



MNCAR

MINNESOTA COMMERCIAL  
ASSOCIATION OF  
REAL ESTATE/REALTORS®

NOTABLE TRANSACTIONS

Q2 2017

Data provided by

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We're proud to present our Notable Transactions report for the second quarter of 2017. We're confident that it will help to keep you informed on deals closing in our market. Thank you to the many MNCAR volunteers for dedicating your time and expertise in developing this report.

- Matt Anfang, Executive Director

## OFFICE



Mary Burnton  
Zeller Realty



Jason Butterfield  
Frauenshuh



Reed Christianson  
Transwestern



Sean Coatney  
Core Commercial  
Real Estate



Matt Delisle  
Colliers International



Jerry Driessen  
CBRE



Lynette Dumlaga  
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 Pfeifferle  
Hines



Eric Rapp  
Colliers International



Ann Rinde  
JLL



Chas Simcox  
Avison Young



Nils Snyder  
Colliers  
International



Tom Stella  
Cushman &  
Wakefield NorthMarq



Mark Stevens  
Cushman & Wakefield  
NorthMarq



Kai Thomsen  
Lee & Associates



Brian Wasserman  
CBRE



Mike Wilhelm  
CBRE

## INDUSTRIAL



Eric Batiza  
Colliers  
International



Tom Dunsmore  
Avison Young



Nate Erickson  
Cushman &  
Wakefield NorthMarq



Peter Fooshe  
Cushman &  
Wakefield NorthMarq



Chris Garcia  
Lee & Associates



Chris Hickok  
JLL



Jonathan Juris  
Avison Young



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

## RETAIL



Lisa Christianson  
Christianson & Company



David Daly  
CBRE



Patrick Daly  
Ryan Companies



Lisa Diehl  
Diehl & Partners



Jesseka Doherty  
Mid-America



Ian Halker  
Colliers International



Jen Helm  
Cushman &  
Wakefield NorthMarq



Tim Igo  
Suntide



Brad Kaplan  
Cushman &  
Wakefield NorthMarq



Brian Klancke  
Marcus & Millichap



Ben Krsnak  
Hempel



Dan Mossey  
Kraus-Anderson Realty



Sean Quinn  
IRC Retail Centers



Jim Rock  
Avison Young



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

## GREATER MN



Greg Follmer  
Greg Follmer  
Commercial RE



Kate Hanson  
Granite City  
Real Estate



Dave Holappa  
Holappa Commercial  
Real Estate

## NOTABLE OFFICE SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
2955 Centre Pointe Dr N	64,420	\$8,825,540	Roseville	Centre Pointe Drive LLC c/o University of Northwestern St Paul	Veritas Technologies LLC	Bill Ostlund of CBC Griffin Companies represented the buyer; Tom Stella, Eric King and Scott Pollock of Cushman & Wakefield NorthMarq represented the seller.
Oakview Office Building 7777 Golden Triangle Dr	31,116	\$3,100,000	Eden Prairie	Quad 7 LLC c/o Curtis Squire	Liberty Property LP	Tom Hoffman and Chas Simcox of Avison Young represented the buyer; Brian Wasserman and Jim Freytag of CBRE represented the seller.
1730 Clifton Ave	22,159	\$3,075,000	Minneapolis	Twenty-First Century Tribal Services LLC c/o White Earth Tribe	Trustees of the Diocese of Minnesota	Larry Chevalier of Colliers International represented the seller.
Cottage Grove Business Center 8700 E Point Douglas Rd 8811 92nd St	23,095	\$2,815,000	Cottage Grove	8700 Cottage Grove LLC and 8811 Cottage Grove LLC c/o Mark Saliterman	5th Street Ventures	Steve Nelson of Hoyt Properties represented the buyer; Tim Prinsen, Bob Pounds and Amy Senn of Colliers International represented the seller.
Stonebridge Office Building 991 Sibley Memorial Hwy	15,534	\$2,373,000	Lilydale	Sankalpa Properties LLC	Engelsma LP c/o Kraus Anderson	Matthew Klein and Anthony Passanante of KW Commercial Midwest represented the buyer; Dave Stalsberg and Dan Mossey of Kraus-Anderson represented the seller.
Office Pavillion 6423 City West Pkwy	19,600	\$2,000,000	Eden Prairie	Beltway Properties LLC c/o Gerald Portnoy	Medical Information Technology	Brian Ginkel of JLL represented the buyer; Steve Shepherd of Colliers International represented the seller.

## NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Wells Fargo Plaza 7900 Xerxes Ave	76,143	Renewal	Bloomington	AT&T	G & I VIII WF Plaza LLC	Bill Robinson of Cushman & Wakefield NorthMarq represented the tenant; David Marshinke, Erik Heltne and Brian Wasserman of CBRE represented the landlord.
Capella Tower 225 S 6th St	53,271	New	Minneapolis	WeWork	ASB Capital Management LLC	Brandon Megal and Emily Nicol of CBRE represented the tenant; Mark McCary, Larissa Champeau and Paddy Clancy of CBRE represented the landlord.
9060 Zanzibar Ln	42,191	New	Maple Grove	Minnesota Early Learning	Church Open Door Christian	Paul Donovan, Jaclyn May and Jeremy Striffler of Cushman & Wakefield NorthMarq represented the tenant; Mark Evenson and Kate Gillette of Avison Young represented the landlord.
T3 323 Washington Ave	34,057	New	Minneapolis	Industrious	Bit T3	Mike Doyle of Colliers International represented the tenant; Brent Robertson, Ann Rinde, Jon Dahl and Sam Maguire of JLL represented the landlord.
Flying Cloud Corporate Campus 8855 Columbine Rd	33,496	New	Eden Prairie	Arcserve	Workspace Property Trust	Brian Ginkel of JLL represented the tenant; Brad Butler of Workspace Property Trust represented the landlord.
One Southwest Crossing 11095 Viking Dr	30,232	New	Eden Prairie	Nestle	OSWX Property LLC	Peter Tanis of JLL represented the tenant; Erik Heltne and Brian Helmken of CBRE represented the landlord.
1001 3rd Ave S	27,596	Expansion	Minneapolis	Select Comfort	DCI Technology Holdings	Emily Nicoll and John Ferlitta of CBRE represented the tenant; Reed Christianson and Will McDonald of Transwestern represented the landlord.
33 S 6th St	24,886	New	Minneapolis	Cozen O'Connor	HNA Group	Jon Dahl and Ann Rinde of JLL represented the landlord.
Superior Office Center 6509 Flying Cloud Dr	20,651	New	Eden Prairie	Foss North America	Superior Eden Prairie Holdings	Jack Tornquist of CBRE represented the tenant; Dan Gleason and Tom Sampair of Cushman & Wakefield NorthMarq represented the landlord.
Arden Hills Corporate Center I 4255 Lexington Ave	20,054	New	Arden Hills	Comcast of MN	CSM Corp	Zach Anderson of JLL represented the tenant; Todd Hanson, Jason Sell, Tom Stella and Eric King of Cushman & Wakefield NorthMarq represented the landlord.
7500 Flying Cloud Dr	20,000	Sublease	Eden Prairie	Dealer Team Work	Kraft	Peter Tanis and Zach Anderson of JLL represented the tenant; Erik Heltne of CBRE represented the sublessor.
Capella Tower 225 S 6th St	18,253	New	Minneapolis	Cobb, Strecker, Dunphy & Zimmerman	ASB Capital Management LLC	Ann Hansen of Cresa represented the tenant; Mark McCary, Larissa Champeau and Paddy Clancy of CBRE represented the landlord.
CityPlace Medical NE of City Place and Radio Dr	18,000	New	Woodbury	Minnesota Gastroenterology	Elion III City Place Office LLC	Mike Sharpe of Davis Real Estate Services represented the tenant; Jill Rasmussen and Mark Davis of Davis Real Estate Services represented the landlord.
7700 France 7700 France Ave	17,971	Renewal	Edina	MNSCU	7700 France Avenue LLC	Jason Butterfield and Sherry Hastings of Frauenshuh represented the landlord.
7700 France 7700 France Ave	17,680	New	Edina	Accenture	7700 France Avenue LLC	Paige Rickert of CBRE represented the tenant; Jason Butterfield and Sherry Hastings of Frauenshuh represented the landlord.
4FRONT Technology 1 Imation Pl	14,672	New	Oakdale	Gemalto	Slumberland	John Nigon of CBRE represented the tenant; Eric King and Tom Stella of Cushman & Wakefield NorthMarq and Brian Brisky of Brisky Commercial represented the landlord.
121 S 8th St	12,472	New	Minneapolis	First American Title	FSP 121 South Eighth St LLC	Paul Donovan and Jeremy Striffler of Cushman & Wakefield NorthMarq represented the tenant; Mark McCary and Larissa Champeau of CBRE represented the landlord.
Capella Tower 225 S 6th St	11,704	New	Minneapolis	SCOR	ASB Capital Management LLC	Chris Gleidman of CBRE represented the tenant; Mark McCary, Larissa Champeau and Paddy Clancy of CBRE represented the landlord.
Oak Ridge East Professional Bldg 675 E Nicollet Blvd	11,311	New	Burnsville	MN Oncology	675 Nicollet Boulevard East LLC	Brian Bruggeman and Louis Suarez of Colliers International represented the tenant; Eric King, Mike Conners & Ann Stahley of Cushman & Wakefield NorthMarq and David Johnson of Crossroads Properties represented the landlord.
First National Bank Building 332 Minnesota St	10,858	New	Saint Paul	Mechanical System Design	Madison Equities	Bryan Larson of Madison Equities represented the landlord.

