



MNCAR

MINNESOTA COMMERCIAL
ASSOCIATION OF
REAL ESTATE/REALTORS®

NOTABLE TRANSACTIONS

Q2 2015



We're proud to present our Notable Transactions report for the second quarter of 2015. 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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NOTABLE OFFICE SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
8301 93rd Ave N	26,660	\$4,800,000	Brooklyn Park	Hastings East Development LLC c/o Goldridge Company	RPAI Brooklyn Park 93rd Ave LLC c/o Retail Properties of America	No brokers involved.
Tamarack Hills F13 659 Bielenberg Dr	20,288	\$4,300,000	Woodbury	Kannegiesser Farms Inc	Tamarack Hills 659 LLC c/o Northland Commercial LLC	Tom Gump of The Beard Group represented the buyer; Sean Doyle of Marcus and Millichap represented the seller.
345 Cedar St	172,430	\$3,500,000	Saint Paul	Stencil Group	Northwest Publications c/o Digital First Media	Merl Groteboer of ReMax Results represented the buyer; Craig Lien and Louis Suarez of Colliers International/Mpls-St Paul represented the seller.
12750 Nicollet Ave	31,640	\$2,450,000	Burnsville	Petro Investments LLC	RREF SSI Acquisitions LLC c/o Rialto Capital Management	David Berglund of Colliers International/Mpls-St Paul represented the buyer; Steve Shepherd of Colliers International/Mpls-St Paul represented the seller.
Northeast Business Center 3989 Central Ave	94,129	\$2,200,000	Columbia Heights	500 LLC c/o Swervo Development Corp	Venture Bank	No brokers involved.
Early Learning Building 5800 W 149th St	22,866	\$1,850,000	Apple Valley	Apple Valley ISD LLC c/o Interstate Partners LLC	Harold W Larson and Courage Kenny Foundation	Tony DeDotto of Cushman & Wakefield/NorthMarq represented the seller.
4444 76th St W	26,762	\$1,825,000	Edina	Edina Commons LLC	Main Street Partners LLP	Kari Kendall of Kendall Commercial Advisors represented the buyer and seller.
Minnesota Valley Building 10800 Normandale Blvd	47,439	\$1,775,000	Bloomington	1919 Ventures LLC c/o Christensen Group	Welsh Partners 85 LLC c/o Welsh Property Trust	No brokers involved.
5900 Rowland Rd	12,716	\$1,650,000	Minnetonka	Nesbit Holdings LLC	5900 Rowland Properties LLC	David Buuse of Corporate Tenant Advisors represented the buyer; Kevin O'Neill of Colliers International/Mpls-St Paul represented the seller.

NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
180 E 5th St	141,109	New	Saint Paul	Green Tree Servicing	Talon Real Estate Holding	Paige Rickert and Steve Livaditis of CBRE represented the tenant; Julie Bauch of Bauch Enterprises represented the landlord.
Shoreview Corporate Center 4000 Lexington Ave N	62,110	New	Shoreview	Ally Financial	JPMCC 2006-LDP 7 Gramsie Road LLC	Brian Ginkel of JLL represented the tenant; Michael Marinovich and Chris Gliedman of CBRE represented the landlord.
100 Washington Square 100 Washington Ave	52,084	New	Minneapolis	Jamf Software	Shorenstein	John Lorence and John Nigon of CBRE represented the tenant; Erin Wendorf, Reed Christianson and Will McDonald of Transwestern represented the landlord.
10 River Park Plz	31,055	New	Saint Paul	Pioneer Press	LNR Partners LLC	Craig Lien and Louis Suarez of Colliers International/Mpls-St Paul represented the tenant; Eric Rapp and Pete Dufour of Colliers International/Mpls-St Paul represented the landlord.
Grand Oak Office IV 950 Blue Gentian Rd	20,316	New	Eagan	Norcraft Companies	BPG Grand Oak Bldg IV Investors LLC	Joel Solheid of Gonyea Commercial represented the tenant; Mike Honsa, Mike Salmen and Francis Richie of Transwestern represented the landlord.
10 River Park Plz	17,880	New	Saint Paul	Mahoney Ulbrich Christiansen Russ PA	LNR Partners LLC	Eric Rapp and Pete Dufour of Colliers International/Mpls-St Paul represented the landlord.
Carlson Center East II 130 Cheshire Ln	16,629	New	Minnetonka	Atricure	Lakes Entertainment Inc	Rick Nelson of Winthrop Commercial represented the tenant; Bob Revoir and Tate Krossschell of Cushman & Wakefield/NorthMarq represented the landlord.
6717 85th Ave	16,000	New	Brooklyn Park	Minnesota Early Learning Academy	Church of Christ Brooklyn	Kevin Peck of KW Commercial Midwest represented the landlord.

