



MNCAR

MINNESOTA COMMERCIAL
ASSOCIATION OF
REAL ESTATE/REALTORS®

NOTABLE TRANSACTIONS

Q2 2018



We're proud to present our Notable Transactions report for the second quarter of 2018. 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
Newmark
Knight Frank



Jason Butterfield
Frauenschuh



Reed Christianson
Transwestern



Sean Coatney
Core Commercial
Real Estate



Matt Delisle
Colliers International



Jerry Driessen
CBRE



Paul Gibbs
Excelsior Group



Mike Honsa
Transwestern



Brent Karkula
CBRE



Eric King
Cushman &
Wakefield



Andrew Manthei
KW Commercial
Midwest



Jim Montez
Transwestern



Jeff Nordness
Essence Real Estate



Kevin O'Neil
Colliers International



Eric Rapp
Colliers International



Ann Rinde
CBRE



Brent Robertson
JLL



Chas Simcox
Avison Young



Nils Snyder
Colliers
International



Tom Stella
Cushman &
Wakefield



Mark Stevens
Cushman & Wakefield



Kai Thomsen
Lee & Associates



Brian Wasserman
CBRE



Mike Wilhelm
CBRE

INDUSTRIAL



Eric Batiza
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Alex Baron
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Tom Dunsmore
Avison Young



Wayne Elam
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Realty Solutions



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Transwestern



Peter Fooshe
Cushman &
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Chris Garcia
Lee & Associates



Chris Hickok
JLL



Jonathan Juris
Frauenschuh



Dan Lofgren
Excelsior Group



Brent Masica
Cushman &
Wakefield



Matt Oelschlager
CBRE



Duane Poppe
Lee & Associates



Phil Simonet
Paramount



Jack Tornquist
CBRE

GREATER MN



Greg Follmer
Greg Follmer
Commercial RE



Kate Hanson
Granite City Real Estate



Dave Holappa
Holappa Commercial
Real Estate

RETAIL



Lisa Christianson
Christianson &
Company



David Daly
CBRE



Patrick Daly
Ryan Companies



Lisa Diehl
Diehl & Partners



Jen Helm
Cushman &
Wakefield



Tim Igo
Suntide



Brad Kaplan
Colliers International



Ben Krsnak
Hempel



Dan Mossey
Kraus-Anderson Realty



Mike Phalen
JLL



Tricia Pitchford
Mid America



Terese Reiling
Colliers International



Jim Rock
Avison Young



Zach Stensland
Upland Real
Estate Group



Tony Strauss
Colliers International



Justin Wing
CSM Corporation



Robert Wise
CBRE

NOTABLE OFFICE SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
1125 Energy Park Dr	95,000	\$7,000,000	Saint Paul	1House2Hands Inc c/o Metro Deaf School	Mapp Property LLC	Paul Donovan of Cushman & Wakefield represented the buyer.
2200 E Franklin Ave	27,048	\$4,250,000	Minneapolis	2200 LLC c/o Joe Baier	Carrier & Sales LLC c/o Greg Sales and Carol Carrier	No brokers involved.
8121 10th Ave N	80,736	\$3,600,000	Golden Valley	Valk Properties IX LLC	Golden Valley Partners	Nick Leviton of Colliers International represented the buyer; Hudson Brothen, Tate Krosschell and Bob Revoir of Cushman & Wakefield represented the seller.
Colonial Commons 7500 S 80th St	10,291	\$3,342,685	Cottage Grove	J Merritt Holdings LLC co John Dietterich	KFI Commercial LLC c/o Erick Kannegiesser	Diane Signorelli of Apex Commercial Properties represented the buyer; Susan Whalen and Jodi Walfoort of EFH Realty Advisors represented the seller.
Valley Creek Office Centre 1687 Woodlane Dr	33,520	\$2,750,000	Woodbury	OBGYN Consultants PLLC	Woodbury Mainstreet LLC c/o William Beard	John Higgins and Mark Young of Crossroads Properties represented the buyer.
9100 Bloomington Fwy	44,380	\$2,100,000	Bloomington	Acorn Mini-Storage XIV LLC	Programmed Land Inc	No brokers involved.
190 River Ridge Cir S	23,138	\$2,100,000	Burnsville	Dar-Us-Salam Cultural Center	River Ridge IV LLC	Claire Roberts of Marcus & Millichap represented the seller.

NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
9800 at Bass Creek 9800 59th Ave N	159,000	New	Plymouth	Cantel Medical	Transamerica Life Ins Co	David Paradise of Cushman & Wakefield represented the tenant; Bob Revoir and Tate Krosschell of Cushman & Wakefield represented the landlord.
Boulder Lakes III 3000 Ames Crossing Rd	72,000	Sublease	Eagan	Blue Cross Blue Shield	Staywell	Paul Donovan and Jeremy Striffler of Cushman & Wakefield represented the tenant; Dan Gleason and Ryan Bohrer of Cushman & Wakefield represented the sublessor.
West End Center 5100 Gamble Dr	60,000	New	St Louis Park	nVent	West End Office MN LLC	Bill Nicols of Corporate Service Consortium and Robin Zellmer of Colliers International represented the tenant; Peter Fitzgerald, Bill Rothstein and Tom Sampair of Cushman & Wakefield represented the landlord.
Case Industrial Center 767 North Eustis St	56,000	New	Saint Paul	Kimley-Horn	767 Eustis LLC	Eddie Rymer and Philip Kluesner of Avison Young represented the tenant; Kevin Peck and Jeff Hart of KW Commercial Midwest represented the landlord.
Fifth Street Towers 150 S 5th St	40,246	New	Minneapolis	Amplifon	Pimco	Ted Carlson of Carlson Commercial represented the tenant; Reed Christianson, Erin Wendorf and Morgan Rethlake of Transwestern represented the landlord.
West End Center 5100 Gamble Dr	30,000	New	St Louis Park	CoBank	West End Office MN LLC	Mark Evenson and Kate Gillette of Avison Young represented the tenant; Peter Fitzgerald, Bill Rothstein and Tom Sampair of Cushman & Wakefield represented the landlord.
West End Center 5100 Gamble Dr	30,000	New	St Louis Park	Magnet 360	West End Office MN LLC	Ann Hansen and Mitch Huggdahl of Cresa represented the tenant; Peter Fitzgerald, Bill Rothstein and Tom Sampair of Cushman & Wakefield represented the landlord.
Fifth Street Towers 150 S 5th St	28,673	New	Minneapolis	Country Financial	Pimco	Bob Revoir of Cushman & Wakefield represented the tenant; Reed Christianson, Erin Wendorf and Morgan Rethlake of Transwestern represented the landlord.
1600 Tower at West End 1600 S Utica Ave	28,380	Sublease	St Louis Park	Total Expert	Willis Towers Watson	Jay O'Brien of Great Places Company represented the tenant; Peter Fitzgerald of Cushman & Wakefield represented the landlord.
Ford Center 409-420 5th St N	27,782	New	Minneapolis	When I Work	Ford United LLC	John Lorence of CBRE represented the tenant; Jim Montez of Cushman & Wakefield represented the landlord.
Windsor Plaza 11995 Singletree Ln	27,000	New	Eden Prairie	Ascentis	Windsor Plaza LLC	Paul Gibbs and Jim Jetland of The Excelsior Group represented the tenant; Brian Helmken and Erik Heltne of CBRE represented the landlord.
The Hamm Building 408 N St Peter St	25,307	Renewal	Saint Paul	Granicus	Markham Co of St Paul	Pete Kostroski of JLL represented the tenant; Rob Davis of The Excelsior Group represented the landlord.
Marquette Plaza 250 S Marquette Ave	22,275	New	Minneapolis	Atomic Data	KBS SOR Marquette Plaza LLC	Dan Peterson of Colliers International represented the tenant; Mark McCary, Larissa Champeau and Ann Rinde of CBRE represented the landlord.
33 S 6th St	21,025	Renewal	Minneapolis	Proctor Gamble	City Center 33 SO Prop LLC	Marc Nanne of JLL represented the tenant; Jon Dahl, Sam Maguire and Brent Robertson of JLL represented the landlord.
801 Marquette	18,126	New	Minneapolis	Meet Minneapolis	Franklin Street Properties	Jim Vos and Steve Strom of Cresa represented the tenant; Mark McCary, Larissa Champeau and Ann Rinde of CBRE represented the landlord.
Lawson Commons 380 St Peter St	16,594	New	Saint Paul	Synchrony	1944 Rice Street LLC	Aaron Barnard of Cushman & Wakefield represented the tenant; Sherry Hastings and Brian Field of Frauenshuh represented the landlord.
The Hamm Building 408 N St Peter St	15,052	Expansion	Saint Paul	Aegon/Transamerica	Markham Co of St Paul	No brokers involved.
Minnetonka Corporate Campus III 12900 Whitewater Dr	15,000	New	Minnetonka	Health Dimensions Group	Minnetonka Whitewater LLC	Mike Wilhelm of CBRE represented the tenant; Peter Fitzgerald and Tom Sampair of Cushman & Wakefield represented the landlord.
Thor 1256 Penn Ave N	15,000	Sublease	Minneapolis	MEDA	Target	No brokers involved.