## NOTABLE INDUSTRIAL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Weather-Rite 616 5th St	39,890	\$6,055,000	Minneapolis	700 Fifth LLC	616 Fifth	No brokers reported.
AAA Cooper Transportation 50 14th St	45,088	\$5,050,000	New Brighton	RLF II Central LLC c/o Realterm Logistics	AAA Cooper Transportation	Nicholas Peterson of Wellington represented the buyer.
7400 49th Ave N	86,430	\$4,900,000	New Hope	7400 49th Partners LLC c/o Horwitz Mechanical	Provident REV1 LLC	Brent Masica of Cushman & Wakefield NorthMarq represented the buyer; Dan Swartz and Joey Dybevik of CBRE represented the seller.
5901 Highway 12	86,100	\$2,900,000	Maple Plain	Kieler Construction and Holdings	ALCAT Maple Plain LLC	Jim Peterson of Lakes Area Realty represented the buyer; Brent Masica, Jason Meyer and Todd Hanson of Cushman & Wakefield NorthMarq represented the seller.
Twin City Garage Door 5601 Boone Ave N	40,838	\$2,850,000	New Hope	SRRT Boone LLC c/o Douglas & Cecilia Munter and Schafer Richardson	Nyala Properties LLC c/o Api Group	Steve Lysen of CBRE represented the seller.
9721 S James Ave	48,661	\$2,800,000	Bloomington	CAPP Industries	Ladin Properties LLP	Mike Koehler of Premise Commercial represented the buyer; Richard Yablonsky of Yablo Commercial represented the seller.
Chanhassen Lakes II 1250-1290 Park Rd	48,573	\$2,700,000	Chanhassen	MF Chanhassen II Owner LLC c/o HighBrook Investors	TIC Minneapolis Industrial Portfolio 1-34 LLC c/o CORE Realty Holdings	No brokers involved.
Wand Building 7605 Corporate Way	31,646	\$2,634,000	Eden Prairie	Legacy Real Estate LLC	Perrill Holdings LLC	Brian Netz and David Berglund of Colliers International represented the seller.
12701 Sheridan Ave S	27,538	\$2,600,000	Burnsville	Merkan Corporation	Sheridan Properties LLC	Stephanie Lee of Carlson Commercial represented the buyer; Ryan Krzmarzick and Eric Rossbach of Colliers International represented the seller.
1301 115th Ave NW	47,840	\$2,475,000	Coon Rapids	Pisces LLC and B&L Properties c/o Chem Serv	Knoll Properties LLC	Frank Sherwood of CBRE represented the buyer; Jack Crawford and Dan Friedner of Colliers International represented the seller.
Crystal Industrial Center 7200-7300 32nd Ave	72,000	\$2,400,000	Crystal	MF Crystal Owner LLC c/o HighBrook Investors	TIC Minneapolis Industrial Portfolio 1-34 LLC c/o CORE Realty Holdings	No brokers involved.
Lyndale Commons I & II 801-815 106th St 10640 S Lyndale Ave	69,331	\$2,400,000	Bloomington	MF Lyndale I & II Owner LLC c/o HighBrook Investors	TIC Minneapolis Industrial Portfolio 1-34 LLC c/o CORE Realty Holdings	No brokers involved.
Burnsville Showroom 2200-2226 E 117th St	26,258	\$2,150,000	Burnsville	Keya Holdings	Burnsville Showroom LLC and MMS Venture LLC	Andy Manthei of KW Commercial Midwest represented the buyer; Andy Manthei and Matt Klein of KW Commercial Midwest represented the seller.
2108 University Ave W 567 Cleveland Ave N	49,603	\$2,090,000	Saint Paul	American Consulting Services c/o Terrance Swor	Rihm Motor Company	David Stokes of Cushman & Wakefield NorthMarq represented the seller.
JMJ Business Center 6230 McKinley St NW	48,000	\$2,060,000	Ramsey	McKinley Properties	Ann Freundschuh	Jack Crawford and Dan Friedner of Colliers International represented the buyer and seller.
800 McKinley St NW	41,184	\$2,020,000	Anoka	Traun Enterprises LLC c/o JBT Machining Inc	Lean Holdings LLC c/o Progressive Systems Inc	Dan Friedner and Jack Crawford of Colliers International represented the buyer; Chris Garcia and Jeff Minea of Lee and Associates represented the seller.
4701 W 77th St	14,116	\$2,000,000	Edina	CPEC Exchange 41481 LLC c/o Glenn Hasse	American Heart Association	Jerry Clark of The C Chase Companies represented the buyer.
Freeway Commerce Center East 1600 Freeway Blvd	40,000	\$1,900,000	Brooklyn Center	Capital Properties of Minnesota LLC c/o Stven Anderson	Sandvik Inc	Michael Koehler of Premise Commercial represented the buyer; Dan Swartz and Joey Dybevik of CBRE represented the seller.