8501 Golden Valley Rd	13,278	New	Golden Valley	Aerotek	BGMAC 2000-Cs Valley Crk LLC	Sean Coatney and Mike Dolan of Core Commercial Real Estate represented the tenant; Kai Thomsen of DTZ represented the landlord.
Wells Fargo Plaza 7900 Xerxes Ave S	13,058	Expansion	Bloomington	Alarm.com	Gateway Lake Properties Inc	Brian Woolsey of DTZ represented the tenant; Mike Wilhelm and Mary Burnton of Zeller Realty represented the landlord.
1400 Van Buren St NE	12,000	New	Minneapolis	CoCo	First & First LLC	Mark Matasovsky of MATCOM Property Management represented the landlord.
Fifth Street Towers 100 S 5th St	11,722	New	Minneapolis	Seager, Tuft & Wickhem	Fifth St Towers Investors LLC	Mike Wilhelm of Zeller Realty represented the tenant; Mike Wilhelm and Mary Burnton of Zeller Realty represented the landlord.
Energy Park Place Bldg 2 1350 Energy Ln	10,800	Expansion	Saint Paul	Evergreen Medical Technologies	400-1410 Energy Park Drive Holdings LLC	Paula Anderson of Square Feet represented the tenant; David Stokes, Luke Allison and Boston Weir of DTZ represented the landlord.
One Corporate Center IV 7301 Ohms Ln	10,664	Expansion	Edina	SunOpta	LSREF2 Oreo LLC	Tom Immen of Transition Real Estate represented the tenant; Brent Erickson, Ann Rinde and Jon Dahl of JLL represented the landlord.
Grand Oak Office IX 2854 Hwy 55	10,567	New	Eagan	Vivint	BPG Grand Oak Bldg IX Investors LLC	Eric Woodley of Woodley & Associates represented the tenant; Francis Richie, Mike Salmen and Mike Honsa of Transwestern represented the landlord.
Renaissance Square - Office 520 Nicollet Mall	10,000	New	Minneapolis	Genus	Catalyst LLC	Nick Leviton of Colliers International/Mpls-St Paul represented the tenant; Nils Snyder, Jim Kenney and Teresa Lingg of Colliers International/Mpls-St Paul represented the landlord.

NOTABLE INDUSTRIAL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
121 S 12th Ave	121,780	\$8,300,000	Minneapolis	Riverdale Ventures LLC c/o Shamrock Development	RiverSource Life Insurance Company	Charlie Snyder and Tom Lelich of CBRE represented the buyer; Tom Lelich of CBRE represented the seller.
2160 Mustang Dr	65,258	\$7,300,000	Mounds View	SAIA Motor Freight Line LLC	MFJ Company LLP	Bill Ostlund of Coldwell Banker Commercial Griffin Companies represented the seller.
Former Pentair Facility 11611 Business Park Blvd	188,828	\$7,000,000	Champlin	Eagle Partners IV LLC	MIAP (MN) LLC	Jason Meyer of Cushman & Wakefield/NorthMarq represented the buyer; Mark Sims and Noam Newman of DTZ represented the seller.
3255 Neil Armstrong Blvd	88,173	\$5,800,000	Eagan	DCII-3255 Neil Armstrong Boulevard LLC c/o Databank	Liberty Property LP	No brokers involved.
Gopher News Building 9000 10th Ave	88,675	\$5,800,000	Golden Valley	The Luther Co LLLP c/o Luther Automotive Group	St Marie LLC	Dick Friederichs of Colliers International/Mpls-St Paul represented the buyer; Jordan Greenberg of SpaceNet Equities represented the seller.
11301 W 47th St and 11401 W 47th St	74,488	\$3,900,000	Minnetonka	NL Ventures IX West 47th Street LLC c/o AIC	Sierra Corporation	No brokers involved.
9000 Science Center Dr	74,800	\$3,500,000	New Hope	Lioness Properties LLC	Capital Properties of Minnesota LLC	No brokers involved.
5305 Parkdale Dr S	57,500	\$3,375,000	Saint Louis Park	St Louis Park Properties LLC	Gary and Myrna Bell Real Estate Investments LLP	Ryan Krzmarzick of Colliers International/Mpls-St Paul represented the buyer; Ron Scholder of The Ackerberg Group represented the seller.
9651 Newton Ave	72,000	\$3,086,000	Bloomington	Newton Properties LLC c/o U.S. Salt	Kensington Investments I LLC c/o Libby Noble	Jason Meyer and Kris Smeltzer of Cushman & Wakefield/NorthMarq represented the seller.
2600 Campus Dr	48,080	\$3,000,000	Plymouth	Willow Properties #6 c/o Timothy Elam	Pughs LLC	Tim Elam of Scannell Properties represented the buyer; Wayne Hagen of Copperwood represented the seller.
Saint Paul Industrial Properties #40 2579-2605 Fairview Ave N	51,850	\$2,900,000	Roseville	New Hope Distribution Center LLC c/o Roseville Properties Management Co	St Paul Fire and Marine Insurance	John Thompson, Duane Poppe and Alex Baron of Transwestern represented the seller.
Pioneer Press Production Facility 1 Ridder Cir	167,963	\$2,850,000	Saint Paul	SIGH Properties LLC	Northwest Publications LLC	Brian Doyle, Craig Lien, Eric Batiza and Mark Kolsrud of Colliers International/Mpls-St Paul represented the seller.
12906 Ventura Ct	41,500	\$2,300,000	Shakopee	JDJ Holdings LLC	Emerald Ventures LLC	No brokers involved.
11098 Clark Rd	6,714	\$2,150,000	Inver Grove Heights	Green Land Investments Inc	Gainey Realty and Investment Corp	No brokers involved.
4131 Pheasant Ridge Dr	53,136	\$2,136,300	Blaine	Carlisle Fluid Technologies Inc	Finishing Brand Holdings Inc	No brokers involved.
14320 James Rd N	29,272	\$2,049,000	Rogers	Hartung Enterprises LLC c/o Universal Services Inc	Balhalla Energy Leasing LLC	Eddie Rymer of Carlson Commercial represented the buyer; Wayne Elam of Commercial Realty Solutions represented the seller.
7220 Central Ave NE	42,240	\$1,910,000	Fridley	Trojan Storage of Fridley LLC	DET7220 LLC	Nick Walker of CBRE represented the buyer; Dan Friedner and Jay Chmielecki of Colliers International/Mpls-St Paul represented the seller.
Minnesota Valley Building 10800 Normandale Blvd	49,333	\$1,775,000	Bloomington	1919 Ventures LLC c/o Charles Christensen	Welsh Partners 85 LLC	No brokers involved.
Industrial at 42 & Ewing 14331 Ewing Ave	28,000	\$1,750,000	Burnsville	JM 14331 Exchange LLC c/o Nu-Look Exteriors Inc	CPEC Exchange 38645 LLC c/o Powder Technology Inc	Susan Whalen of EFH Realty Advisors represented the buyer and seller.
Eden Square 6820-6848 Washington Ave	40,000	\$1,750,000	Eden Prairie	Eden Square D and P LLC c/o Gonyea Commercial Properties	Welsh Partners 85 LLC	No brokers involved.