Wells Fargo Plaza 7900 S Xerxes Ave	14,224	New	Bloomington	Alarm.com	G&I VIII WF Plaza LLC	Brian Woolsey of Cushman & Wakefield represented the tenant; Joe Conzemius, David Marschinke and Brian Wasserman of CBRE represented the landlord.
701 Carlson Pkwy	13,994	New	Minnetonka	Meristem	WHQ LLC	Brian Fogelberg of CBRE represented the tenant; Jon Dahl and Brent Robertson of JLL represented the landlord.
Ford Center 409-420 5th St N	13,212	Renewal	Minneapolis	Agosto	Ford United LLC	Rob Youngquist of Avison Young represented the tenant; Jim Montez of Cushman & Wakefield represented the landlord.
Colonnade 5500 Wayzata Blvd	12,536	New	Golden Valley	Lockton	Starwood Capital Group	Mike Brehm of Colliers International represented the tenant; Brian Wasserman, Jim Freytag and Anna Kubes of CBRE represented the landlord.
Normandale Place 8201 Norman Center Dr	11,590	Renewal	Bloomington	Konica Minolta	Normandale AWG LLC	Ryan Bohrer and Peter Fitzgerald of Cushman & Wakefield represented the tenant; Tom Sampair of Cushman & Wakefield represented the landlord.
Bell Plaza 3800 W American Blvd	10,964	New	Bloomington	Bell State Bank	Sterling Northland LLC	Gordie Hampson and Ryan Hampson of Cushman & Wakefield represented the landlord.
The Oaks Office Center 7755 3rd St N	10,585	New	Oakdale	St Croix Hospice	Oaks Office Center VII LLC	Jay Chmieleski of Colliers International represented the tenant; Tom Stella and Eric King of Cushman & Wakefield represented the landlord.
Golden Hills I 5900 Golden Hills Dr	10,482	Renewal	Golden Valley	CyberOptics	Greenfield Partners LLC	Rick Nelson of Winthrop Commercial represented the tenant; Matt Oelschlager, Mike Bowen and John Ryden of Colliers International represented the landlord.
Campbell Mithun Tower 222 S 9th St	10,340	New	Minneapolis	Bridgetower Media Holdings	222 South Ninth Street LLC	Tom Tracy and Katie Tufford of Cushman & Wakefield represented the landlord.
Park Place West 6465 Wayzata Blvd	10,040	New	Saint Louis Park	Versique	Middleton Park Place Investors	Jim Damiani of Newmark Knight Frank represented the tenant; Brian Wasserman, Jim Freytag and Anna Kubes of CBRE represented the landlord.
South Loop Office Center I 2001 Killebrew Dr	9,469	New	Bloomington	Travel One	BLN Office Park Properties	Josh Johnson of CBRE represented the tenant; Mike Wilhelm, Brent Karkula and Joe Conzemius of CBRE represented the landlord.