Zuccaro Building 1000 3rd St N	20,853	\$1,900,000	Minneapolis	One Thousand 3rd LLC/ Bulk Storage	The DJJ Zuccaro Family LP	No brokers reported.
Stilwell 950 McKinley St	24,192	\$1,800,000	Anoka	950 McKinley LLC c/o Dansons	Stillwell LLC c/o Patriot Converting	Josh Wolszon of Raddatz Walsh represented the buyer; Mark Steingas of Copperwood represented the seller.
7979 Central Ave NE	43,236	\$1,750,000	Spring Lake Park	CPEC Exchange 41359 LLC c/o Dongo Tool	CMO LLP	Jeff Minea, Kai Thomsen and Lamar Newburn of Lee and Associates represented the seller.
1340-1385 Mendota Heights Rd	33,684	\$1,700,000	Mendota Heights	MFC Properties 25 LLC	1385 Mendota Heights Road Property LLC	Bruce Miller of MFC Properties represented the buyer; Kyle Thompson and Steve Nelson of Hoyt Properties represented the seller.
248 Apollo Dr	25,856	\$1,700,000	Lino Lakes	Triple S Enterprises LLC c/o Star Equipment Inc	Iowa Lodge-N-Hospitality Corp c/o Timm & Associates	Rich Lee and Rodney Lee of Premier Commercial Properties represented the buyer and seller.
Chanhassen Lakes I 1341-1375 Park Rd	48,573	\$1,700,000	Chanhassen	MF Chanhassen II Owner LLC c/o HighBrook Investors	TIC Minneapolis Industrial Portfolio 1-34 LLC c/o CORE Realty Holdings	No brokers involved.
3900 Jackson St	54,961	\$1,687,500	Columbia Heights	Total Export	Bulk Storage LLC	Kate Gillette and Mark Evenson of Avison Young represented the buyer; Mike Olson of Schafer Richardson represented the seller.
20401 Co Rd 81	42,354	\$1,650,000	Rogers	101 Professional Center LLC c/o Jeffrey Benzinger	Rhea Company LP c/o Steve Scharber	No brokers involved.
4600 Churchill St N	20,396	\$1,650,000	Shoreview	Charging Hawk Enterprises LLC c/o Craig Meidinger	SV Development LLC c/o SVL Inc	Dan Friedner of Colliers International represented the buyer; Ron Moss and Steve Chirhart of TaTonka represented the seller.
Rogers Industrial Building 21801 Industrial Blvd	37,885	\$1,650,000	Rogers	Mainline Properties LLC c/o Grobner Properties	Irenic Solutions	Jim DiOrio of ReMax Connection represented the buyer; Wayne Elam of Commercial Realty Solutions represented the seller.
1400 Selby Ave	51,602	\$1,625,000	Saint Paul	Five Star Development LLC	NSA 3241 Properties LLC	No brokers involved.
455 37th Ave NE	30,160	\$1,578,050	Columbia Heights	DJJ Zuccaro Exchange LLC	455 37th Avenue NE LLC	Kyle Thompson and Steve Nelson of Hoyt Properties represented the seller.
949 Concord St S	16,665	\$1,200,000	South Saint Paul	BBND Minnesota LLC c/o Garrett Andrew Holcomb	RNC Properties LLC c/o Norman Madsen	No brokers involved.
2408 Territorial Rd	14,220	\$1,070,000	Saint Paul	Lutter LLC c/o Podiumwear	Joseph Ring and Susan Thrash	John Young of Paramount represented the buyer; Brian Doyle and Eric Batiza of Colliers International represented the seller.

# INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Boulder Lakes Business Park NW of Lone Oak Rd and Ames Crossing	380,000	New	Eagan	Prime Therapeutics	United Properties	Chris Rohrer of JLL represented the tenant; Mike Salmen, Mike Honsa and Francis Richie of Transwestern represented the landlord.
Blaine Preserve Business Park III NW of Lovell Rd NE and Hamline Ave	250,000	New	Blaine	Arrowhead Electrical	Blaine Ponds Joint Venture LLC c/o United Properties	Brent Masica, Jonathon Rausch and Jonathan Yanta of Cushman & Wakefield NorthMarq represented the landlord.
Gateway South 2101 4th Ave E	172,836	New	Shakopee	My Pillow	Duke Realty	Brian Netz of Colliers International represented the tenant; Kris Smeltzer, Jon Yanta and Jon Rausch of Cushman & Wakefield NorthMarq represented the landlord.
Launch Park Lakeville Phase I xxx 222nd St W	150,000	New	Lakeville	Neenah (Menasha Packaging)	Launch Properties	Doug Fulton of Avison Young represented the tenant; Bryan Van Hoof and Jeff Przytarski of CBRE represented the landlord.
Lake Hazeltine Building 312 Lake Hazeltine Dr	125,724	New	Chaska	Goodwill	RAS Properties - Chaska LLC	David Johnson of ORB Commercial represented the tenant; Sandy Barin and Tom Simon of CBRE represented the landlord.
Northern Stacks Bldg IV 44 E Northern Stacks Dr	104,818	New	Fridley	Vstar Entertainment Group	Hyde Development and Mortenson	Matt Oelschlager of CBRE represented the tenant; Jason Simek and Eric Batiza of Colliers International represented the landlord.
Plymouth Point Business Center 15175 N 25th Ave	96,470	New	Plymouth	US Auto Force	Opus Group	Tom Bennett of CBRE represented the tenant; Matt Oelschlager, John Ryden and Mike Bowen of CBRE represented the landlord.
Plymouth Ponds Business Park V 17100 Medina Rd	90,000	Renewal	Plymouth	Northstar Balloons	MU Plymouth Ponds LLC	Dan Swartz and Neil Kolatkar of CBRE represented the tenant.
Northpoint Industrial Center 5730 Main St	88,651	New	Fridley	Staples	Artis REIT	Matt Oelschlager of CBRE represented the tenant; John Ryden, Matt Oelschlager and Mike Bowen of CBRE represented the landlord.
BridgePoint IV 425 Concord St S	80,000	New	Saint Paul	Rihm Trucking	Interstate Partners	Mike Salmen, John Thompson and Alex Baron of Transwestern represented the landlord.
Dupont Distribution Center 12301 Dupont Ave	70,480	Renewal	Burnsville	Iron Mountain	Dupont Biynah Birch	Chris Hickok of JLL represented the tenant; Tom Bennett, Tom Hayhoe and Jack Tornquist of CBRE represented the landlord.
8801 Science Center Dr	70,000	Sublease	New Hope	2nd Shade Patio Furniture	Liberty Carton Co	Jordan Greenberg of SpaceNet Equities represented the tenant; Dan Lofgren of The Excelsior Group represented the sublessor.
NorthPark Business Center I 10351 Xylon Ave	59,835	New	Brooklyn Park	Select Comfort	Scannell Properties	John Ferlita and Mike Bowen of CBRE represented the tenant; Mark Sims and Noam Newman of Cushman & Wakefield NorthMarq represented the landlord.
169 North Business Center 8225 85th Ave	52,301	New	Brooklyn Park	UPS	FM6 MN BP LLC	John Ryden of CBRE represented the tenant; Brent Masica, Jason Meyer and Kris Smeltzer of Cushman & Wakefield NorthMarq represented the landlord.
21480 Heath Ave	41,963	Renewal	Lakeville	Viking Acoustical Corp	Gorekins LLC	Bruce Rydeen of Cerron represented the tenant; Eric Rossbach and Chad Anvary of Colliers International represented the landlord.
Northern Stacks Bldg IV 44 E Northern Stacks Dr	40,301	New	Fridley	Mygrant Glass	Hyde Development and Mortenson	Jason Simek and Eric Batiza of Colliers International represented the landlord.
Plymouth Technology Park II & III 5005-5025 Cheshire Ln	39,887	New	Plymouth	Turck	Alidade Capital	Mike Bowen and Matt Oelschlager of CBRE represented the tenant; Jason Meyer, Brent Masica and David Paradise of Cushman & Wakefield NorthMarq represented the landlord.
Everlast Building 1335 Mendota Heights Rd	36,200	New	Mendota Heights	Silver Tree HVAC and Plumbing	Pilsen Enterprises LLC	Bryan Van Hoof of CBRE represented the tenant; Bryan Van Hoof and Steve Lysen of CBRE represented the landlord.
Centre Pointe Business Park II 2890-2920 Centre Pointe Dr	34,412	New	Roseville	SVL	Schadegg Development	Dick Schadegg of Schadegg Commercial represented the landlord.