6244 Cedar Ave S	25,860	\$1,570,000	Richfield	MAKK Partners LLC	Red Apple LLC	Dan Mossey of Kraus-Anderson Realty represented the buyer; Brian Doyle and Eric Batiza of Colliers International/Mpls-St Paul represented the seller.
1600 Fillmore St NE	19,226	\$1,500,000	Minneapolis	Crown Central LLC c/o Sara Investment Real Estate	1515 SIB LLC c/o Hillcrest Development	Jim Kenney and Tim Prinsen of Colliers International/Mpls-St Paul represented the seller.
North Loop Redevelopment 701 N 7th St	24,000	\$1,410,000	Minneapolis	Lock Up Minneapolis Downtown LLC c/o BRB	Weisman Investment Company	Gary Lally of Hoyt Properties represented the seller.
16450 Anna Trl SE	23,906	\$1,400,000	Prior Lake	Versatile Property Enterprises LLC	KleinBank	Tom Evenson of Gonyea Land Company represented the buyer; Bob Lyngen of Gonyea Land Company represented the seller.
Larc Industrial Park VII 11901-11925 Larc Industrial Blvd	40,092	\$1,175,000	Burnsville	MIJ LLC	Fenton Sub Parcel D LLC	Jacob Gerads of Fort and Mark Kieffer of ReMax Results Rochester represented the buyer; Bob Pounds and Tim Prinsen of Colliers International/Mpls-St Paul and Steve Nelson of Hoyt Properties represented the seller.

NOTABLE INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Canterbury Distribution Center 901 Canterbury Rd	870,128	New	Shakopee	Polaris	Diajeff LLC	Tom Lelich and Michael Wall of CBRE and Lee Cherney of Kin Properties represented the landlord.
5825 E 11th Ave	162,000	New	Shakopee	Amazon.com	Oire Minnesota LLC	Tony DelDotto of Cushman & Wakefield/NorthMarq represented the tenant; Kris Smeltzer of Cushman & Wakefield/NorthMarq represented the landlord.
Southwest Corporate Center 19011 Lake Dr E	156,333	New	Chanhassen	The Bernard Group	CSM Investors Inc	John McCarthy, Jason Meyer and Kris Smeltzer of Cushman & Wakefield/NorthMarq and Andy McIntosh of CSM represented the landlord.
MSP Midway Industrial Park #10 429-475 Prior Ave N	77,063	New	Saint Paul	Koch Logistics	Clarion Partners	Brian Doyle and Eric Batiza of Colliers International/Mpls-St Paul represented the landlord.
MSP Midway Industrial Park #9 807 Hampden Ave	68,051	New	Saint Paul	Best Warehousing and Transportation Inc	Ch-Hampden LLC	Eric Batiza and Brian Doyle of Colliers International/Mpls-St Paul represented the landlord.
Southeast Tech Center 3020 Denmark Ave	58,645	New	Eagan	CHS Inc	Alidade Capital	John Ferlita of CBRE represented the tenant; Tom Sullivan of Cushman & Wakefield/NorthMarq represented the landlord.
610 Commerce Center 9301 N Louisiana Ave	48,449	New	Brooklyn Park	Scholastic Book Fairs	CSM Corporation	Mark Evenson of Avison Young represented the tenant; Dan Swartz of CBRE and Bruce Carland of CSM represented the landlord.
Saint Paul Industrial Properties #11 3770-3778 Dunlap St N	41,600	Renewal	Arden Hills	Streamworks LLC	St Paul Fire & Marine Ins Co	Jason Meyer and Brent Masica of Cushman & Wakefield/NorthMarq represented the tenant; John Thompson, Duane Poppe and Alex Baron of Transwestern represented the landlord.
Hampshire Technology Center 10900 Hampshire Ave S	37,951	New	Bloomington	Braun Interec	CRE Hampshire LLC	Jon Rausch of Cushman & Wakefield/NorthMarq represented the tenant; Chris Hickok, Dan Terry and Brent Robertson of JLL represented the landlord.
Saint Paul Industrial Properties #10 3750-3764 Dunlap St N	31,600	Renewal	Arden Hills	Streamworks LLC	St Paul Fire & Marine Ins Co	Jason Meyer and Brent Masica of Cushman & Wakefield/NorthMarq represented the tenant; John Thompson, Duane Poppe and Alex Baron of Transwestern represented the landlord.
Mounds View Business Park- Building J 2240-2260 Woodale Dr	31,370	Renewal	Mounds View	Allegiance Fitness	GLP	Justin Stueve of Copperwood Real Estate represented the tenant; John Ryden, Matt Oelschlagler and Mike Bowen of CBRE represented the landlord.
Maplewood Business Center I 1711-1755 Hwy 36 E	29,705	New	Maplewood	TC Moulding Inc	Trustee Group Realty Partners V c/o Steiner Development Inc	Jeff Przytarski of CBRE represented the tenant; Joe Smith of Steiner Commercial Realty represented the landlord.
Prairieview II 9901 W 74th St	28,750	New	Eden Prairie	Bailiwick Inc	FR Massachusetts 7 LLC	Brad Bohlman of Colliers International/Mpls-St Paul represented the tenant; Joe Owen of Colliers International/Mpls-St Paul represented the landlord.