NOTABLE INDUSTRIAL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
270 Bridgepoint Way	124,800	\$8,300,000	South Saint Paul	WPT Bridgepoint Way LP c/o WPT Capital Advisors LLC	270 Bridgepoint LLC	Chris Gliedman, Tom Holtz, Judd Welliver, Sonja Dusil and Ryan Watts of CBRE represented the buyer.
3100 Highway 13 W	119,498	\$7,900,000	Burnsville	3100 Highway 13 LLC c/o Smitty & Sons	Fairchild Living Trust of 1995	Rob Brass of Colliers International represented the buyer.
1675 Meadow View Rd	77,750	\$7,800,000	Eagan	Healthy Spaces 13 LLC	PAK Investment Holdings Inc c/o Interstate Development	Tom Holtz, Judd Welliver, Sonja Dusil and Ryan Watts of CBRE represented the seller.
Lafayette Business Center 287 W Lafayette Frontage Rd	139,766	\$7,000,000	Saint Paul	Valk Properties VIII LLC	Camada LP	Erik Nordstrom and Nick Leviton of Colliers International represented the buyer; Eric Rapp of Colliers International represented the buyer.
2601 NE Broadway Ave	82,766	\$6,500,000	Minneapolis	Warners on Broadway LLC Warner Stellian	Boyer Ford Trucks	John Young of Paramount represented the buyer; Kris Smeltzer, Jason Meyer and Brent Masica of Cushman & Wakefield represented the seller.
10506-10588 Central Ave NE	65,220	\$6,500,000	Blaine	Copart of Connecticut Inc	H & L Rental LLC	No brokers reported.
2875 Highway 55	87,368	\$6,150,000	Eagan	Walsler Real Estate LLC	TP Universal Exports LLC	No brokers involved.
10300-10320 Bren Rd E	50,082	\$4,190,000	Minnetonka	OP Properties LLC c/o Opportunity Partners	MS Holdings LLC	Tom Hoffman of Colliers International represented the buyer; Brian Netz and Dan Friedner of Newmark Knight Frank represented the seller.
National Purity Building 434 Lakeside Ave	48,351	\$4,150,000	Minneapolis	Minneapolis Lakeside LLC	Bright Blue Eyes LLC	Ryan Krzmarzick of Colliers International represented the buyer; Sabine Shea and Nancy Flicek of Christianson and Company represented the seller.
Waste Management 1505 11th Ave NE	48,459	\$3,350,000	Cambridge	Big River Cambridge LLC	Cambridge Industrial LLC c/o Interstate Development	No brokers involved.
1710 Alexander Rd	16,784	\$3,250,000	Eagan	Ryder Truck Rental	Maverick Leasing Corporation c/o Davis Equipment	No brokers reported.
2100 Xenium Ln N	64,203	\$3,250,000	Plymouth	Morey's Seafood International	Wellik Family LTD Partnership	Jordan Greenberg of Spacenet Equities represented the buyer; Duane Poppe, Chris Garcia and Ra'eesa Motala of Lee & Associates represented the seller.
4401 Quebec Ave N	54,000	\$3,025,000	New Hope	4401 New Hope LLC c/o Straub Designs	4401 Quebec Partners LLC	Kurt Sauer and Tony DelDotto of Cushman & Wakefield represented the buyer; Brent Masica and Jason Meyer of Cushman & Wakefield represented the seller.
101 American Blvd W	27,173	\$2,350,000	Bloomington	101 American Blvd W LLC	101 West 79th Street LLC c/o Micron Molding Inc	Hayden Hulsey of Remax Results represented the buyer; Kris Smeltzer and Hudson Brothen of Cushman & Wakefield represented the seller.
21653 Cedar Ave	32,468	\$2,250,000	Lakeville	Wholesalers Property Co LLC c/o Winsupply	South Cedar LLC	No brokers involved.
4571 Valley Industrial Blvd S	85,740	\$2,201,161	Shakopee	Capstone Investors LLC	August Ventures LLC	No brokers involved.
1717 W River Rd	45,558	\$2,200,000	Minneapolis	Buhl Investors 1717 LLC	Pioneer Metal Finishing LLC	Bryan Van Hoof of CBRE represented the seller.
4451 W 76th St	30,275	\$1,900,000	Edina	PLH & Associates	D&G Capital LLC	David Paradise and Sydney Johnson of Cushman & Wakefield represented the seller.
The Annex 950 13th Ave NE	13,050	\$1,800,000	Minneapolis	NP 13th Ave LLC	Crown 950 LLC	No brokers reported.
1102-1136 Highway 13	51,840	\$1,569,988	Burnsville	Capstone Investors LLC	August Ventures LLC	No brokers involved.
10044 Goodhue St NE	31,167	\$1,542,500	Blaine	ILMW Properties LLC	KTLI LLC	No brokers reported.
262 University Ave W	8,316	\$1,480,823	Saint Paul	Springboard for the Arts	R and N Corporation	Joanna Hicks of The Ackerberg Group represented the buyer; Eric Rapp of Colliers International represented the seller.