Elm Creek Commerce Center I 8850-8900 109th Ave	33,236	Renewal	Champlin	ApplianceSmart Factory Outlet	Oire Minnesota LLC	Paul Bickford and Brad Bohlman of Colliers International represented the landlord.
Plymouth Industrial Bldg A 1005 N Berkshire Ln	31,201	New	Plymouth	Dal Tile	James Cambell Co LLC	Andrew Odney of Colliers International represented the tenant; Jason Meyer and Brent Masica of Cushman & Wakefield NorthMarq represented the landlord.
Country Hearth Building 7433 4th St N	26,640	Renewal	Oakdale	The Fresh Group	Alton Realty	Phil Simonet of Paramount represented the landlord.
21630 Hanover Ave	26,106	New	Lakeville	Macsi	KW Holdings LLC	Bruce Rydeen of Cerron represented the tenant and landlord.
North Park Business Center 350 73rd Ave	25,432	New	Fridley	PGW Auto Glass	Industrial Equities Group	John Allen of Industrial Equities represented the landlord.
8800 Valley Forge Ln	25,104	New	Maple Grove	REO Plastics	Southgate Enterprise LLC	Chris Garcia of Lee and Associates represented the tenant; Jeff Houg of Upper Midwest Management represented the landlord.
Saint Paul Industrial Properties #42 502-512 Shoreview Park Rd	24,284	New	Shoreview	Masterworks	St Paul Fire & Marine Ins	John Thompson and Alex Baron of Transwestern represented the landlord.
Mendota Heights Business Park 1312 Northland Dr	24,000	New	Mendota Heights	Sterling Long Term Care Pharmacy	Mendota Heights Industrial LLC	Jim Rock of Avison Young represented the tenant; Bryan Van Hoof and Jeff Przytarski of CBRE represented the landlord.
101 Industrial Center 7700-7802 County Road 101 E	21,600	New	Shakopee	Agrekko	Stagecoach LLC	Dan Larew of JLL represented the tenant; Brian Netz and Ryan Krzmarzick of Colliers International represented the landlord.
Northland Interstate Business Center V 7601 N Northland Dr	20,663	New	Brooklyn Park	Nassau Foods	Altus Northland LLC	Colin Quinn of Colliers International represented the tenant; Paul Bickford, Rob Brass and Andrew Odney of Colliers International and Craig Markway of Altus Properties represented the landlord.
Rockford Industrial Building 6801 Bleck Dr	20,000	New	Rockford	Blattner Energy	Vertin Properties LLC	Wayne Elam of Commercial Realty Solutions represented the tenant and landlord.



## NOTABLE RETAIL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
The Landing Hotel - Retail 901 Lake St	14,000	\$4,368,545	Wayzata	Wayzata Bay East Retail LLC	BohLand Development Landing LLC	No brokers involved.
Culvers 13550 Technology Dr	4,841	\$3,000,000	Eden Prairie	Metropolitan Council	CHCR LLC	No brokers involved.
1580 Woodlane Dr	13,000	\$2,981,896	Woodbury	Next-Tech Development LLC	Spirit Realty Capital	Brian Brisky of Brisky Enterprises represented the seller.
The Grove-Building MS-2 15655-15679 Grove Cir N	8,261	\$2,940,000	Maple Grove	Cloutier Properties #12 LLC c/o Tim Cloutier	MSP Retail Portfolio LLC c/o Hempel	Sean Doyle and Cory Villaume of Marcus and Millichap represented the buyer; Ben Krsnak of Hempel represented the seller.
Rice Street Retail Center 2600 Rice St	14,966	\$2,850,000	Little Canada	VRM Properties LLC	Little Canada North LLC	No brokers involved.
Grove Plaza Shopping Center 7180 E Point Douglas Rd	6,656	\$2,750,000	Cottage Grove	S and Z LLC	7180 Point Douglas LLC	Skip Melin of Cushman & Wakefield NorthMarq represented the seller.
Treasure Island Center 411 Cedar St	18,039	\$2,505,860	Saint Paul	Wabasha Center LLC c/o Capital Real Estate	Go Wild LLC c/o Hempel and St Paul Port Authority	Rick Hauser of Capital Real Estate represented the buyer; Ben Krsnak and Brent Jacobson of Hempel represented the seller.
Champlin South Pond Center 11350 Aquila Dr	29,239	\$2,500,000	Champlin	Southpond III LLC	SGO MN Southpond LLC	Claire Roberts and Marc Paylor of Marcus & Millichap represented the buyer; Sean Doyle, Matthew Hazelton, Adam Prins and Cory Villaume of Marcus & Millichap represented the seller.
Arby's 1702 Market Blvd	3,679	\$2,500,000	Hastings	Avina LLC	Madan Estates Inc	No brokers involved.
171 American Blvd W	29,191	\$2,500,000	Bloomington	Cue Properties LLC	RKC Properties LLC	No brokers involved.
Riverview Center 3401-3431 Highway 13	26,312	\$2,100,000	Burnsville	Bona Ku	Berendt Family Trust	Mike Palm and Royce Pavelka of CBC Griffin Companies represented the seller.
11724 Ulysses Ln	9,380	\$2,000,000	Blaine	Juel's Corporation c/o Steve Monson	LI's Properties LLC c/o Xi Jie Wang	Jan Turner of Coldwell Banker Burnet represented the buyer; Bill Jensen of Coldwell Banker Burnet represented the seller.
Robert Square Shopping Center 1660-1722 Robert St	32,000	\$1,962,054	West Saint Paul	Matthew Sundblad	Spirit Master Funding VI LLC	No brokers reported.