Edenvale Crossing Business Center II 7623-7631 Anagram Dr	27,919	New	Eden Prairie	Rhino Technology Group	CSM Corporation	Brad Bohlman of Colliers International/Mpls-St Paul represented the tenant; Andy McIntosh of CSM Corporation represented the landlord.
Lafayette Business Center 1970 Christensen Ave	27,000	New	West Saint Paul	West St Paul School District	Lafayette Property LLC	David Langer of Langer Real Estate represented the tenant; Ben Krsnak and Brent Jacobson of NorthStar Equity Services represented the landlord.
Williston Business Center 6 3792-3804 Williston Rd	25,005	New	Minnetonka	DL Die-Cutting	A M Minnesota Funding Co Inc	Wayne Hagen of Copperwood Real Estate represented the tenant; Tom Bennett, Tom Hayhoe and Jack Tornquist of CBRE represented the landlord.
Boone Ave Business Center II 7150 Boone Ave	22,975	New	Brooklyn Park	Output Technology	CSM Corporation	Brian Netz of Colliers International/Mpls-St Paul represented the tenant; Dan Terry of JLL and Andrew McIntosh of CSM Corporation represented the landlord.
Saint Paul Industrial Properties 23/24 1633-1735 Terrace Dr	20,340	Renewal	Roseville	Industrial Custom Products	St Paul Properties	John Thompson, Duane Poppe and Alex Baron of Transwestern represented the landlord.
Plymouth Business Center V 3550 N Annapolis Ln	20,086	Renewal	Plymouth	Fluke Thermography	St Paul Properties	Kris Smeltzer of Cushman & Wakefield/NorthMarq represented the tenant; David Paradise, Sydney Johnson and Jason Meyer of Cushman & Wakefield/NorthMarq represented the landlord.
Osborne Commerce Center II 101 Osborne Rd	19,568	New	Fridley	Elliott Contracting Corporation	Touchstone Group III LLP	Dan Johnson and Will Mooty of Tegra Group represented the tenant; Joe Smith of Steiner Commercial Realty represented the landlord.
Meridian Business Center 7550 Meridian Cir	19,154	New	Maple Grove	Nortech Systems	LSOP 3 MN 3 LLC c/o Greenfield Partners LLC	Craig Alshouse of The Craig Company represented the tenant; Matt Oelschlager, Mike Bowen and John Ryden of CBRE represented the landlord.
Osborne Commerce Center I 191-197 Osborne Rd	18,812	New	Fridley	CSP Delivery	Osborne Commerce Center LLP	Brent Masica of Cushman & Wakefield/NorthMarq represented the tenant; Joe Smith of Steiner Commercial Realty represented the landlord.

NOTABLE RETAIL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Carlson Center Shoppes 187 Cheshire Ln	14,113	\$2,750,000	Plymouth	Carlson Shoppes LLC	Waterborne LLC	Sean Doyle and Mike Marzinske of Marcus & Millichap represented the seller.
Macy's 411 Cedar St	25,570	\$2,500,000	Saint Paul	NLD Wabasha	St Paul Port Authority	No brokers involved.
Walgreens 5415 Lyndale Ave S	8,580	\$2,450,000	Minneapolis	CLP AZ LLC c/o Joe Christensen	NLD 54th LLC c/o Semper Company	No brokers involved.
1975 County Rd 42 W	8,840	\$2,210,000	Burnsville	Burnsville Retail Partners LLC	Geller Family LP	Amy Senn, Bob Pounds and Tim Prinsen of Colliers International/Mpls-St Paul represented the seller.

NOTABLE RETAIL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
6300 Brooklyn Blvd	35,000	Expansion	Brooklyn Center	Sun Foods	BCK	Chris Howard of Christopher W Howard represented the landlord.
Aldi 8595 Columbine Rd	19,452	New	Eden Prairie	Aldi	TRC Columbine LLC	David Daly and Matt Friday of CBRE represented the tenant.
Canadian Pacific Plaza - Retail 120 S 6th St	11,877	New	Minneapolis	Alerus	Canpac Owner LLC	Tom Burton of Burton Real Estate Advisors represented the tenant; Ben Krsnak and Brent Jacobson of Hempel represented the landlord.
Albertville Plaza Goodyear 11019 61st St NE	9,395	New	Albertville	Dollar Tree	Albertville Plaza LLC	Johnny Reimann and Patrick Daly of Mid-America Real Estate represented the tenant; Sheila Zachman of Commercial Realty Solutions represented the landlord.
1515-1519 University Ave W	7,300	New	Saint Paul	Villa	White Dog Holdings LLC	Jamie Cohen of Upland Real Estate Group represented the tenant; Bruce Bahneman and Peter Tanis of The C Chase Company represented the landlord.
Crystal Shopping Center 99 Willow Bend	7,182	New	Crystal	Payless	Crystal Shopping Center Associates LLC	Stefanie Meyer and Johnny Reimann of Mid-America Real Estate represented the tenant; Mike Sturdivant of Paster Properties represented the landlord.
Calhoun Square 3001-3027 Hennepin Ave S	6,457	New	Minneapolis	Parella	Calhoun Square Endeavors LLC c/o The Ackerberg Group	Mary Armstrong of The Ackerberg Group represented the landlord.
Diffley Marketplace 1004-1020 Diffley Rd	5,800	New	Eagan	Terasas Mexican Restaurant	Inland Commercial Real Estate	Lynn Bones of TM Diversified Commercial Real Estate represented the tenant; Rick Plessner of Inland Commercial Real Estate represented the landlord.
Plymouth Station Shopping Center 16605-16705 Co Rd 24	5,500	New	Plymouth	A Troy Reding restaurant	Plymouth Station LLC	Paul Guidera of Equity Property Group represented the tenant; John Rask of Hans Hagen Homes represented the landlord.
Rosemount Crossing 14855-14995 Robert Trl S	5,481	New	Rosemount	Snap Fitness	Rosemount Crossing LLC	Charlie Hexum and Doug Sailor of Mid-America Real Estate represented the landlord.
156 Dale St N	4,500	New	Saint Paul	Masu Sushi	Selby Dale LLC	Andrea Christianson of DTZ represented the tenant; Carrie Charleston and Robert Wise of Mid-America Real Estate represented the landlord.
Village on the Ponds 420-438 Pond Promenade	3,565	New	Chanhassen	2nd Wind	Silo Building LLC	Rick Plessner of Inland Commercial Real Estate represented the tenant; Lisa Christianson and Sabine Shea of Christianson & Company represented the landlord.
The Promenade of Wayzata 801 Mill St	3,038	New	Wayzata	Solidcore Fitness	Wayzata Bay Senior Housing Inc	Stefanie Meyer of Mid-America Real Estate represented the tenant; Jesseka Doherty and Johnny Reimann of Mid-America Real Estate represented the landlord.

