



MNCAR

MINNESOTA COMMERCIAL  
ASSOCIATION OF  
REAL ESTATE/REALTORS®

NOTABLE TRANSACTIONS

Q2 2016

Data provided by

**XCELIGENT**

BUILDING DATA. EVERYWHERE.



We're proud to present our Notable Transactions report for the second quarter of 2016. 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:

### OFFICE



**Jason Butterfield**  
Frauenshuh



**Reed Christianson**  
Transwestern



**Sean Coatney**  
Core Commercial  
Real Estate



**Matt Delisle**  
Colliers International



**Jerry Driessen**  
CBRE



**Lynette Dumlalag**  
NTH



**Mike Honsa**  
Transwestern



**Brent Karkula**  
CBRE



**Eric King**  
Cushman &  
Wakefield/NorthMarq



**Andrew Manthei**  
KW Commercial  
Midwest



**Jim Montez**  
Cushman &  
Wakefield/NorthMarq



**Jeff Nordness**  
Essence Real Estate



**Kevin O'Neil**  
Colliers International



**Bob Pfefferle**  
Hines



**Eric Rapp**  
Colliers International



**Ann Rinde**  
JLL



**Nils Snyder**  
Colliers International



**Tom Stella**  
Cushman &  
Wakefield/NorthMarq



**Mark Stevens**  
Cushman &  
Wakefield/NorthMarq



**Kai Thomsen**  
Lee & Associates



**Brian Wasserman**  
CBRE

### INDUSTRIAL



**Eric Batiza**  
Colliers International



**Nate Erickson**  
Cushman &  
Wakefield/NorthMarq



**Peter Fooshe**  
Cushman &  
Wakefield/NorthMarq



**Chris Garcia**  
Lee & Associates



**Nick Leviton**  
Colliers International



**Dan Lofgren**  
Excelsior Group



**Brent Masica**  
Cushman &  
Wakefield/NorthMarq



**Andy McIntosh**  
CSM



**Matt Oelschlager**  
CBRE



**Duane Poppe**  
Lee & Associates



**Eric Rossbach**  
Colliers  
International



**Phil Simonet**  
Paramount



**Jack Tornquist**  
CBRE

### GREATER MN



**Kevin Brink**  
INH Properties



**Greg Follmer**  
Greg Follmer  
Commercial RE



**Kate Hanson**  
Granite City  
Real Estate



**Dave Holappa**  
Holappa Commercial  
Real Estate



**Shelley Jones**  
The Jones Group



**Barb Phelps**  
Paramark  
Corporation



**Jamey Shandley**  
Hamilton  
Real Estate

### RETAIL



**Lisa Christianson**  
Christianson  
& Company



**David Daly**  
CBRE



**Patrick Daly**  
Ryan Companies



**Jesseka Doherty**  
Mid-America  
Real Estate



**Lisa Diehl**  
Diehl &  
Partners



**Ian Halker**  
Colliers International



**Tim Igo**  
Suntime



**Brad Kaplan**  
Cushman &  
Wakefield/  
NorthMarq



**Brian Klancke**  
Marcus & Millichap



**Ben Krsnak**  
Hempel



**Dan Mossey**  
Kraus-Anderson  
Realty



**Sean Quinn**  
IRC Retail  
Centers



**Zach Stensland**  
Upland Real  
Estate Group



**Tony Strauss**  
Colliers International



**Mike Sturdivant**  
Paster Properties



**Justin Wing**  
CSM Corporation

### INVESTMENT SALES



**Skip Melin**  
Cushman &  
Wakefield/NorthMarq



**Bob Pounds**  
Colliers International



**Mark Robinson**  
Mid-America Real Estate



**Judd Welliver**  
CBRE

## NOTABLE OFFICE SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Edina Corporate Center 4700 W 77th St	122,689	\$11,250,000	Edina	Western National Insurance Group	Realty Associates Iowa Corp c/o Invesco	Bill Katter and Brandon Champeau of United Properties represented the buyer; Mary Burnton and Jim Durda of Zeller represented the seller.
11500 193rd Ave NW	31,406	\$4,200,000	Elk River	ISD 728	MSB Holdings-Elk River LLC	No brokers involved.
Apple Valley Commons II 15025 Glazier Ave	66,738	\$3,450,000	Apple Valley	Wings Financial Credit Union	Lighthouse Management Group Inc	Rob Youngquist of Avison Young represented the buyer; Tom Dunsmore and Tong Khang of Avison Young represented the seller.
6400 Flying Cloud Dr	30,111	\$2,850,000	Eden Prairie	S&S Development Corp c/o Gerald Steelman	SCM Properties LLC c/o Sound Capital Management	Barry Bosold of RealSolve Group represented the buyer; Kari Kendall of Kendall Commercial Advisors represented the seller.
Metro II Office 1300 Metro Heights Rd	44,748	\$1,980,000	Mendota Heights	1300 Ways LLC c/o Troy Thie	Ted Glasrud Associates MN LLC	Dan Gleason of Cushman & Wakefield/NorthMarq represented the tenant; Paul Buchmayer of Ted Glasrud Associates represented the seller.
City Center Office Park 3640 Talmage Cir	18,200	\$1,970,000	Vadnais Heights	Cramer Riverwood LLC c/o Larry Cramer	LDOB Inc c/o Alex Hanschen	Pat Cropsey and Jim Zeller of KW Commercial Midwest represented the buyer.

## NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Fifty South Sixth 50 6th St S	105,000	New	Minneapolis	Stinson Leonard Street LLP	Hines Global REIT 50 South Sixth LLC	Anna Coskran and Russ Nelson of NTH represented the tenant; Bob Pfeffeler and Sargent Johnson of Hines and Nils Snyder, Mike Doyle and Jim Kenney of Colliers International represented the landlord.
The Offices @ MOA 2001 Lindau Ln	89,481	New	Bloomington	Cray	Moac Mall Holdings LLC	Rich Reynolds and Jeff Jones of Area Corporate Real Estate Advisors represented the tenant; Bill Rothstein and Dan Gleason of Cushman & Wakefield/NorthMarq represented the landlord.
Historic Building 21 at Beacon Bluff 777 Forest St	75,000	New	Saint Paul	Archdiocese of St Paul & Mpls	Port Authority City of St Paul	Paul Donovan and Jeremy Striffler of Cushman & Wakefield/NorthMarq represented the tenant; John Chirhart and Lou Suski of Gaughan Companies represented the landlord.
ATRIA Corporate Center 3033 Campus Dr	74,788	Renewal	Plymouth	Covidien	Talcott III Atria LLC	David Weigratz of Cresa represented the tenant; Connie Doran and Gordie Hampson of Cushman & Wakefield/NorthMarq represented the landlord.
100 Washington Square 100 S Washington Ave	67,700	New	Minneapolis	Code42	SRI Ten Washington Square	John Lorence of CBRE represented the tenant; Erin Wendorf, Reed Christianson and Will McDonald of Transwestern represented the landlord and Jim Montez of Cushman & Wakefield/NorthMarq represented the sublessor.
IDS Center 80 S 8th St	52,706	Expansion/ Renewal	Minneapolis	Bank of America	BRI 1855 IDS Center LLC	Pete Kostroski of JLL represented the tenant; Jon Dahl, Brent Robertson and Sam Maguire of JLL represented the landlord.
2100 NE Summer St	38,880	Sublease	Minneapolis	Fairview	Ucare	Karen Riley and Jim Vos of Cresa represented the sublessor.
Rosedale Corporate Plaza B 2675 Long Lake Rd	32,730	Renewal	Roseville	Olsen Thielen	Rosedale Properties LLC	Dean Williamson and Ross Hedlund of Frauenschuh represented the tenant; Tom Stella of Cushman & Wakefield/NorthMarq represented the landlord.
12755 Hwy 55	26,000	New	Plymouth	Clark Engineering	Jet 55 Property Owner LLC	Tate Krosschell of Cushman & Wakefield/NorthMarq represented the tenant; Jim Freytag and David Marschinke of CBRE represented the landlord.
510 Marquette Ave	24,669	New	Minneapolis	Ascend Learning	510 Marquette LLC	Pete Kostroski of JLL represented the tenant; Peter Fitzgerald, Mark Stevens and Brent Erickson of Cushman & Wakefield/NorthMarq represented the landlord.
400 Metropoint 400 Hwy 19 S	22,295	New	Saint Louis Park	Wiley and Sons	Interchange Investors LLC	Rick Nelson of Winthrop Commercial represented the tenant; Kevin O'Neill, Michael Gelfman and Nathan Karrick of Colliers International represented the landlord.

Shoreview Corporate Center 4000 Lexington Ave N	20,712	New	Shoreview	Aerotek	JPMCC 2006-IDP7 Gramsie Rd LLC	Sean Coatney of Core Commercial represented the tenant; Michael Marinovich and Chris Gliedman of CBRE represented the landlord.
610 Zane Medical Office 610 Zane Ave N	20,000	New	Brooklyn Park	PrairieCare	Ryan Companies	Louis Saurez and Brian Bruggeman of Colliers International represented the landlord.
Lumber Exchange Building 10 S 5th St	17,000	New	Minneapolis	Pour House	CMAT 1999-CI LUMBER ST LLC	Matt Sherman of Sherman Group represented the landlord.
UBS Plaza 444 Cedar St	16,255	New	Saint Paul	Johnson Becker	RAIT Financial	Brian Ginkel of JLL represented the tenant; Brent Robertson and Ann Rinde of JLL represented the landlord.
Miller Textile 861 Hennepin Ave E	15,689	New	Minneapolis	Stahl Construction	861 E Hennepin LLC	Emily Nicoll of CBRE represented the tenant; Ron Scholder and Aaron Meyers of The Ackerberg Group represented the landlord.
Crescent Ridge Corporate Center I 11100 Wayzata Blvd	15,626	New	Minnetonka	Liberty Mutual	Property Reserve Inc	Jill Rasmussen of The Davis Group and Mark Stables of Avison Young represented the tenant; Jon Dahl, Ann Rinde and Marc Nanne of JLL represented the landlord.
375 Jackson St	15,269	New	Saint Paul	Met Council	375 Jackson Courtly LLC	Bryan Larson of Madison Equities represented the landlord.
2100 NE Summer St	15,231	Sublease	Minneapolis	Cliq Studios	Ucare	Josh Huempfer and Blake Martin of Upland represented the tenant; Karen Riley and Jim Vos of Cresa represented the sublessor.
Carriage Station Professional Bldg 12425 55th St	13,000	New	Lake Elmo	PRTS Common Element	Durango LLC	Brian Zeller of Greystone represented the tenant and landlord.
3600 Northland Center 3600 W American Blvd	10,853	New	Bloomington	Granite City	GKII Northland Center LLC	Peter Fitzgerald of Cushman & Wakefield/NorthMarq represented the tenant; Bill Rothstein and Dan Wicker of Cushman & Wakefield/NorthMarq represented the landlord.
Crescent Ridge II 10900 Wayzata Blvd	10,012	New	Minnetonka	Ambient Consulting	Wells Operating Partnership	Marty Wolfe of Transwestern represented the tenant; Brian Helmken and Eric Heltne of CBRE represented the landlord.
Kickernick Building 416 1st Ave N	10,000	New	Minneapolis	TeamQuest	430 Kickernick Asoc LP	Matt Sherman of Sherman Group represented the landlord.