18077 Murphy Lake Blvd	35,808	\$1,478,000	Prior Lake	Dem-Con Properties LLC	Loehr Family LP c/o Donald Loehr	No brokers involved.
8700 13th Ave E	11,584	\$1,450,000	Shakopee	GAJJ LLC	LHB Holdings LLC	No brokers involved.
22098 Canton Court	17,508	\$1,350,000	Farmington	KLR Properties LLC	Q3 Contracting Inc	Kris Smeltzer and Tom Sullivan of Cushman & Wakefield represented the seller.
12026 Riverwood Dr	18,360	\$1,200,000	Burnsville	Don Petacon Properties LLC c/o Metering and Technology Solutions	Riverwood Real Estate Holdings LLC c/o Northland Concrete & Masonry Co	Chad Heer and Jon Forkner of KW Commercial represented the buyer; Brian Netz of Newmark Knight Frank represented the seller.
4457 White Bear Pkwy	14,000	\$1,100,000	White Bear Lake	BCD Business Holdings LLC c/o Doug Johnson	K-D Partners LLP	No brokers reported.

INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Arbor Lakes Business Park 10500 Elm Creek Blvd N	277,222	New	Maple Grove	Illume	Duke	Bill Ritter of Colliers International represented the tenant; Dan Swartz and Joey Dybevik of CBRE represented the landlord.
Park of Commerce I 5601 E River Rd	250,000	New	Fridley	Curtis 1000	Industrial Equities	Chuck Caturia of CBRE represented the tenant; John Allen of Industrial Equities represented the landlord.
North Star Distribution Center 19730 S Diamond Lake Rd	154,601	New	Rogers	Life Fitness	CSM Equities LLC	Matt Oelschlager of CBRE represented the tenant; Brent Masica and Jason Meyer of Cushman & Wakefield represented the landlord.
Kasota 24 700 SE 24th Ave	138,008	New	Minneapolis	Canteen Vending	Kasota 24 LLC	David Stokes and Chris Weirens of Cushman & Wakefield represented the tenant; Bryan Van Hoof of CBRE represented the landlord.
Diamond Lake Industrial Center 1 12999 N Wilfred Ln	73,000	Renewal Expansion	Rogers	TCI	Meritex Enterprises	Chris Hickok of JLL represented the tenant; David Stokes, David Paradise and Sydney Johnson of Cushman & Wakefield represented the landlord.
Northern Stacks VI 40 NE 51st Way	70,509	New	Fridley	Intertek	Hyde Development	Pete Dufour of Colliers International represented the tenant; Eric Batiza and Jason Simek of Colliers International represented the landlord.
Northland Interstate Business Center IV 9300 N 75th Ave	68,244	New	Brooklyn Park	General Mills	Altus Northland LLC	Dan Lofgren and Jim Jetland of The Excelsior Group represented the tenant; Andrew Odney and Rob Brass of Colliers International represented the landlord.
Golden Hills I 5900 Golden Hills Dr	61,206	Renewal Expansion	Golden Valley	CyberOptics	Greenfield Partners LLC	Rick Nelson of Winthrop represented the tenant; Matt Oelschlager, Mike Bowen and John Ryden of CBRE represented the landlord.