Prairie Village 16500 Hwy 5	2,842	New	Eden Prairie	Pie Five Restaurant	Prairie Partners Six LLP c/o Anderson Property Management	Barry Brottlund of InSite Commercial Real Estate represented the tenant; Carrie Charleston and Jesseka Doherty of Mid-America Real Estate represented the landlord.
Rayette Building 261 E 5th St	2,720	New	Saint Paul	Saint Dinette Restaurant c/o Strip Club Restaurant	Sherman Associates	Rob Kost of Sherman Associates represented the landlord.
Woodbury Village Green 1475-1575 Queens Dr	2,400	New	Woodbury	Jimmy John's	Woodbury Village Shopping Center LP	Jim Stimmler of Kraus-Anderson Realty represented the tenant; Jesseka Doherty and Robert Wise of Mid-America Real Estate represented the landlord.
Park Place on France 10700-10760 France Ave	2,268	New	Bloomington	Pie Five Restaurant	Park Place Bloomington LLC	Barry Brottlund of InSite Commercial Real Estate represented the tenant; Lisa Christianson and Anita Johnson of Christianson & Company represented the landlord.
Crystal Gallery 5510-5590 W Broadway	2,045	New	Crystal	Red Wing Shoes	Crystal Gallery Developers	Robert Wise and Mark Robinson of Mid-America Real Estate represented the landlord.
Plymouth Station Shopping Center 16605-16705 Co Rd 24	2,020	New	Plymouth	LaGree MSP	Plymouth Station LLC	Jeff Horstmann of Horstmann Enterprises represented the tenant; John Rask of Hans Hagen Homes represented the landlord.
Park Place on France 10700-10760 France Ave	1,200	New	Bloomington	Sports Clip	Park Place Bloomington LLC	Molly Townsend of Colliers International/Mpls-St Paul represented the tenant; Lisa Christianson and Anita Johnson of Christianson & Company represented the landlord.
Mound Marketplace 2131-2195 Commerce Blvd	1,029	New	Mound	LV Nails	L&S Realty	Carly Miller of LS Capital represented the tenant; Lisa Christianson, and Sabine Shea of Christianson & Company represented the landlord.

GREATER MN NOTABLE SALE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
4130 Commerce Blvd	Industrial	144,000	\$5,450,000	Windom	Wasp Ind	Fast Manufacturing Inc	No brokers involved.
Plum Creek Business Center 3315 Roosevelt Rd	Office	18,500	\$3,050,000	Saint Cloud	Wedgewood Cooperative Housing Association	Plum Creek Enterprises Inc and Morton Living Trust	Mike Bobick of Granite City Real Estate represented the buyer; Jean Cushman of Granite City Real Estate represented the seller.
3105 22nd St NW	Industrial	89,738	\$3,000,000	Rochester	Jensen & Grendahl Properties LLC	Gauthier Partners LLC	No brokers involved.
7320 Airport View Dr SW	Office	25,019	\$2,500,000	Rochester	CLT Investments LLC c/o Cary & Laurie Turner	AGD Airport Hotel LP	Ronn Thomas and Tim Storey of Cushman & Wakefield/NorthMarq represented the seller.
Arby's 2220 Gleason Ct	Retail	3,496	\$1,890,000	Northfield	KuFin Investments LLC	Regulator Trust	No brokers involved.
1801 Greenview Dr SW	Office	10,748	\$1,875,000	Rochester	Greenland LLC	Sunshine Today LLC	Mac Hamilton of Hamilton Real Estate represented the buyer; George Bayrd of Hamilton Real Estate represented the seller.
3490 E Frontage Rd	Retail	6,292	\$1,561,350	Rochester	MSIR 11 LLC	Calli R LLC	No brokers involved.
Former Quad Graphics Facility 660 Mayhew Lake Rd	Industrial	237,100	\$1,375,000	Saint Cloud	Bocal LLC	Quad Graphics	Casey O'Malley of INH represented the buyer; Chris Hickok and Dan Terry of JLL represented the seller.
310 Cannon River Ave	Industrial	40,000	\$1,350,000	Red Wing	Red Wing Group LLC	AIM Enterprises LLC	No brokers involved.
420 1st Ave NW	Industrial	13,338	\$1,200,000	Rochester	Inverwood LLC	LNI 400 N Broadway LLC	No brokers involved.
1500 1st Ave NE	Office	26,000	\$1,050,000	Rochester	Mike Fitzgerald	R&D Enterprises of Rochester LLP	Tom Fitzgerald of Commercial Leasing Services represented the the buyer; Darci Fenske of Paramark Corporation represented the seller.
Monson Trucking 5102 S Cant Rd	Industrial	27,720	\$900,000	Duluth	5102 S Cant LLC	DT Properties	Dave Holappa of Holappa Commercial Real Estate represented the seller.
458 Great Oak Dr	Retail	5,480	\$700,000	Saint Cloud	KwikTrip Inc	Canderson LLLP and Nanderson LLLP	No brokers involved.
4410 19th St NW	Industrial	9,119	\$698,790	Rochester	Maier Properties LLC	Coats Development LLC	No brokers involved.
Majestic Lakes Properties 15811 Audubon Way	Retail	7,800	\$529,900	Baxter	Morries Fish Market	Von Hanson Meats	Michael Flynn of Positive Realty represented the buyer and seller.
14 4th St SW	Retail	11,000	\$450,000	Rochester	CMD Holdings LLC	AC Acquisitions LLC	RGI represented the buyer; George Bayrd of Hamilton Real Estate represented the seller.
West Side Café/C-Store 801 Washington St W	Retail	4,032	\$440,000	Brainerd	Auto Zone Development Corp	Erickson Oil Products Inc	Jeff Houge of Wakota Commercial Advisors represented the buyer; Nate Grotzke of Close-Converse Commercial Properties represented the seller.
Jager - Nisswa 24719 Hazelwood Dr	Office	4,376	\$350,000	Nisswa	Norring	Jager	Patrick Buckley of Positive Realty represented the buyer; Nate Grotzke and Tim Miller of Close-Converse Commercial Properties represented the seller.