## NOTABLE INDUSTRIAL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Crosstown North 7500 Setzler Pkwy	119,560	\$7,380,000	Brooklyn Park	Stein Industries	AX TC Industrial LP	Brent Masica of Cushman & Wakefield/NorthMarq represented the buyer; Dan Swartz of CBRE represented the seller.
Roof Depot Distribution Center 1860 28th St E	232,457	\$6,800,000	Minneapolis	City of Minneapolis	1860 East 28th St LLC	Tom Lelich of CBRE represented the buyer; Jay Chmielecki of Colliers International represented the seller.
Johnson Brothers Liquors 2300 Pilot Knob Rd	125,833	\$5,150,000	Mendota Heights	Johnson Brothers Liquor Company	Triple S Investments LLP	Mike Salmen and Mike Honsa of Transwestern represented the buyer; Ted Carlson and Mike Hartman of Carlson Commercial represented the seller.
Lake States Lumber 9100-9110 83rd Ave N	95,492	\$4,692,800	Brooklyn Park	NL Ventures X 83rd Avenue LLC c/o AIC Ventures	RK Midwest Enterprises LLP c/o Cedar Creek of Sparta	No brokers involved.
6950 Washington Ave	93,880	\$3,725,000	Eden Prairie	CLIM-A-TECH	Sportacus LLC	Mark Sims of Cushman & Wakefield/NorthMarq represented the buyer; Jerry Clark of The C Chase Company represented the seller.
Centre Pointe Business Campus I 2990-3000 Centre Pointe Dr	25,547	\$3,000,000	Roseville	Centerpoint Holdings LLC	Ideal Properties LLP	Brian Zeller of Greystone represented the buyer; Dan Friedner, Jay Chmielecki and Justin Rath of Colliers International represented the seller.
Bouvin Enterprises 9835-9839 W 69th St	60,005	\$2,850,000	Eden Prairie	DRB Properties LLC	Bouvin Enterprises Inc	Brian Netz and Nick Leviton of Colliers International represented the seller.
Transit Team 10751 89th Ave N	44,800	\$2,400,000	Maple Grove	89th Avenue Partners LLC c/o Transit Team Inc	MCR Property Holdings LLC	Hudson Brothen of Cushman & Wakefield/NorthMarq represented the buyer; Kyle Thompson and Steve Nelson of Hoyt Properties represented the seller.
14255 Southcross Dr W	37,490	\$2,300,000	Burnsville	PMA Property LLC	Southcross Drive LLC	No brokers involved.
15255 23rd Ave N	27,813	\$2,300,000	Plymouth	Zeeplex LLC c/o Zdenko Grajcar	Eagle Partners II LLC	Brent Masica and Jason Meyer of Cushman & Wakefield/NorthMarq represented the seller.
Classic Events Parties 8933 S Lyndale Ave	52,260	\$2,208,000	Bloomington	Zkarlo	FAE Company III LLC	Jane Westerbeck of CB Burnet represented the buyer; Michael Wall, Nathan Arnold and Tom Lelich of CBRE represented the seller.
960 Blue Gentian Rd	28,931	\$2,110,000	Eagan	Patjohnco LLC c/o Pat Bollom and John Prange	Blue Gentian Partners LLC	Neil Kolatkar of CBRE represented the buyer; Bryan Van Hoof, Jeff Przytarski and Rick Graf of CBRE represented the seller.
Prior Lake Business Center 16873 Fish Point Rd	46,549	\$2,100,000	Prior Lake	Alert Distributing	Prior Lake Properties LLC	Ted Carlson and Mike Hartman of Carlson Commercial represented the buyer; Ryan Krzmarzick and Eric Rossbach of Colliers International represented the seller.
132 31st Ave NE	4,400	\$2,085,000	Minneapolis	C Base Holdings LLC	Swanson Holdings LLC	Wally Kocemba of Calhoun Companies represented the seller.
Park Distribution Center 6801 Winnetka Ave N	39,751	\$1,975,000	Brooklyn Park	6801 on the Park LLC c/o Gonyea Homes and Remodeling	Commercial Partners Exchange Co LLC	No brokers involved.
9940-9960 US Hwy 10 NW	60,288	\$1,973,500	Elk River	NLN Properties LLC	David Paul Decker	Dan Friedner of Colliers International represented the buyer; Jon Jondahl of ReMax Results represented the seller.
5832 Industrial Ln	30,456	\$1,950,000	Prior Lake	Port City Bakery Inc	EB Leasing LLC c/o Mark Kreissler	Jeff Hart of KW Commercial Midwest represented the buyer; Jodi Walfoort of Atlas Commercial represented the seller.
1335 Eagandale Ct	21,519	\$1,900,000	Eagan	Waterstrike Technologies Inc	Ponca Creek Holdings LLC	No brokers involved.
3180 Spruce St	42,256	\$1,900,000	Little Canada	3180 Spruce Street LLC c/o N.E.W. Plastics Corp	Samir Mehta and Mehta Family LP	No brokers involved.
9450 Ideal Ave S	20,067	\$1,750,000	Cottage Grove	Stan Koch & Sons Trucking	Jack Cooper Transport Company	Brad Bohlman of Colliers International represented the buyer; Eddie Rymer of Carlson Commercial represented the seller.
2000 Kenrick Ave	13,216	\$1,725,000	Lakeville	Ideal Properties	Greg & Stacy Charney	Bruce Rydeen of Cerron Commercial Properties represented the buyer and seller.
13300 15th Ave	17,689	\$1,450,000	Plymouth	Morries Minnetonka Ford Recon RE LLC	KEH&H Properties LLC	No brokers involved.

Kensington I 11241 91st Ave N	28,154	\$1,400,000	Maple Grove	Minnetonka Amusement LLC c/o David Carisch	Prince and Sandra Wallace	No brokers involved.
4064 Peavey Rd	26,828	\$1,350,000	Chaska	Kenmark Partnership LLP	Cosmic Holdings LLC	Bruce Hoberman of Cushman & Wakefield/NorthMarq represented the seller.
350 University Ave E	79,620	\$1,300,000	Saint Paul	BMM Properties LLC	ABH Acquisitions	No brokers involved.
9201 International Pkwy	19,700	\$1,300,000	New Hope	C&T Properties LLC	WKT Properties LLC	Nick Leviton of Colliers International represented the buyer; Dan Swartz of CBRE represented the seller.
5455 Highway 169 Service Rd	10,572	\$1,290,000	Plymouth	North States Industries	Zeeplex LLC	Brent Masica and Jason Meyer of Cushman & Wakefield/NorthMarq represented the seller.
Elk River Industrial 19131 Industrial Blvd NW	31,221	\$1,200,000	Elk River	EEO Properties LLC	Roedel Real Estate LLC c/o John Roedel	No brokers involved.
3686 Flowerfield Rd	8,872	\$1,200,000	Blaine	Storlie & Associates LLC c/o Sarah & Peter Storlie	We Mow 4 U LLC c/o Jason Bergin	No brokers involved.
7180 Commerce Cir W	24,867	\$1,150,000	Fridley	Kinzler Equities LLC	Commerce Circle LLC	Joe Owen of Colliers International represented the buyer; Eric Dueholm of The Terrace Group represented the seller.
1490 NE 94th Ln	23,288	\$1,100,000	Blaine	L & B Real Estate LLC	Product Development Solutions LLC	No brokers involved.