## NOTABLE RETAIL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Oakdale Village Shopping Center 8301-8345 3rd St	38,194	New	Oakdale	Burlington Coat Factory	AX Oakdale Village LP	Stefanie Meyer and Johnny Reimann of Mid-America represented the tenant; Terese Reiling of Colliers International represented the landlord.
Ridgedale Festival Center 14200 Wayzata Blvd	25,775	New	Minnetonka	Total Wine	KIR Minnetonka LP	Chris Simmons of Colliers International represented the tenant; Scott Tucker of Kimco represented the landlord.
City Center 40 S 7th St	21,877	New	Minneapolis	2017 Super Bowl Committee	Host Minneapolis Ground City Center	Kristine Schisel and Tony Strauss of Colliers International represented the landlord.
Rex 26 2601 Lyndale Ave S	20,600	New	Minneapolis	Aldi	Master Properties	David Daly of CBRE represented the tenant.
Park Place Centre 6701-6771 Boone Ave	12,000	New	Brooklyn Park	4 Wheel Parts	Jacksonville Realty LLC	Matt Friday and Eric Sheaffer of CBRE represented the tenant; Jesseka Doherty and Alexander Fried of Mid-America represented the landlord.
1685-1725 Robert St S	12,000	New	West Saint Paul	Talecris	Jon Riley	Chris Jacobson of CBRE represented the tenant; Zach Stensland of Upland represented the landlord.
Riverdale Commons 3320-3480 124th Ave	11,526	New	Coon Rapids	Five Below	IRC	Rick Plessner of IRC Retail Centers represented the landlord.
Town & Country Square 1901 Cliff Rd	10,136	New	Burnsville	Saigon Asian Food Market	Imetroproperty Edina LLC	Jeff Horstmann of Horstmann Enterprises represented the landlord.
3580 Main St	9,419	New	Coon Rapids	Golden Corral	Cole BU Properties II LLC	Jen Helm of Cushman & Wakefield NorthMarq represented the tenant; Zach Stensland of Upland represented the landlord.
Waconia Crossings 10590 W 10th St	9,000	New	Waconia	Dollar Tree	Robert Sudheimer	Stefanie Meyer and Johnny Reimann of Mid-America represented the tenant; Jeff Mitchell of Hoyt Properties represented the landlord.
Lexington Plaza 1682 W Lexington Ave	7,789	New	Roseville	Home Choice Appliance	Lexington Plaza LLC	Jennifer Pelant of Colliers International represented the landlord.
The Grove-Building MS-4 9815-9827 Maple Grove Pkwy	7,645	New	Maple Grove	New Creations	MSP Retail Porfolio LLC	Brent Jacobson and Ben Krsnak of Hempel represented the landlord.
Oxbo 216 7th St	7,163	New	Saint Paul	7th St Truckyard	Kestrel Holdings	Lonnie Pierce of Meridian represented the tenant; Tony Strauss of Colliers International represented the landlord.
Bergen Plaza 7009-7191 10th St	7,150	New	Oakdale	Goldfish Swim	Inland Real Estate Corp	Eric Rossbach of Colliers International represented the tenant; Rick Plessner of IRC Retail Centers represented the landlord.
Bergen Plaza 7009-7191 10th St	5,181	New	Oakdale	Little Inspirations	Inland Real Estate Corp	Rick Plessner of IRC Retail Centers represented the landlord.
Shops at Lyndale 710-900 W 78th St	4,570	New	Richfield	5/11 Tactical	CSM Corp	David Daly of CBRE represented the tenant; Justin Wing of CSM represented the landlord.
The Shoppes at Almar Village 7155 Jorgensen Ln	4,380	New	Cottage Grove	Carbonies Pizza	Amcon St Anthony LLC	Ben Krsnak of Hempel represented the landlord.
Prairieview Center 930-970 Prairie Center Dr	4,248	New	Eden Prairie	Mastermoon	Prairieview Retail LLC	Jeff Swanson of Paramount represented the tenant; Brad Kaplan and James Larson of Cushman & Wakefield NorthMarq represented the landlord.
2718-2724 University Ave SE	4,000	New	Minneapolis	Acacia Corp	2720 University LLC	Gregory Hiniker of Presidium Properties represented the landlord.
Park Place Plaza 5600-5680 Cedar Lake Rd	4,000	New	Saint Louis Park	Mattress Firm	IRC Park Place Plaza MN LLC	Rick Plessner of IRC Retail Centers represented the landlord.
Diffley Marketplace 1004 Diffley Rd	3,802	New	Eagan	Level Up Games	Inland Marketplace II LLC	Sean Quinn of IRC Retail Centers represented the landlord.

Oak Park Heights Retail 13161-13197 60th St N	3,600	New	Oak Park Heights	Aspen Dental	Krueger Land LLC	Michael Sims and Michael Lund of Mid-America represented the tenant; Robert Wise and Charlie Hexum of Mid-America represented the landlord.
Fridley Market 250 NE 57th Ave	3,513	New	Fridley	Original Mattress Factory	Sterling Organization	Samantha Le of Sterling represented the landlord.
Silver Lake Village Bldg 10 3704 Silver Lake Rd	3,421	New	Saint Anthony	Starbucks	Inland Silver Lake Village LLC	Stefanie Meyer of Johnny Reimann of Mid-America represented the tenant; Sean Quinn of IRC Retail Centers represented the landlord.
Onyx Retail 6725 York Ave	3,362	New	Edina	Piada Italian Street Food	Lennar Multifamily Communities	Stefanie Meyer and Johnny Reimann of Mid-America represented the tenant; David Daly, Matt Friday and Eric Sheaffer of CBRE represented the landlord.
Central Park Commons N 3360 Central Park Village Dr	3,335	New	Eagan	Massage Envy	CSM Corp	Peter Dugan and Danielle Carr of CBRE represented the tenant; Justin Wing of CSM represented the landlord.
Rockford Square 4000 N Annapolis Ln	3,201	New	Plymouth	Totally Tan	Martinez Properties	Sara Martin of Colliers International represented the tenant; Lisa Christianson and Marilyn Fritze of Christianson & Company represented the landlord.
Central Park Commons K SW of Birch Ln and Central Pkwy	3,050	New	Eagan	Orangetheory Fitness	CSM Corp	Jen Helm of Cushman & Wakefield NorthMarq represented the tenant; Justin Wing of CSM represented the landlord.
1685-1725 Robert St S	2,897	New	West Saint Paul	Qdoba	Jon Riley	Zach Stensland and Chad Sturm of Upland represented the tenant; Zach Stensland of Upland represented the landlord.
1730 Plymouth Rd	2,629	New	Minnetonka	T Mobile	1700 Plymouth LLC	Tony Strauss of Colliers International represented the tenant; Brady Whalen of Paster Properties represented the landlord.
Piada Italian Street Food 3380 Central Park Village Dr	2,500	New	Eagan	Piada Italian Street Food	CSM Corp	Stefanie Meyer and Johnny Reimann of Mid-America represented the tenant; Justin Wing of CSM represented the landlord.
Kenrick Commons 16227-16331 Kenrick Ave	2,400	New	Lakeville	Align Chiropractic	Acky-Uptown LP	Bruce Rydeen of Cerron represented the tenant; Laura Gill and Mary Lindell of Christianson & Company represented the landlord.
Fridley Market 250 NE 57th Ave	2,193	New	Fridley	Enhance Beauty Salon	Sterling Organization	Samantha Le of Sterling represented the landlord.
Waconia Crossings 10590 W 10th St	2,189	New	Waconia	ATT	Oppidan	Mike Simms of Mid-America represented the tenant; Jeff Mitchell of Hoyt Properties represented the landlord.
Oak Park Heights Retail 13161-13197 60th St N	2,150	New	Oak Park Heights	Potbelly	Krueger Land LLC	Mike Simms of Mid-America represented the tenant; Robert Wise and Charlie Hexum of Mid-America represented the landlord.
Oak Park Heights Retail 13161-13197 60th St N	2,063	New	Oak Park Heights	ATT	Krueger Land LLC	Mike Simms of Mid-America represented the tenant; Robert Wise and Charlie Hexum of Mid-America represented the landlord.
Downtown East 550-600 4th St S	2,030	New	Minneapolis	Starbucks	Downtown East Investors LLC	Stefanie Meyer and Johnny Reimann of Mid-America represented the tenant; Eric Shaeffer of CBRE represented the landlord.
Pinebrook Centre 9590 Noble Pkwy	1,888	New	Brooklyn Park	Daily Dose Café	Osborne Properties	Sabine Shea of Christianson & Company represented the tenant; Dan Mossey of Kraus Anderson represented the landlord.
Waconia Crossings 10590 W 10th St	1,800	New	Waconia	Starbucks	Oppidan	Stefanie Meyer and Johnny Reimann of Mid-America represented the tenant; Jeff Mitchell of Hoyt Properties represented the landlord.