GREATER MN NOTABLE LEASE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	LEASE TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Home Depot Anchored Development SE of 1st St S and 6th Ave	Retail	55,000	New	Waite Park	Hobby Lobby	Beumer-Baird LLC	Bob Minks of Colliers International/Mpls-St Paul represented the tenant; Patrick Daly and Robert Wise of Mid-America Real Estate represented the landlord.
234 35th St SE	Industrial	16,800	New	Rochester	Don Stevens	MAP Partnership	Bucky Beeman of Realty Growth represented the tenant and landlord.
5201 Foundry Cir	Industrial	15,000	New	Saint Cloud	Wood Craft Inc	NRB Properties	Bill Molitor of Re/Max Results represented the tenant and landlord.
3033 41st St NW	Industrial	6,391	New	Rochester	ReGen Teranostics Inc	New York Life Insurance Co	Jamey Shandley of Hamilton Real Estate and Jim Freytag of CBRE represented the landlord.
3185 41st St NW tenant; represented	Retail	6,000	New	Rochester	Sola Salon	Elton Hills Plaza West LLC	Leigh Ann Peltoma of Paramark Real Estate represented the tenant; Jeff Brown and Mike Zirbes of North Rock Real Estate represented the landlord.
3051 2nd St S	Office	5,760	New	Saint Cloud	Reed Elsevier	Heritage Park Partnership LLP	Tim Stewart of TaTonka Real Estate represented the tenant; Jean Cushman and Kate Hanson of Granite City Real Estate represented the landlord.
305 5th Ave S	Retail	4,500	New	Saint Cloud	Muy Pizza c/o Pizza Hut/Wing Street	300 Bloc LLC	Tim Hilger of Diversified Acquisitions represented the tenant; Matt Studer and Sheila DeVine of Warnert Commercial Real Estate represented the landlord.
Tower Avenue Mall 3110 Tower Ave	Retail	3,800	New	Superior	Dunkin Donuts	Tower Ave Partners LLC	Dave Holappa of Holappa Commercial Real Estate represented the landlord.
Denfeld Retail Center 4502 Grand Ave	Retail	3,672	New	Duluth	Cigs 4 Less	Denfeld Retail Center	Shelley Jones of The Jones Group represented the landlord.
Chateau Center 3456 E Circle Dr	Retail	3,190	New	Rochester	Minnesota Medical Solutions LLC	Gac & M Properties LLC	Bucky Beeman of Realty Growth represented the landlord.
100 1st Ave SW	Retail	2,287	New	Rochester	Cloud 9 Spa & Salon	Acropolis Properties LLC	Darci Fenske of Paramark Corporation represented the tenant and landlord.
C & R Elton Hills 300-326 Elton Hills Dr	Retail	2,250	New	Rochester	PSI Health Care Inc	C&R Elton Hills LLC	Bucky Beeman of Realty Growth represented the tenant and landlord.
1290 Salem Rd SW	Retail	2,037	New	Rochester	Rebal Ventures LLC c/o Dickey's Barbeque Pit	Forsons Investments LLC	George Bayrd of Hamilton Real Estate represented the tenant.

INVESTMENT SALES TRANSACTIONS (OVER \$3M)