## NOTABLE INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Coon Rapids Distribution Center 11225 Xeon St	145,775	Renewal	Coon Rapids	Life Fitness	VRS Minn LLC	Matt Oelschlager of CBRE represented the tenant; David Paradise and Sydney Johnson of Cushman & Wakefield/NorthMarq represented the landlord.
Northern Stacks Bldg 1 4607 E River Rd	111,630	New	Fridley	Lindenmeyr Munroe	Fridley Land LLC	Tom Sullivan of Cushman & Wakefield/NorthMarq represented the tenant; Jason Simek and Eric Batiza of Colliers International represented the landlord.
Energy Park Distribution Center 1930 Energy Park Dr	85,655	New	Saint Paul	Savers	Ax TC Industrial II LP	Eric Batiza of Colliers International represented the tenant; John Ryden and Matt Oelschlager of CBRE represented the landlord.
Lexington Business Center 2950 Lexington Ave	77,000	New	Eagan	Bell Labs International	ICON Owner Pool 3 Midwest/Southeast LLC	Andy Radatz of Radatz Walsh represented the tenant; Tony DeIDotto of Cushman & Wakefield/NorthMarq represented the landlord.
2420 Long Lake Rd	76,800	New	Roseville	Minncor	Duke Realty LP	Todd Hanson, Jason Sell and Chris Weirens of Cushman & Wakefield/NorthMarq represented the landlord.
100 9th Ave SW	65,114	Renewal	New Brighton	Centurylink	Northwestern Holdings Inc	Stephanie Severson of Avison Young represented the tenant; Matt Oelschlager, Mike Bowen and John Ryden of CBRE represented the landlord.
Kinghorn Logistics Hub 19401 Rogers Dr	65,000	New	Rogers	FlintGroup	S O Global Rogers LLC	Patrick Schneider of Calhoun Commercial Partners represented the tenant; Dan Terry and Chris Hickok of JLL represented the landlord.
Hampshire Technology Center 10701-10779 Hampshire Ave	63,000	New	Bloomington	NC Minerals	Jennifer Development Co	Joe Owen of Colliers International represented the tenant; Traci Tomas of Tomas Management represented the landlord.
Corporate Square Bldg F 3160 Neil Armstrong Blvd	57,600	Renewal	Eagan	PolyOne	Ax TC Industrial II LP	Mark Sims of Cushman & Wakefield/NorthMarq represented the tenant; Jeff Przytarski and Bryan Van Hoof of CBRE represented the landlord.
NorthPark Business Center I SW of 109th Ave N and Winnetka	50,221	New	Brooklyn Park	Biomerics	Ryan Companies	Tim Olsen of Carlson Commercial represented the tenant; Mark Sims and Noam Newman of Cushman & Wakefield/NorthMarq represented the landlord.
Pure Humidifier Building 141 Jonathan Blvd N	44,822	New	Chaska	Lakeview Industries	141 Jonathan Blvd LLC	Charles Simcox of Cresa Partners represented the tenant; Mark Steingas of Copperwood Investments represented the landlord.
Foldcraft Building 1800 W 94th St	42,200	New	Bloomington	Red Bull	Dosch Properties LLC	Jonathan Juris of Cushman & Wakefield/NorthMarq represented the tenant; Jeff Przytarski and Bryan Van Hoof of CBRE represented the landlord.
Boulder Lakes Office III 3000 Ames Crossing Rd	37,065	Renewal	Eagan	Alliance One	Boulder Lakes III LLC	Dan Gleason of Cushman & Wakefield/NorthMarq represented the tenant; Evan Molde of Colliers International represented the landlord.
9601 Newton Ave S	34,400	New	Bloomington	Polytech	Kensington Investments I LLC	Eric Riemer of CRE Partners represented the tenant; Jason Meyer and Kris Smeltzer of Cushman & Wakefield/NorthMarq represented the landlord.
Lakeview Business Campus III 651 Campus Dr	34,317	New	New Brighton	DJO	Industrial Equities Group	Chris Hickok of JLL represented the tenant; John Allen of Industrial Equities represented the landlord.
2995 Lone Oak Cir	34,100	Renewal	Eagan	Nippon Express	Sfers Real Estate Corp	Phil Simonet of Paramount represented the tenant; Bryan Van Hoof and Jeff Przytarski of CBRE represented the landlord.
Armstrong Business Center II 980 Lone Oak Rd	30,077	New	Eagan	Hydra-Flex	Cobalt Industrial REIT II	Ted Carlson of Carlson Commercial represented the tenant; Evan Molde of Colliers International represented the landlord.
Aldrin Distribution Center II 980 Aldrin Ave	30,000	New	Eagan	Pods	980 Aldrin LLC	Patrick Schneider of Calhoun Commercial represented the tenant; Bryan Van Hoof and Jeff Przytarski of CBRE represented the landlord.
Lone Oak Commerce Center 917 Lone Oak Rd	25,979	New	Eagan	Vast Logistics	Liberty Property LP	Bryan Van Hoof of CBRE represented the tenant; Brad Butler of Liberty Property Trust represented the landlord.
Enterprise Corporate Center I 2425 Enterprise Dr	25,500	New	Mendota Heights	Bellacor	United Properties Inv Co	Jeff Przytarski of CBRE represented the tenant; Tony DeIDotto of Cushman & Wakefield/NorthMarq represented the landlord.