## GREATER MN NOTABLE SALE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
61381 Hwy 12	Industrial	170,000	\$5,500,000	Litchfield	Monroe Truck Equipment	Towmaster Inc	No brokers involved.
3310 3rd St N	Retail	26,807	\$2,922,346	Saint Cloud	Global Center LLC c/o Qamar Z Shahid	Premier Plaza LLC c/o Noel Johnson	No brokers reported.
Superior Office Building 4628 Mike Colaiillo Dr	Office	20,000	\$2,300,000	Duluth	Members CCU	LSREF4 Bison	Dave Holappa of Holappa Commercial represented the seller.
Former Big K-Mart 3015 Tower Ave	Retail	89,010	\$2,150,000	Superior	Amerco Real Estate Company c/o U-Haul	Kin Properties	Brian Brisky of Brisky Commercial represented the seller.
41-55 Division St	Retail	17,020	\$1,870,000	Waite Park	JPV of Wyoming c/o Jerry Vlaminck	DLP Investments LLC	Robert Abel of RCA Real Estate represented the buyer and seller.
Madison Avenue Commercial Center 1600 Madison Ave	Office	20,549	\$1,857,000	Mankato	Q4 Management Group	Patina Madison Avenue LLC	Michael Ahles of Marcus and Millichap represented the buyer; Craig Patterson of Marcus and Millichap represented the seller.
200 25th Ave S	Retail	11,550	\$1,800,000	Saint Cloud	MN 200 LLC	C.A.P.S. Enterprises LLC c/o Steven & Carol Wagner	No brokers reported.
101 N 46th Ave W	Industrial	20,885	\$1,640,000	Duluth	101 N 46th Ave West LLC c/o Mo Haretuku, Mike Clark and Spencer Nead	W.W. Grainger Inc	Greg Follmer of Greg Follmer Commercial represented the buyer; Sandy Barin of CBRE represented the seller.
3503 Division St	Retail	4,900	\$1,520,000	Saint Cloud	Jamaica Square LLC c/o Bradford Pfaff	JPV of Wyoming LLC c/o Jerry Vlaminck	No brokers reported.
1440 Industrial Dr NW	Industrial	18,671	\$1,280,036	Rochester	Tonna Mechanical	Rochester Partnership LLP	Bucky Beeman of Realty Growth represented the buyer; Chad Behnken, George Bayrd, Jamey Shandlely and Mac Hamilton of Hamilton Real Estate represented the seller.
Seneca Facility 300 3rd Ave	Industrial	247,455	\$1,200,000	Arlington	Siwek Lumber	Seneca Foods Corp	John Behnke of Coldwell Banker represented the buyer; Brian Netz of Colliers International represented the seller.
20 4th St SE	Retail	5,488	\$1,100,000	Rochester	Porch and Cellar Building Partnership LLC	Med-City Restaurant Group LLC	No brokers reported.
340 Highway 10 S	Office	8,125	\$1,044,030	Saint Cloud	Utke Properties LLC	Schultz & Schupp LLC	No brokers reported.
250 Highway 10 N	Industrial	47,569	\$900,000	Saint Cloud	250 Hwy 10 LLC	Sentinel Real Estate LLC	No brokers reported.
China Star 405 1st Ave SW	Retail	2,565	\$850,000	Rochester	Regan Real Estate LLC c/o Skyler Regan Weinand	Zheng Zheng and Xue Jin Zheng	No brokers reported.
Array Office Complex 205 14th Ave E	Office	7,795	\$750,000	Sartell	Sartell Office Partners LLC	205 Property LLC	Mike Bobick of Granite City represented the buyer; Steve Feneis of Granite City represented the seller.
2660 Superior Dr NW	Office	6,000	\$710,000	Rochester	B and C LLC	J. J. Enterprises of Rochester LLC	Jay Christenson of Braasch Commercial represented the buyer; LeighAnn Peltoma and Barb Phelps of Paramark represented the seller.
Former Office Max 1354 Highway 15 S	Retail	23,600	\$697,000	Hutchinson	H&H Holdings of Hutchinson LLC	Ouellette Enterprises LLP	Fred Feinblum of Julius M Feinblum Real Estate represented the buyer; Ian Halker and Mark Kampmeyer of Colliers International represented the seller.
6254 34th Ave	Industrial	9,548	\$682,500	Rochester	Solar Connection c/o Curt and Jane Shellum	6254 34th Ave LLC	Mike Haley of Braasch Commercial represented the seller.
1900 1st Ave NE	Retail	12,456	\$650,000	Little Falls	Timber Development	Bloomfield 2005 LLC & Metcalf Arlington SPE LLC	David Block and Max DiCarlo of Block & Company represented the seller.

415 S Broadway	Retail	3,534	\$640,000	Rochester	614 Broadway LLC c/o Joseph Downs III	Hung Juynh	No brokers reported.
1202 Sunridge Dr	Industrial	18,960	\$633,000	Saint Cloud	Farrell Brothers Properties LLC c/o Mike Farrell	DSC Holdings LLC c/o Daniel Childers	No brokers involved.
19th Street Business Condo 3269 19th St NW	Office	4,800	\$610,000	Rochester	Rochester Executive Suites LLC c/o William Allen	Patrick & Stacey Christopher	Frank Loosbrock and Jamey Shandley of Hamilton represented the seller.
1215 7th St N	Industrial	12,000	\$575,000	Lake City	JPN Realty LLC	Burkhardt Properties LLC and KJ Investments LLC	No brokers involved.
44490 Highway 52 Blvd	Industrial	15,384	\$529,751	Zumbrota	Gordy's Total Auto & Tire LLC c/o Shawn Voracek	Sara & Mark Mangan Revocable Trust	No brokers involved.
100 2nd St SE	Office	7,660	\$525,000	Stewartville	Integrity Commercial Holdings LLC	LeeFinn Associates	No brokers reported.
2775 43rd St NW	Retail	10,361	\$500,000	Rochester	Pohocogo LLC c/o Paul VanTassel	M Z 43rd Street Properties LLC c/o Zheng Yu Zheng	No brokers reported.
OCC Office and Warehouse 24707 Co Rd 75	Industrial	10,730	\$500,000	Saint Augusta	Ventura Partners LLC	Patricia Olson, Rodney Lindquist and Johnnie Ols	Mark Williams of Granite City represented the seller.
2501 W Superior St	Industrial	7,000	\$325,000	Duluth	Danielson Bors LLC	Traaholt	Dave Holappa of Holappa Commercial represented the buyer and seller.
1214-1216 Cloquet Ave	Retail	11,540	\$175,000	Cloquet	D&S Pizza	Am Legion Post 262	Greg Follmer of Greg Follmer Commercial represented the buyer; Dave Holappa of Holappa Commercial represented the seller.