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
510 Marquette Ave 300 1st Ave N Colwell Building - 123 3rd St N	Office	420,458	\$87,500,000	Minneapolis	Spear Street Capital	Swervo	Scott Pollock of Cushman & Wakefield/NorthMarq represented the seller.
Plymouth Corporate Center 1405 Xenium Ln N	Industrial	864,212	\$62,500,000	Plymouth	TFO REVA Wildamere PCC LLC c/o Carlson Real Estate	Plymouth Corporate Center DE LLC	Steven Buss, Tom Holtz, Judd Welliver and Ryan Watts of CBRE represented the seller.
Lifetime Fitness 5525 Cedar Lake Rd	Retail	258,602	\$37,000,000	Saint Louis Park	Terraza 17 LLC c/o Realty Income	LTF Real Estate MN-FL LLC	No brokers involved.
Lifetime Fitness 18425 Dodd Blvd	Retail	223,373	\$29,200,000	Lakeville	AGNL Exercise LLC c/o Angelo, Gordon and Co	LTF Real Estate Company	No brokers involved.
Lifetime Fitness 6233 Baker Rd	Retail	130,801	\$23,200,000	Eden Prairie	GPT LF ML2 Owner LLC c/o Gramercy Property Trust	LTF Real Estate MN-FL LLC	No brokers involved.
1227-1331 Tyler St NE 950 13th Ave NE 1515 Central Ave NE 1611 Polk St NE 1600 Fillmore St NE 1515 1/2 Central Ave NE (Land)	Office	270,335	\$22,130,000	Minneapolis	Sara Investment Real Estate LLC	Hillcrest Development LLP	Jim Kenney and Tim Prinsen of Colliers International/ Mpls-St Paul represented the seller.
2601 88th St W	Office	280,000	\$20,098,990	Bloomington	LSREF4 Rebound LLC c/o Lone Star Funds	Hub Properties Trust c/o Equity Commonwealth	No brokers involved.
Plymouth Building 12 S 6th St	Office	88,517	\$20,000,000	Minneapolis	Urban Minneapolis Plymouth Building LLC c/o HRI Lodging	Plymouth Building Development Company LLC c/o Heartland Realty Investors	No brokers involved.
Waterford Plaza 10100 6th Ave	Retail	125,786	\$19,500,000	Plymouth	Phillips Edison Grocery	Provident Real Estate Center REIT II Inc	Joe Girardi and Mark Robinson of Mid-America Real Estate Ventures represented the seller.
Southtech Plaza 9401 & 9555 James Ave S	Industrial	230,000	\$19,200,000	Bloomington	Eagle Ridge LLC	MBY	Peter Rand and Kris Smeltzer of Cushman & Wakefield/ NorthMarq represented the seller.
Rosedale Corporate Plaza 2665, 2675 and 2685 Long Lake Rd	Office	149,054	\$18,384,598	Roseville	LSREF4 Rebound LLC c/o Lone Star Funds	Hub Properties Trust c/o Equity Commonwealth	No brokers involved.
1035-1065 Nathan Ln N	Industrial	238,208	\$16,000,000	Plymouth	CM Nathan (MN) LLC	Geneva CMIX	Tom O'Brien, Avery Ticer and Brent Masica of Cushman & Wakefield/NorthMarq represented the seller.
5353 Wayzata Blvd	Office	112,304	\$14,650,000	Saint Louis Park	MV Exchange I LLC, MV Exchange II LLC and VNL LLC	5353 Wayzata LLC	Steve Johannes of Bellwether represented the buyer; Frank Jermusek, Chris Kubesh and Cameron Peterson of Sperry Van Ness/Northco Real Estate Services represented the seller.
Sears Outlot Redevelopment 12431 Wayzata Blvd	Retail	200,935	\$11,523,246	Minnnetonka	GS Portfolio Holdings	Sears, Roebuck and Co	No brokers involved.
Miracle Mile Shopping Center 286 17th Ave NW	Retail	153,226	\$10,400,000	Rochester	Miracle Mile LLC	Jordan Realty Corporation	Merl Groteboer of ReMax represented the buyer.
2600 Lone Oak Pt 2700 Lone Oak Pkwy	Office	610,254	\$9,400,000	Eagan	OP4 Eagan LLC c/o Excelsior Group	Delta Air Lines	Chris Hickok, Brian Ginkel and Chris Rohrer of JLL represented the seller.
Gateway Financial Center 9800 W Bren Rd	Office	70,184	\$9,200,000	Minnnetonka	9800 Bren Rd LLC c/o Shadegg Mechanical Inc	Gateway Financial LLC	Dan Russ and Michael Houge of Transwestern represented the seller.