Northland Interstate Business Center II 7125 N Northland Terr	23,726	New	Brooklyn Park	Excel Plastics	GPO Northland LLC	Eric Batiza of Colliers International represented the tenant; Paul Bickford, Rob Brass and Andrew Odney of Colliers International represented the landlord.
I-94 Distribution Center 22000 Industrial Blvd	23,075	New	Rogers	MotoAlliance	OP3 Rogers LLC	Jon Yanta, Brent Masica and Jason Meyer of Cushman & Wakefield/NorthMarq represented the landlord.
Hale Avenue Business Center 835-895 Hale Ave N	22,431	New	Oakdale	Tech Logic	Geller Family LP III	Dan Terry and Chris Hickok of JLL represented the tenant; Jason Sell, Todd Hanson and Chris Weirens of Cushman & Wakefield/NorthMarq and Eric Dueholm of The Terrace Group represented the landlord.
2700 Minnehaha Ave	21,587	New	Minneapolis	Habitat for Humanity	Primary Holdings LLC	Tanya Bell of Wellington represented the tenant; Jason Sell, Todd Hanson and Chris Weirens of Cushman & Wakefield/NorthMarq represented the landlord.
Saint Paul Industrial Properties #20 2612-2624 N Cleveland Ave	20,846	New	Roseville	Cruma	St Paul Properties Inc	Brian Kelly of CRA represented the tenant; John Thompson, Duane Poppe and Alex Baron of Transwestern represented the landlord.



## NOTABLE RETAIL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Goodwill 4333 Ball Rd NE	20,623	\$4,845,867	Blaine	Blaine Goodwill Properties LLC c/o Hearth Development	Blaine Ball Road GW LLC c/o The Drissen Group of Edina	Gary Hugeback of Integrated Real Estate represented the buyer and seller.
1959 Suburban Ave	51,276	\$4,820,000	Saint Paul	Ha Tien Rental Property LLC	Lund Real Estate Holdings LLC	No brokers involved.
1100 W Hwy 10	89,675	\$4,100,000	Anoka	Eagle Brook Church of White Bear Lake	KCR Corporation	No brokers involved.
Goodwill 3991 Cedar St	16,862	\$3,900,000	Monticello	Fourth Street Parking Partnership LLP c/o Bri-Mar Company	Oppidan Investment Company	No brokers involved.
Forest Lake Center 1432 Lake St	29,384	\$2,936,100	Forest Lake	Tiba Realty LLC	Pace Development	Marty Fisher of Premier Commercial Properties represented the buyer; Mark Robinson of Mid-America represented the seller.
SuperAmerica 15805 61st Ave N	4,308	\$2,776,566	Plymouth	Raptor 5 LLC	SA Plymouth	Keith Sturm of Upland represented the seller.
CVS Pharmacy 2357 108th Ln NE	15,195	\$2,756,000	Blaine	County Road Associates GP	SCP 2004E-052 LLC	David Clary and Zachary Harris of Stan Johnson Company represented the seller.
Bluff Country Retail 10165 Hennepin Town Rd	13,458	\$2,635,000	Eden Prairie	Bluff Country Property Group LLC c/o Thomas & Denise Cloutier	Artisan Properties LLC c/o Jeffrey & Martha Anderson	No brokers involved.
811 LaSalle Ave	60,000	\$2,625,000	Minneapolis	811 Property LLC c/o Hempel	Court Property Acquisition LLC c/o The Wall Companies	Ben Krsnak of Hempel represented the buyer.
Grove Plaza Shopping Center 7300 E Point Douglas Rd	117,879	\$2,499,000	Cottage Grove	Hy-Vee	EBL&S Development	Tom Palmquist of Colliers International represented the buyer.
7444 Egan Dr	11,089	\$2,475,000	Savage	2075 Ford Parkway LLC	Midwest Properties of Savage LLC	Jeff Budish of CBRE represented the seller.
2925 White Bear Ave N	8,000	\$2,150,037	Maplewood	Broadstone RL Portfolio LLC	ARCP RL Portfolio III LLC	No brokers involved.
Lyndale Place 2638-2650 Lyndale Ave S	11,517	\$2,096,300	Minneapolis	Hyde Lyndale LLC	Tamarsara LLC c/o Steve Brand	Ian Halker of Colliers International represented the seller.
1901 W American Blvd	31,267	\$2,000,000	Bloomington	Housing and Redevelopment Authority	Knox & American I LLC	No brokers involved.
2640-2642 Hennepin Ave S	10,535	\$2,000,000	Minneapolis	Somsap and Steve Hein	2640/42 Hennepin LLC	No brokers involved.
Grove Plaza Shopping Center 7210 E Point Douglas Rd	114,893	\$1,950,000	Cottage Grove	Grove-Rainbow LP	Cottage Grove Economic Development Authority	No brokers involved.
2500 University Ave	11,941	\$1,940,000	Saint Paul	Flats Venture LLC	IAF 2400 University LLC	No brokers involved.