Ultimate Events Midway 600 Kasota Ave SE	60,638	New	Minneapolis	Boyer Ford Trucks	C P Williams Family LP	Tom Lelich of CBRE represented the tenant and landlord.
Metropolitan Distribution Center 8800 Valley Forge	58,896	New	Maple Grove	REO Plastics	Southgate Enterprise LLC	Jeffrey Houg of Upper Midwest Management represented the tenant and landlord.
Shady Oak I 6810 Shady Oak Rd	44,553	New	Eden Prairie	Quantum Graphics	CSM Equities III LLC	Kris Smeltzer of Cushman & Wakefield represented the tenant; Joe Owen, Max Holmes and Bill Ritter of Colliers International represented the landlord.
Liberty Industrial Park at Diamond Lake 13220 Wilfred Ln N	42,020	Expansion	Rogers	Hardwood Specialty Products	Liberty Property Trust	Brent Masica of Cushman & Wakefield represented the tenant; Adam Bray of Liberty Property Trust and John Ryden of CBRE represented the landlord.
9850 Hemingway Ave S	41,502	New	Cottage Grove	Fabricators Choice	Markid Properties II LLC	Dan Harms of Distinct Impressions represented the tenant; Tony DeDotto and Kurt Sauer of Cushman & Wakefield represented the landlord.
New Hope Distribution Center 5147-5175 Winnetka Ave	40,000	Renewal	New Hope	Kudzu	ICON IPC Property Owner Pool	Dan Swartz of CBRE represented the tenant; Brent Masica and Jon Yanta of Cushman & Wakefield represented the landlord.
Plymouth Ponds 17200 Medina Rd	31,000	New	Plymouth	Paragon Moving	United Properties Investments LLC	Bruce Bahneman of Avison Young represented the tenant; Brent Masica and Jason Meyer of Cushman & Wakefield represented the landlord.
Hampshire Technology Center 10900 Hampshire Ave	30,565	New	Bloomington	Arrow Electronics	CRE Hampshire LLC	Colin Quinn of Colliers International represented the tenant; Colin Quinn, Joe Owen and Bill Ritter of Colliers International represented the landlord.
Premier Building 7120-7180 N Northland Terr	25,600	New	Plymouth	Stein Industries	Hara Investments LLC	Brent Masica of Cushman & Wakefield represented the tenant; Noam Newman, Mark Sims and Charlie Merwin of Cushman & Wakefield represented the landlord.
Eagle Creek Commerce Center West 8401 Eagle Creek Parkway	23,690	New	Savage	Push Pedal Pull	I&G Direct Real Estate 33G LP	Jerry Clark of The C Chase Company represented the tenant; Jeff Przytarski of CBRE represented the landlord.
Bass Creek Business Center 6055 N Nathan Ln	23,282	New	Plymouth	Cantel Medical	Liberty Property LP	David Paradise of Cushman & Wakefield represented the tenant; Brent Masica and Jason Meyer of Cushman & Wakefield and Adam Bray of Liberty Property Trust represented the seller.