Five Star Commerce Center I, II & III 9464-9496 Hemlock Ln N 11701-11741 95th Ave N 11751-11787 95th Ave N	Industrial	163,336	\$9,070,000	Maple Grove	610 Industrial LLC c/o Interstate Partners LLC	LSREF 2 OREO (Direct) LLC c/o Hudson Advisors	Chris Hickok of JLL represented the seller.
Coon Rapids Medical Building 3833 Coon Rapids Blvd NW	Office	31,668	\$7,298,000	Coon Rapids	DOC-3833 Coon Rapids Boulevard NW MOB LLC c/o Physicians Realty Trust	Mercy Gracie LLC	Mark Davis of Davis Real Estate Services Group represented the seller.
Thresher Square 700 S 3rd St	Office	117,144	\$7,000,000	Minneapolis	Sherman Associates	Investors Real Estate Trust	No brokers involved.
12755 Hwy 55	Office	210,000	\$7,000,000	Plymouth	Jet 55 Property Owner LLC c/o Falcon Ridge Partners LLC	Highway 55 Corporate Center LLC	No brokers involved.
Capital Office Building 525 Park St	Office	75,309	\$6,858,523	Saint Paul	LSREF4 Rebound LLC c/o Lone Star Funds	Hub Properties Trust c/o Equity Commonwealth	No brokers involved.
8290 University Ave NE	Office	38,456	\$6,739,380	Fridley	7900 Group LLP and BT Group LLC c/o RSS Fridley LLC	Northwestern Orthopedic Surgeons Partnership LLP	No brokers involved.
River Road Business Center I & II 5255-5301 E River Rd	Industrial	149,915	\$6,314,000	Fridley	MSP Fridley Industrial Buildings LLC c/o Hoyt Properties	TR River Road LLC	HPI represented the buyer; Mark Kolsrud of Colliers International/ Mpls-St Paul represented the seller.
1515 Central Ave NE	Industrial	88,820	\$6,060,000	Minneapolis	Crown Central LLC Sara Investment Real Estate	1515 SIB LLC c/o Hillcrest Development	Jim Kenney and Tim Prinsen of Colliers International/Mpls-St Paul represented the seller.
Buca di Beppo 2728 Gannon Rd	Retail	11,248	\$5,985,329	Saint Paul	Cashman & Hobbes	2728 Gannon Rd LLC	No brokers involved.
Superior Plaza 1000 Shelard Pkwy	Office	62,390	\$5,814,651	Saint Louis Park	LSREF4 Rebound LLC c/o Lone Star Funds	Hub Properties Trust c/o Equity Commonwealth	No brokers involved.
Eagle Point Office Center II 8550 Hudson Blvd N	Office	31,039	\$5,350,000	Lake Elmo	Dakota UPREIT LP	Eagle Point III LLC c/o Blackhawk Investment Group	Scott Pollock of Cushman & Wakefield/NorthMarq represented the seller.
Summit Oaks Square 14601-14639 Co Rd 11	Retail	33,243	\$5,300,000	Burnsville	Tamarack Hills 659 LLC c/o Northland Commercial	Summit Oaks Building LLC	Sean Doyle of Marcus & Millichap represented the buyer; Denise Currie and Tim Igo of Suntide Commercial Realty represented the seller.
Glen Lake's Market 14400 Excelsior Blvd	Retail	36,172	\$5,200,000	Minnetonka	Glen Lake's Mall LLC c/o Tom Wartman	BA AMA LLC	No brokers involved.
Dean Lakes Health 4201 Dean Lakes Blvd	Office	19,089	\$5,000,000	Shakopee	The Norgren Group LLC c/o Chris Norgren	Dean Lakes Investments LLC	Tim Stewart of TaTonka Real Estate Advisors represented the buyer; Matt Angleson of Sperry Van Ness/Northco Real Estate Services represented the seller.
Willow Creek Plaza 9800 Shelard Pkwy	Office	45,959	\$4,820,049	Plymouth	LSREF4 Rebound LLC c/o Lone Star Funds	Hub Properties Trust c/o Equity Commonwealth	No brokers involved.
Carlson Center East II 130 Cheshire Ln	Office	62,112	\$4,658,400	Minnetonka	Carlson Office LLC	Lakes Entertainment Inc	Paul Gibbs of Cushman & Wakefield/NorthMarq represented the buyer; Bob Revoir of Cushman & Wakefield/NorthMarq represented the seller.
1775-1801 Old Hwy 8 NW	Industrial	102,400	\$4,450,000	New Brighton	MSP New Brighton Industrial Buildings LLC c/o Biynah Industrial Partners	Edwin & Diana Taylor	Steven Buss, Tom Holtz, Judd Welliver and Ryan Watts of CBRE represented the buyer; Matt Hazelton of Marcus & Millichap represented the seller.
6875 Shady Oak Rd	Industrial	32,738	\$4,400,000	Eden Prairie	EdgeConnex Minneapolis Holdings LLC	Ocwen Financial Corp	Doug Bakke of CBRE represented the buyer; Dan Peterson of Colliers International/Mpls-St Paul represented the seller.
Hawthorne Ridge 525 Diffley Rd	Retail	23,322	\$4,150,000	Eagan	MMS Properties- Hawthorne Ridge LLC	Excel Development LLC	Matt Klein of KW Commercial Midwest represented the buyer; Matt Klein and Andy Manthei of KW Commercial Midwest represented the seller.

300 Chestnut St	Industrial	11,550	\$4,100,000	Saint Paul	Opus Development Company LLC	Kestrel Holdings LLC	No brokers involved.
15 Glenwood Ave N	Retail	14,361	\$4,000,000	Minneapolis	RCI Holdings Inc	15 Glenwood LLC	No brokers involved.
Currell Centre 7616 Currell Blvd	Office	43,647	\$3,990,000	Woodbury	Heather Avenue Property Group LLC c/o Sara Investment Real Estate	BACM 2007-4 Office 7616 LLC c/o LNR Partners LLC	Bob Pounds, Tim Prinsen and Amy Senn of Colliers International/ Mpls-St Paul represented the seller.
587 Bielenberg Dr	Office	17,616	\$3,800,000	Woodbury	The Norgren Group LLC c/o Chris Norgren	Bielenberg Partners LLC	Tim Stewart of TaTonka Real Estate Advisors represented the buyer; Matt Angleson of Sperry Van Ness/Northco Real Estate Services represented the seller.
Walgreens 5825 Cahill Ave	Retail	15,131	\$3,563,000	Inver Grove Heights	Simply Holdings LLC	WHW4 LLC	No brokers involved.
Silver View Plaza 2546 Hwy 10	Retail	34,850	\$3,500,000	Mounds View	Silver View Plaza LLC	M & E Realty Co c/o Kraus Anderson	Matt Klein of KW Commercial Midwest represented the buyer; Bob Pounds, Tim Prinsen and Amy Senn of Colliers International/Mpls-St Paul represented the seller.
1209 Tyler St NE	Office	36,541	\$3,470,000	Minneapolis	Sara Investment Real Estate LLC	Hillcrest Development LLP	Jim Kenney and Tim Prinsen of Colliers International/Mpls-St Paul represented the seller.
5051 Hwy 7	Office	52,650	\$3,288,000	Saint Louis Park	Buhl Investors SLP LLC c/o Peter Deanovic	Lund Real Properties LLC	David Berglund and Colin Ryan of Colliers International/ Mpls-St Paul represented the buyer and seller.
The Shoppes at Blaine 10611 Baltimore St	Retail	16,080	\$3,122,569	Blaine	Elevage Development Group LLC	Shoppes of Blaine LLC	No brokers involved.
Valley Square 7202-7264 S Washington Ave	Industrial	31,800	\$3,000,000	Eden Prairie	Valley Square D and P LLC c/o Gonyea Commercial Properties	Welsh Partners 85 LLC	No brokers involved.