## NOTABLE RETAIL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Crystal Shopping Center 201-203 Willow Bend	23,885	New	Crystal	Planet Fitness	Crystal Shopping Ctr Assoc	Kristen Zueger of Van Buskirk represented the tenant; Mike Sturdivant of Paster Properties represented the landlord.
Marshalls and Petco SW of 117th Ave NE and Central Ave NE	21,000	New	Blaine	Marshalls	Ryan Companies	Stefanie Meyer of Mid-America represented the tenant; Stefanie Meyer and Johnny Reimann of Mid-America represented the landlord.
Maple Grove Crossing 7900-8080 Wedgewood Ln N	15,578	New	Maple Grove	The Tile Shop	DDR Maple Grove Xing LLC	Anthony Wilbar of DDR represented the landlord.
Lexington Plaza 1682 W Lexington Ave	15,000	Renewal	Roseville	OI Mexico	Lexington Plaza LLC	Molly Townsend of Colliers International represented the landlord.
Marshalls and Petco SW of 117th Ave NE and Central Ave NE	12,500	New	Blaine	Petco	Ryan Companies	Jamie Cohen of Upland represented the tenant; Stefanie Meyer and Johnny Reimann of Mid-America represented the landlord.
Southtown Shopping Center 7801-7997 Southtown Dr	10,666	Renewal	Bloomington	Schuler Shoes	Kraus-Anderson Inc	Dan Mossey of Kraus Anderson represented the landlord.
Coon Rapids Supper Club 133 Coon Rapids Blvd	10,500	New	Coon Rapids	The Muddy Cow	Northtown Business Supper Club	Dan Hebert and Locas Gaughan of Gaughan Companies represented the tenant and landlord.
Eden Prairie Center 8251 Flying Cloud Dr	10,319	New	Eden Prairie	Crave	CAPREF Eden Prairie LLC	Jesseka Doherty and Tricia Pitchford of Mid-America represented the landlord.
Blaine Convenience Center 10301 Lexington Ave	9,461	New	Blaine	UFC Gym	Omnibus Investments LLP	Michael Colosimo of Commercial Realty Solutions represented the tenant; Ian Halker of Colliers International represented the landlord.
Forest Lake Strip Center 808-838 Lake St	9,432	New	Forest Lake	Ferrells Extreme Body Shaping	Roseland Resources LLC	Susan Whalen of EFH Realty Advisors represented the tenant; Michael Dolan and Sean Coatney of Core Commercial represented the landlord.
9242 Hudson Blvd N	8,855	New	Lake Elmo	Land O' Dreams	Gatsby Inv I LLC	Derrick Jensen and Dan Hebert of Gaughan Companies represented the landlord.
Southdale Square 2900-3020 W 66th St	6,676	New	Richfield	Salons by JC	DRFC Southdale Square LLC	Steve Dombrowski of Suntide represented the tenant; Teresa Reiling of Colliers International represented the landlord.
Campello 6411 City West Pkwy	6,480	Renewal	Eden Prairie	Campello	PGJ Properties	Lisa Christianson of Christianson and Company represented the landlord.
7 Hi Shopping Center 17790 Hwy 7	6,250	New	Minnetonka	Original Pancake House	7 Hi Retail LLC	Trent Mayberry of Told Development represented the tenant; Peter Armbrust of Cushman & Wakefield/NorthMarq represented the landlord.
Calhoun Square 3001-3027 Hennepin Ave S	6,134	New	Minneapolis	Roat Osha	The Ackerberg Group	Jackie Knight of The Ackerberg Group represented the landlord.
Oakcrest Village 1055 Helmo Ave	5,721	New	Oakdale	Club House Daycare	Rosemount Marketplace LLC	Tom Baker of KW Commercial Midwest represented the landlord.
Waterford Park Plaza 10100-10200 N 6th Ave	5,529	New	Plymouth	Tuesday Morning	Waterford Park Station LLC	Peter Armbrust of Cushman & Wakefield/NorthMarq represented the tenant; Andrew Schrage of Phillips Edison & Company represented the landlord.
The Fountains at Arbor Lakes 11651 Fountains Dr N	5,000	New	Maple Grove	Café Zupas	Kimco Arbor Lakes SC LLC	Chris Simmons of Colliers International represented the tenant; Scott Tucker of Kimco Realty represented the landlord.
Otsego Waterfront Commons 9010 Quantrelle Ave	4,724	New	Otsego	Land Home Financial	Main Street Otsego Dev LLC	Chad Weeks of Arrow represented the tenant; Steve Fischer of Arrow represented the landlord.
5806-5816 36th St W	4,235	New	Saint Louis Park	Dance School	Standal Properties	Kate Rohlfson of Standal Properties represented the landlord.
Southcross Shoppes 4022-4150 Egan Dr	3,753	New	Savage	Ernie's Pub and Grille	Southcross Shoppes LLC	DJ Sikka of Restaurant Brokers represented the tenant; Ian Halker and Lauren Kessler of Colliers International represented the landlord.
700 Central Building 700 NE Central Ave	3,747	New	Minneapolis	Bad Waitress	Nolan Properties Group	Marc Nanne of JLL represented the landlord.
Shops at Southwest Station 13000 Technology Dr	3,442	New	Eden Prairie	Café Zupas	Technology Drive Ventures LLC	Chris Simmons of Colliers International represented the tenant; David Carland of Venture Pass Partners represented the landlord.

## GREATER MN NOTABLE SALE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Burlington Coat Factory 250 33rd Ave S	Retail	81,667	\$8,426,000	Saint Cloud	Retreat on Roslyn LLC	Benidt Investments St Cloud West LLC	No brokers involved.
1510 17th St SE	Industrial	236,319	\$3,125,000	Pipestone	Hocking Laboratories International	Suzlon Rotor Corporation	Gerald Norton of Binswanger represented the seller.
401 Michael St S 1025 Cretex St	Industrial	21,178	\$2,223,339	Hawley	Pipe Portfolio Owner LP c/o WP Carey Inc	Forterra Concrete Products Inc	No brokers involved.
2723 Commerce Dr	Retail	6,820	\$1,850,000	Rochester	CP Property Holdings LLC	GMP Rochester LLC	No brokers involved.
1705 S Broadway	Retail	8,146	\$1,643,700	Rochester	LW Alliance LLC	Beier Investments LLC	Gary Schueller of ReMax Results represented the buyer; George Bayrd and Mac Hamilton of Hamilton Real Estate represented the seller.
Investor Financial 12 Elton Hills Dr	Office	9,709	\$1,600,000	Rochester	Rochester Area Foundation	Corner Square LLC	No brokers involved.
2720 Broadway Ave	Retail	11,543	\$1,500,000	Rochester	Gustie II LLC	Nan's Legacy LLC	No brokers involved.
Dollar General 216 Belknap St	Retail	9,026	\$1,355,070	Superior	ExchangeRight Real Estate LLC	DGI Superior LLC	Drew Pearson of Waters & Pettit Commercial Real Estate and Joshua Ungerecht of JRW Realty represented the buyer; Brian Brisky of Lakewoods Real Estate represented the seller.
1100 7th Ave	Retail	24,073	\$1,000,000	Two Harbors	Kwik Trip	Ter Mar Properties LLP	Greg Follmer of Greg Follmer Commercial represented the seller.
200 Schilling Dr	Retail	8,400	\$850,000	Dundas	Rebecca Holm	Gooter Investments	Jeffrey Wilwerding of KW Commercial represented the buyer; Dawn Williams of ReMax Preferred represented the seller.
205 Water St	Office	13,546	\$800,000	Northfield	Rebound Development Partners LLC	South Water II Corporation	No brokers involved.
525 6th Ave NW	Industrial	20,093	\$640,000	Rochester	Eagle Holdings LLC	PETT LLC	Scott Hoss of Paramark represented the seller.