## GREATER MN NOTABLE LEASE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Highway 15 Warehouse 1995 State Highway 15	Industrial	24,000	New	Saint Cloud	AAA Courier Express LLC	Triangle Partners LLC	Mark Williams of Granite City represented the tenant; Steve Feneis and Maria Torborg of Granite City represented the landlord.
Planet 3 Extreme Air Park 101 N 46th Ave W	Industrial	20,885	New	Duluth	Planet 3 Extreme Air Park	101 N 46th Ave West LLC	Andy Manthei of KW Commercial Midwest represented the tenant; Greg Follmer of Greg Follmer Commercial represented the landlord.
Madison East Center 1400 Madison Ave	Retail	16,321	New	Mankato	Rasmussen Business College	Kearney Properties LP	Marc Nanne of JLL represented the tenant; Rosie Brunmeier and David Schooff of CBC Fisher Group represented the landlord.
872 Stanley Rd	Industrial	13,162	New	Two Harbors	Jack Lax Industries	Tradesmen & Company LLC	Greg Follmer of Greg Follmer Commercial represented the tenant and landlord.
Mankato Heights Plaza 1901 Madison Ave	Retail	9,000	New	Mankato	Five Below	IRC Retail Centers	Ted Gonsor of Colliers International represented the tenant; Sean Quinn of IRC Retail Centers represented the landlord.
Skylark Mall 1600 1st St SW	Retail	8,981	New	Willmar	Bargains and Blessings	Skylark Prop LP	Jean Lindemann of Pro 1 represented the tenant; Gary Ryan of The Goodman Group represented the landlord.
Severson - 371 17140 Highway 371 N	Retail	7,477	New	Brainerd	Scott & Denise Blood	Trinity Partners LLC	Chris Close of Close Converse represented the landlord.
Crossroads Shopping Center 1201 S Broadway	Retail	6,800	New	Rochester	Sola Salons	Crossroads Center LLC	LeighAnn Peltoma and Barb Phelps of Paramark represented the tenant and landlord.
HTS Building 110 6th Ave S	Office	6,595	New	Saint Cloud	Village Family Services	HTS Building LLC	Casey O'Malley of Rice Commercial represented the tenant; Kevin Brink of INH represented the landlord.
311 N 28th Ave	Industrial	6,464	New	Waite Park	The Rusty Pick	Reimer Properties	Steve Feneis and Maria Torborg of Granite City represented the tenant and landlord.
Endi 2100-2120 London Rd	Retail	6,358	New	Duluth	SurgCenter Development	Lift Bridge Partners LLC	Brent Stamm of Continental Realty represented the tenant; Mike Lund and Robert Wise of Mid-America represented the landlord.
631 N Cedar Ave	Office	6,180	New	Owatonna	Steele County	Crk Properties LLC	Chris Rotthoff of G H Management Company represented the landlord.
1550 3rd Ave SE	Retail	5,750	New	Rochester	Rochester Feed and Country Store	ACS Metcalf Minnesota LLC	LeighAnn Peltoma and Barb Phelps of Paramark represented the tenant; Bucky Beeman of RGI represented the landlord.
Madison East Center 1400 Madison Ave	Retail	5,662	New	Mankato	HerdStar	Kearney Properties LP	Rosie Brunmeier and David Schooff of CBC Fisher Group represented the landlord.
2900 43rd St NW	Office	3,692	New	Rochester	Progressive Insurance	Les Nelson	LeighAnn Peltoma and Barb Phelps of Paramark and Todd Heyman of TMH Real Estate represented the tenant; Steve Seymour of S & L Services represented the landlord.
Badger Village 3143 Superior Dr NW B	Office	3,000	New	Rochester	Universal Equipment	Brick Properties LLC	LeighAnn Peltoma and Barb Phelps of Paramark represented the tenant and landlord.
Rochester Crossings 3780 Marketplace Dr NW	Retail	2,800	New	Rochester	Park Dental	Woodbury Hotel LLC	Ross Hedlund and Dean Williamson of Frauenshuh represented the tenant; LeighAnn Peltoma and Barb Phelps of Paramark represented the landlord.
BioBusiness Center 221 1st Ave SW	Office	2,090	New	Rochester	Rion Health	City of Rochester	LeighAnn Peltoma and Barb Phelps of Paramark represented the tenant and landlord.
Mankato Heights Plaza 1901 Madison Ave	Retail	1,974	New	Mankato	Jackson Hewitt Tax Services	IRC Retail Centers	Sean Quinn of IRC Retail Centers represented the landlord.

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

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Grove Square Center 13599-13777 Grove Dr 13541-13579 Grove Cr	Retail	191,539	\$26,830,000	Maple Grove	Houston Chengdu Jindl LLC	Grove Square LP	Bob Pounds, Tim Prinsen and Amy Senn of Colliers International represented the seller.
3700 Williston Rd 14900 Minnetonka Industrial Rd 14901 and 14851 Deveau Pl	Industrial	278,064	\$22,300,000	Minnetonka	Syndicated Equities and Eagle Ridge Partners	Williston Ridge LLC, CVI Williston Sub LLC and WBC Partners LLC	No brokers reported.
Eagan Town Centre 1276-1338 Town Centre Dr	Retail	154,229	\$21,605,085	Eagan	Epic Real Estate Partners	SDC Eagan Town Center Inc c/o Deutsche Asset Management	Jim Leary of CBRE represented the buyer.
Shakopee Valley Marketplace 1501-1667 17th Ave E	Retail	160,635	\$19,200,000	Shakopee	Essjay MSPS LLC c/o Essjay Investment	IRC Shakopee Valley Marketplace LLC	Bob Pounds, Tim Prinsen and Amy Senn of Colliers International represented the seller.
Kickernick Building 416 1st Ave	Office	148,046	\$19,150,000	Minneapolis	SCRE II Kickernick c/o United Properties	430 Kickernick Assoc LP c/o Sherman Group	Avery Ticer, Terry Kingston, Tom O'Brien and Scott Pollock of Cushman & Wakefield NorthMarq represented the buyer; Ken Sherman of The Sherman Group represented the seller.
1080 Park Pl	Industrial	299,600	\$18,725,000	Shakopee	Meritex Shakopee LLC	United Land LLC	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the buyer.
Barlow Plaza 1101-1315 6th St NW	Retail	135,409	\$16,773,000	Rochester	United Properties Development	Barlow Plaza LLC	No brokers reported.
311 2nd St SE	Office	366,600	\$15,800,000	Minneapolis	Doran Company and CSM Corp	General Mills	Bill Ritter and Ted Gonsior of Colliers International represented the seller.
UBS Plaza 444 Cedar St	Office	229,652	\$14,150,000	Saint Paul	CIG-UBS LLC	444 Cedar Tower Owner LLC c/o RAIT Financial Trust	Avery Ticer, Terry Kingston, Tom O'Brien and Scott Pollock of Cushman & Wakefield NorthMarq represented the seller.
FirstPark Distribution Center 7101 N Winnetka Ave	Industrial	233,682	\$13,400,000	Brooklyn Park	Second Harvest	First Industrial	Dan Johnson of Tegra Group represented the buyer; Dan Swartz, John Ryden, Matt Oelschlager and Mike Bowen of CBRE represented the seller.
Wedgwood Commerce Center 6550 Wedgwood Rd 6450 Wedgwood Rd 13400 67th Ave N 13400 68th Ave N	Industrial	143,922	\$12,425,000	Maple Grove	NIU Wedgwood LP c/o Neptune Properties Inc	TG-Northco Holdings c/o SVN Northco Real Estate Services	Avery Ticer, Terry Kingston, Tom O'Brien and Scott Pollock of Cushman & Wakefield NorthMarq represented the seller.
5100 W 35th St	Industrial	121,547	\$11,170,000	Saint Louis Park	IC Industrial REIT c/o Ivanhoe Cambridge	Lightning Propco V LLC	No brokers involved.
Oxboro Square 401-653 W 98th St	Retail	95,592	\$10,980,000	Bloomington	Oxboro Bloomington Retail Center LLC c/o Michael Development	Oxboro Sq Shopping Center LP c/o BTO Development LLC	Al Pettit of AB Pettit Company represented the buyer.
Wilfred Distribution Center 13201 N Wilfred Ln	Industrial	335,674	\$10,872,050	Rogers	Scannell Properties #299 LLC c/o Scannell Properties	RT Diamond Lake LLC c/o Gramercy Property Trust	Dan Swartz and Judd Welliver of CBRE represented the seller.
River Road Business Center I & II 5301 E River Rd	Industrial	149,915	\$10,600,000	Fridley	River Road Plaza T LLC and River Road Plaza Q LLC c/o Q.T. Holdings	MLG PF River Road LLC and MSP Fridley Industrial Building	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the buyer.
Bass Lake Tech Center 6250 Sycamore Ln	Industrial	108,628	\$10,031,200	Maple Grove	STAG Industrial	3700 Maple Grove LP c/o Davis Parma Investments LP	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the buyer.

