St Paul represented the seller.
501 Shenandoah Dr	Industrial	175,000	\$24,431,055	Shakopee	ET Shakopee LLC	Scannell Properties #166 LLC	No brokers involved.
The Hartford Building 500 Bielenberg Dr	Office	340,000	\$18,000,000	Woodbury	Intrepid Holdings	Hartford Life and Annuity Insurance	Phil Simonet, Fred Hedberg and Tom Commerford of Paramount Real Estate represented the seller.
10301 Bren Rd W	Industrial	232,646	\$18,000,000	Minnetonka	Talon Real Estate Holding Corp	Bren Road LLC c/o Jerry Trooien	No brokers involved.
Penn Amercian Center 2740 Amercian Blvd	Office	69,330	\$8,000,000	Bloomington	RJS R/E Omaha Holdings LLC c/o Atwater Group	Davis/Penn Investments LP	James Rock of Cushman & Wakefield/NorthMarq represented the buyer; Terry Kingston of Cushman & Wakefield/NorthMarq represented the seller.
1275 Red Fox Rd	Office	75,601	\$7,777,777	Arden Hills	ET Arden Hills LLC c/o ElmTree Funds	TIP Viking One LLC c/o Todd Interests	No brokers involved.
Edina Interchange V 5150-5198 W 76th St	Industrial	139,101	\$7,160,000	Edina	Edina 76 Property Group LLC c/o Sara Investment Real Estate LLC	Fenton Sub Parcel C LLC c/o Hoyt Properties	Bob Pounds and Tim Prinsen of Colliers International Mpls-St Paul and Steve Nelson of Hoyt Properties represented the seller.
8401 Jefferson Hwy	Industrial	104,262	\$6,050,000	Maple Grove	UMIP LLC c/o Brennan Investment Group	Stag Industrial	Steve Lysen, Mindy Rietz, Jim Leary and Jeff Budish of CBRE represented the seller.
7217 & 7309 27th St W	Industrial	103,783	\$5,538,000	Saint Louis Park	UMIP LLC c/o Brennan Investment Group	Stag Industrial	Steve Lysen, Mindy Rietz, Jim Leary and Jeff Budish of CBRE represented the seller.
1200 Northdale Blvd NW	Industrial	171,550	\$5,466,077	Coon Rapids	MT Real Estate Group LLC c/o The Reserve Group	Woolston Family LP	No brokers involved.
Roseville Industrial Center 2265-2285 Co Rd C W	Industrial	120,848	\$5,400,000	Roseville	Big River Roseville LLC c/o RP Mallory Group LLC	L&B Family LP c/o Stanley Management Co	Steve Lysen, Mindy Rietz, Jim Leary and Jeff Budish of CBRE represented the seller.
Asset Marketing Bldg 14101 Southcross Dr (2 Bldgs)	Office	100,555	\$4,032,000	Burnsville	Chase Commercial Properties LLC	Republic Bank & Trust Co	Mark Kolsrud, Colin Ryan and Dave Berglund of Colliers International Mpls-St Paul represented the seller.
Two Appletree Square 8011 34th Ave S	Office	100,681	\$3,950,000	Bloomington	Two Appletree LLC	CRI Incorporated	Michael Ahles and Jon Ruzicka of Marcus & Millichap represented the seller.
Sunlite Commercial Center 6601 Parkway Cir	Industrial	73,903	\$3,500,000	Brooklyn Center	BC Investors LLC c/o Interstate Partners	Sunlite III LLP	Eric Riemer of CRE Partners represented the seller.
11385 Xeon St NW	Industrial	46,420	\$3,205,000	Coon Rapids	UMIP LLC c/o Brennan Investment Group	Stag Industrial	Steve Lysen, Mindy Rietz, Jim Leary and Jeff Budish of CBRE represented the seller.