## GREATER MN NOTABLE LEASE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	LEASE TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
TJ Maxx Plaza 1300 Salem Road SW	Retail	9,899	New	Rochester	Super Moon Buffet	Forsons Investments	Darci Fenske of Paramark represented the tenant; Steve Seymour of S&L Services represented the landlord.
Valley High Office 3535 40th Ave NW	Office	9,800	New	Rochester	Mayo	New ERA Development Two LLC	No brokers involved.
Waite Park Retail Center 40 S 2nd St	Retail	6,900	New	Waite Park	Five Below	Continental 27 Fund LP	Ted Gonsior of Colliers International represented the tenant; Jesseka Doherty and Robert Wise of Mid-America represented the landlord.
120E Building 120 E Superior St	Retail	6,000	New	Duluth	Blacklist Artisan Ales	Brian Forcier	Brian Forcier of Titanium Partners represented the landlord.
TJ Maxx Plaza 1300 Salem Road SW	Retail	4,369	New	Rochester	Burn Boot Camp	Forsons Investments	LeighAnn Peltoma & Barb Phelps of Paramark represented the tenant; Steve Seymour of S & L Services represented the landlord.
120E Building 120 E Superior St	Retail	3,000	New	Duluth	Solve Entertainment	Brian Forcier	Brian Forcier of Titanium Partners represented the landlord.
4900 Hwy 52 North	Office	3,000	New	Rochester	Lagen Laboratories	Grimaldi Investments	LeighAnn Peltoma & Barb Phelps of Paramark represented the tenant; George Rownd of Braasch Commercial represented the landlord.
501 1st Street SW	Retail	2,800	New	Rochester	TBD Italian Restaurant	501 on 1st LLC	Darci Fenske of Paramark represented the tenant and landlord.
2900 43rd St NW	Office	2,741	New	Rochester	GSA	Les Nelson Investments	LeighAnn Peltoma & Barb Phelps of Paramark represented the tenant; Steve Seymour of S & L Services represented the landlord.

## INVESTMENT SALES TRANSACTIONS (OVER \$3M OR PART OF PORTFOLIO SALE)

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Plaza Seven 45 7th St	Office	335,974	\$82,000,000	Minneapolis	Franklin Street Properties Corp	City Center Realty Partners LLC and Angelo, Gordon & Co	Stephen Livaditis, Kenneth Glomb and David Knapp of Eastdil represented the seller.
FedEx Ground 19705 Rogers Dr	Industrial	313,553	\$44,620,704	Rogers	MDC Coastal 4 LLC c/o Realty Income	Scannell Properties #172 LLC	Jim Gibson and Todd Moore of Stan Johnson Company represented the seller.
2630 Division St	Retail	218,248	\$30,284,762	Waite Park	Spirit SPE Portfolio CA C-Stores LLC c/o Spirit Realty Capital	Mills Properties LLC	No brokers involved.
Colonial Warehouse 212 3rd Ave	Office	203,318	\$29,500,000	Minneapolis	GRE Colonial Warehouse Owner LLC c/o The Excelsior Group	C.W. Inc	Steve Buss, Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the seller.
7500 Flying Cloud Dr	Office	201,495	\$26,040,000	Eden Prairie	The Excelsior Group	Cornerstone Real Estate Advisors LLC	Steve Buss, Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the seller.
Berkshire Corporate Center 2300 N Berkshire Ln	Industrial	245,091	\$23,200,000	Plymouth	Berkshire Promenade LLC and Berkshire Equities LLC c/o Felton Properties Inc	OA-AREP III Berkshire Associates LLC c/o The Excelsior Group	Steve Buss, Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the seller.
115 2nd Ave N	Retail	14,490	\$11,517,857	Sauk Rapids	Shoppes of Wiles Road LLC	SJM Property Management Ltd	Daniel Corcoran of CAPRE represented the seller.
Andover Station 2218-2258 NW Bunker Lake Blvd	Retail	74,938	\$10,650,000	Andover	Andover Station 2016 LLC	Andover Station LLC c/o HJ Development	Leah Maurer and Scott Pollock of Cushman & Wakefield/ NorthMarq represented the seller.
14230 Burnhaven Dr	Retail	121,638	\$9,990,000	Burnsville	Builders Palmdale LLC c/o AVG Partners	Continental 18 Fund LP c/o Continental Properties	No brokers involved.
4145 Commerce Blvd	Industrial	126,504	\$9,450,000	Windom	VEREIT ID Windom MN LLC c/o Cole Capital	Ryan Companies	Steve Buss, Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the seller.
Sportech 10752 168th Cir NW	Industrial	105,000	\$7,777,000	Elk River	Meritex Elk River LLC	Envision 3 LLC c/o Sportech	Steve Buss, Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the seller.
Walgreens 3121 E Lake St	Retail	15,790	\$7,093,458	Minneapolis	The Rice Family LP	NLD Lake LLC c/o Capital Real Estate Inc	No brokers involved.
Beacon Bluff Business Center 1065 Phalen Blvd	Industrial	57,760	\$7,000,000	Saint Paul	St Paul Authority	Neptune Industrial USA c/o Interstate Partners	Steve Buss, Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the seller.
Roseville West 2277 W Hwy 36	Office	88,644	\$6,875,000	Roseville	2277 Roseville West LLC c/o Team Properties	Life Insurance Company of the Southwest	Dale Severson, Robert Bayer and Paul Lotzer of Coldwell Banker Commercial Griffin Companies represented the buyer and seller.
Birch Run Health Center 1747 Beam Ave E	Office	28,350	\$6,713,314	Maplewood	Birch Run Medical Investment Partners c/o The Davis Group	1747 Beam LLC	Jill Rasmussen and Mark Davis of The Davis Group represented the buyer; Dan Regan and Mark Nordland of Airlake Development represented the seller.
Winnetka Commons Shopping Center 3520-3566 Winnetka Ave N	Retail	45,415	\$6,602,760	New Hope	HB LLC	Winnetka Commons Holdings LLC c/o LS Realty Group	Jeff Budish and Jim Leary of CBRE represented the seller.
Winsor Office Plaza 1935 County Rd B2 W	Office	74,758	\$6,600,000	Roseville	724 Associates LLLP c/o CTD Properties	Timberland Partners XV LLC	Avery Ticer and Scott Pollock of Cushman & Wakefield/ NorthMarq represented the seller.
Victor Gardens Medical Center 14688 Everton LLC	Office	21,629	\$6,024,642	Hugo	DOC-14688 Everton Avenue MOB LLC c/o Physicians Realty Trust	14688 Everton LLC	Jill Rasmussen and Mark Davis of The Davis Group represented the buyer; Dan Regan and Mark Nordland of Airlake Development represented the seller.