Edinburgh Festival Center 8505-8595 Edinburgh Center Dr N	Retail	94,769	\$9,600,000	Brooklyn Park	BPC Edinburgh Holdings LLC c/o L.S. Capital	IRC Edinburgh Festival LLC	Leah Maurer of Cushman & Wakefield NorthMarq represented the seller.
River Road Business Center III & IV 5155 E River Rd	Industrial	120,011	\$8,375,000	Fridley	River Road Plaza Q LLC and River Road Plaza M LLC c/o Q.T. Holdings	MSP Fridley Industrial Buildings III & IV LLC	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the buyer.
El Dorado Shipping 2750 145th St	Industrial	172,581	\$8,101,501	Rosemount	STORE Master Funding XV LLC c/o Store Capital	El Dorado Shipping Sack Manufacturing Inc	No brokers involved.
Oxboro Plaza 9703-9749 S Lyndale Ave	Retail	40,000	\$6,844,800	Bloomington	Oxboro Bloomington Retail Center c/o Michael Development	Oxboro Theme Retail Center LLC c/o BTO Development LLC	Al Pettit of AB Pettit Company represented the buyer.
Walgreens 7560 160th St W	Retail	16,319	\$5,900,000	Lakeville	HH Investors LLC and CPEC Exchange 41357 LLC	Willmart Building	No brokers reported.
7220 Central Ave NE	Industrial	42,240	\$5,800,000	Fridley	Fridley Property Owner LLC c/o Harrison Street	Trojan Storage of Fridley LLC	Nicholas Walker, Trevor Roberts and Morgan Windbiel of CBRE represented the buyer and seller.
Knollwood Crossings 525 Blake Rd	Retail	12,536	\$5,600,000	Hopkins	CH Retail Fund II/ Minneapolis Knollwood Crossing LLC c/o Crow Holdings	Hopkins Blake Retail LLC c/o Solomon Real Estate Group	Jim Leary of CBRE represented the buyer.
Ridgeview Office Center 13100 Wayzata Blvd	Office	59,107	\$5,500,000	Minnetonka	Ridgeview Holdings LLC c/o Curtis Squire	Jewish Community Building Corporation	Chas Simcox and Tom Hoffman of Avison Young represented the buyer; Mike Gelfman, Mark Kolsrud and David Berglund of Colliers International represented the seller.
Shingle Creek Center 6010-6100 Shingle Creek Pkwy	Retail	39,146	\$5,390,050	Brooklyn Center	BPC Shingle Creek LLC c/o LS Capital	IRC Shingle Creek LLC	Leah Maurer of Cushman & Wakefield NorthMarq represented the buyer; Rick Plessner of IRC Retail Centers represented the seller.
Galleria Offices on France 6950 S France Ave	Office	24,000	\$5,175,000	Edina	Arcadia on France LLC c/o Aurora Investments LLC	Southdale Galleria Offices Inc	No brokers reported.
Energy Park Place 1350-1380 Energy Ln	Office	116,890	\$5,100,000	Saint Paul	1350-1380 Energy Lane LLC c/o JGM Properties	Slate Energy Park Holdings c/o Sabal Financial Group LP	Chet Masserano of Corporate Real Estate Brokers represented the buyer; David Stokes of Cushman & Wakefield NorthMarq represented the seller.
Wells Fargo/Metro Dental 4959 Excelsior Blvd	Office	11,286	\$5,019,000	Saint Louis Park	Intercity Investment Properties	DRF Dental Buildings LLC	No brokers involved.
Village Shoppes of Chanhassen 460 Lake Dr	Retail	13,703	\$4,935,000	Chanhassen	CH Retail Fund II/ Minneapolis Village Shops c/o Crow Holdings	Chanhassen Retail LLC c/o Solomon Real Estate Group	Jim Leary of CBRE represented the buyer.
Grey Fox Business Center 1265-1285 Grey Fox Rd	Industrial	164,888	\$4,688,750	Arden Hills	Forum Grey Fox LLC c/o Hoyt Properties	Smiths Medical ASD Inc	Steve Hoyt of Hoyt Properties represented the buyer; Michael Gelfman, Mark Kolsrud and Dave Berglund of Colliers represented the seller.
The Doctor's Office 17705 Hutchins Dr	Office	13,696	\$4,100,000	Minnetonka	EVI South Lake Medical LLC c/o Edgewood Group Co	South Lake Properties LLC	No brokers involved.
Array Office Complex 200 14th Ave E	Office	34,312	\$4,050,000	Sartell	Sartell Office Partners LLC	200 Property LLC	Mike Bobick of Granite City represented the buyer; Steve Feneis of Granite City represented the seller.



Southdale Center - JC Penney 200 S York Ave	Retail	220,413	\$3,961,430	Edina	Southdale Redevelopment LLC c/o Simon Property Group	J.C. Penney Co	No brokers involved.
Northern Tool 20850 Rogers Dr	Retail	23,497	\$3,953,861	Rogers	Realty Income Properties 3 LLC	NHI Properties LLC	Clay Mote of Venture Commercial represented the seller.
4810 Lilac Dr N	Industrial	39,000	\$3,890,000	Brooklyn Center	SOHL 15-16 LLC c/o Scott Tankenoff	BOS Partners LLC c/o Lawrence Olson	Tony Weinstine of Mohr Partners represented the buyer.
Edina Interchange West 5251 W 73rd St	Industrial	37,000	\$3,650,000	Edina	MF Edina I Owner LLC c/o HighBrook Investors	TIC Minneapolis Industrial Portfolio 1-34 LLC c/o CORE Realty Holdings	No brokers involved.
5230 W 73rd St	Industrial	54,844	\$3,400,000	Edina	MF Edina II & III Owner LLC c/o HighBrook Investors	TIC Minneapolis Industrial Portfolio 1-34 LLC c/o CORE Realty Holdings	No brokers involved.
Shoppes at Diffley Crossing 1654 Diffley Rd	Retail	19,200	\$3,389,000	Eagan	Sita Investments LLC	Shoppes of Diffley Crossing LLC c/o EFH Comp	Mike Whalen of EFH represented the seller.
19361-19401 Tamarack St	Industrial	103,182	\$3,356,962	Oak Grove	BFC Holdings LLC c/o Genesis Investment Properties	19361 Tamarack LLC c/o Woodside Capital Partners	Brett Butler of Stan Johnson Company represented the buyer.
350 Highway 10	Office	9,286	\$3,195,970	Saint Cloud	Utke Properties LLC	Johnson Street Investments LLC	No brokers reported.
Array Office Complex 250 14th Ave E	Office	23,840	\$3,135,000	Sartell	Sartell Office Partners LLC	250 Property LLC	Mike Bobick of Granite City represented the buyer; Steve Feneis of Granite City represented the seller.