The Waters Phase I 2900 Lone Oak Pkwy	Industrial	91,595	\$5,885,000	Eagan	Lone Oak LLC	Waters Ventures LLC	Mark Kolsrud, Colin Ryan and Dave Berglund of Colliers International represented the seller.
River Road Distribution Center 5301 Industrial Blvd NE	Industrial	100,456	\$5,759,500	Fridley	GDL LLC c/o Commercial Partners Exchange LLC	SFERS Real Estate Corp TT	Sherman Malkerson of The C Chase Company represented the buyer; John Ryden, Matt Oelschlager and Michael Bowen of CBRE represented the seller.
Tamarack Hills F13 659 Bielenberg Dr	Office	20,288	\$5,682,639	Woodbury	BDJB Leasing of Cannon Falls LLC	KFI Commercial LLC c/o Kannegeisser Farms Inc	No brokers involved.
700 Emerald St SE	Industrial	137,290	\$5,250,000	Saint Paul	700 Emerald LLC c/o Dominion	Weyerhaeuser Timber Co	Joe Owen and Ted Bickel of Colliers International and Tanya Bell of Grand Real Estate Advisors represented the buyer; David Stokes of Cushman & Wakefield/NorthMarq represented the seller.
16233 Kenyon Ave	Office	36,468	\$4,200,000	Lakeville	KFI Commercial LLC	Kenyon Holdings LLC	Sherry Schneider of Central MN Realty and Tom Gump with A-1 Asset Management represented the buyer; Susan Whalen of EFH Realty Advisors represented the seller.
2900 Curve Crest Blvd	Office	14,932	\$4,144,286	Stillwater	DOC-2900 Curve Crest MOB LLC c/o Physicians Realty Trust	2900 Curve Crest LLC	Jill Rasmussen and Mark Davis of The Davis Group represented the buyer; Dan Regan and Mark Nordland of Airlake Development represented the seller.
JAX Building 247-253 E 4th St	Office	72,858	\$4,100,000	Saint Paul	VoR Development	Rudy and Carol Sundberg	Amy Reher of JDS Real Estate represented the buyer.
The Maytag Building 515 Washington Ave	Office	40,805	\$4,000,000	Minneapolis	Maytag Building LLC c/o Kyle Morque and Brent Rogers	515 Washington Properties LLC	Mike Doyle, Nils Snyder and Teresa Lingg of Colliers International represented the seller.
Hiawatha Business Center 3355-3401 Hiawatha Ave	Industrial	37,355	\$3,600,000	Minneapolis	Twin Cities Community Land Bank	Hillcrest Development	Eddie Landenberger of Assembly MN represented the buyer.
17430-17450 Kenwood Trl	Retail	9,495	\$3,100,000	Lakeville	Tri-Z Properties LLC	SGO MN Lakeville LLC c/o Glenborough & Oaktree Capital	Leah Maurer of Cushman & Wakefield/NorthMarq represented the seller.
Aldi 9010 Jamaica Ave	Retail	21,139	\$3,030,000	Cottage Grove	Bryan Investments LLC	Pacifica NNN One LLC	No brokers involved.
110 Opportunity Blvd N	Retail	7,420	\$3,025,000	Cambridge	Agree Realty	Cherry Associates	Wes Koontz and Mark Robinson of Mid-America represented the seller.
Portfolio Sale 4641 Hiawatha Ave 2080 County Road C W 4125 Ball Rd NE 1215 Marion Rd SE 1536 175th Ln NE 6495 Labeaux Ave 850 Freeport St NW 455 Robert St	Retail	5,027 3,225 4,906 4,200 2,772 4,068 5,490 3,767	\$3,243,553 \$2,934,284 \$2,395,491 \$2,393,490 \$2,246,021 \$2,091,612 \$1,896,642 \$1,483,712	Minneapolis Roseville Blaine Rochester Ham Lake Albertville Elk River Saint Paul	Allstate BK Real Estate Holdings	Dolphin Real Estate Management LLC	No brokers involved.
Portfolio Sale 8585 Aspen Ln N 7325 Currell Blvd 12951 Riverdale Dr NW 221 County Rd 10 NE	Retail	5,464 6,033 5,831 5,120	\$2,187,797 \$2,187,797 \$1,978,312 \$1,592,214	Brooklyn Park Woodbury Coon Rapids Blaine	SCFRC-HW-G LLC	CNL APF Partners	No brokers involved.