Northland Park Business Park VI 7500 Boone Ave N	22,234	New	Brooklyn Park	Star Tribune	Burningham Partnership MN LLC	Tom Sullivan of Cushman & Wakefield represented the tenant; John Ryden, Matt Oelschlager and Mike Bowen of CBRE represented the landlord.
Wedgwood Commerce Center II 6655 N Wedgwood Rd	20,754	New	Maple Grove	Audio Research	First Industrial Realty Trust	Ben Jenson of Cushman & Wakefield represented the tenant; Jason Meyer and Brent Masica of Cushman & Wakefield represented the landlord.
Eagan Business Commons II 2980 Commers Dr	20,148	New	Eagan	Stock & Barrel Gun Club	Eagan Business Commons II LLC	Chad Anvary of Colliers International represented the tenant; Tony DelDotto and Kurt Sauer of Cushman & Wakefield and Hugh Cullen of St Paul Commercial Real Estate represented the landlord.
Walnut Distribution Center 2550 Walnut St	20,000	New	Roseville	Larson Moving & Storage	614 Company	Matt Oelschlager of CBRE represented the tenant; John Ryden, Matt Oelschlager and Mike Bowen of CBRE represented the landlord.

NOTABLE RETAIL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
771-773 Cleveland Ave S 2065-2077 Ford Pkwy	31,275	\$5,500,000	Saint Paul	Bernice LLC	2075 Ford Parkway LLC	No brokers reported.
484 Inwood Ave N	31,960	\$4,125,000	Oakdale	484 LLC c/o Mintahoe Catering & Events	Prom Holdings LLC c/o William and Tom Given	Bob Cardinal of Calhoun Companies represented the seller.
5500 Brooklyn Blvd	4,700	\$2,843,750	Brooklyn Center	NADG NNN SP-Tims GP LP c/o North American Development Group	Ridgecrest Brooklyn Center I LLC c/o Told Development	JLL represented the buyer; Jeff Lefko of Hanley Commercial represented the seller.
1550 Quarry Rd	22,360	\$2,650,000	Eagan	Epic Partners LLC c/o Serlin Properties	United Properties Development LLC	No brokers reported.
2801 Hennepin Ave S	10,174	\$2,500,000	Minneapolis	2801 Associates LLC	Namakan Properties LLC	No brokers involved.
6440 Wayzata Blvd	9,521	\$2,500,000	Golden Valley	Bogey LLC	William Lines	Mike Sims of Mid-America represented the buyer; Josh Huempfnr, Blake Martin and Chad Sturm of Upland represented the seller.
2075 Cliff Rd	7,028	\$2,500,000	Eagan	Yellow Crown Inc	Lupe Holdings Corp	Chris Lappen of Calhoun Companies represented the buyer; Brian Brisky of Brisky Commercial represented the seller.
9015 Broderick Blvd	56,202	\$2,370,000	Inver Grove Heights	Interstate Development	Tower Investments	Mark Robinson of Mid-America represented the seller.
16179 Kenrick Ave	9,616	\$2,370,000	Lakeville	Lake 46 I LLC c/o Driessen Group	City of Lakeville	No brokers reported.
1580 Grand Ave	4,521	\$2,315,000	Saint Paul	Cleveland Holdings LLC c/o Scott and Debra Cooper	Grand-15 LLC c/o John Abdo	No brokers reported.
2719 Lexington Ave	15,112	\$2,300,000	Roseville	City of Roseville	Roseville Center LP c/o Gaughan Properties	No brokers reported.
11724 Ulysses Ln NE	9,400	\$2,210,000	Blaine	KOP Properties LLC c/o Timothy & Michelle Hynes	Juel's Corporation c/o Steve Monson	James Jensen of Coldwell Banker Burnet represented the seller.
21897 Diamond Lake Rd S	14,832	\$2,150,000	Rogers	Artic Mini Storage LLC c/o Paul Willette	Crow River Management LLC c/o Brian Musech	Kate Hanson of Granite City represented the seller.
17750 Kenwood Trl	2,915	\$2,085,861	Lakeville	NADG NNN TB (MN) LP c/o North American Development Group	IRC Argonne Village LLC c/o IRC Retail Centers LLC	Maggie Holmes of Stan Johnson Company represented the seller.
525 W 78th St	7,800	\$2,000,000	Chanhassen	Chanhassen Frontier LLC c/o United Properties	Bloomberg Companies	Jonathan Adam of Silverstone represented the buyer.
6817 Wayzata Blvd	14,044	\$1,900,000	Saint Louis Park	Stevens Group LLC and Minneapolis International Hostel LLC	Porta Morescki Partnership	Sam Stern of Bridge Law Group represented the seller.

NOTABLE RETAIL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Former Gander Mountain 10650 Baltimore St	22,500	New	Blaine	Blaine Entertainment Partners	Duck Hill LLC	Dan Hebert and Locas Gaughan of Gaughan Companies represented the tenant; Tom Palmquist of Colliers International represented the landlord.
Kurt Building 1325 NE Quincy St	21,000	New	Minneapolis	Crave Catering	R2 Capital LLC	Chad Blihovde of Urban Industry represented the tenant and landlord.
Southview Square 1857-1917 S Robert St	20,712	New	West St Paul	Goodwill	SASCO Investments LLP	Lisa Christianson of Christianson and Company represented the tenant; Jeff Horstmann of Horstmann Enterprises represented the landlord.
Rosedale Square 1601-1677 W County Rd C	11,400	New	Roseville	Top Ten Liquors	Rosedale Square LLC	Sara Martin of Colliers International represented the tenant; Tricia Pitchford and Jesseka Doherty of Mid-America represented the landlord.
Calhoun Village 3220 Lake St W	11,201	New	Minneapolis	Allina Health System	Doran Calhoun LLC	Tom Stella and Ned Rukavina of Cushman & Wakefield represented the tenant; Lisa Christianson of Christianson and Company represented the landlord.
Kenrick Commons 16227-16331 Kenrick Ave	10,600	New	Lakeville	YMCA	Jon Foss	David Daly and Emily Nicols of CBRE represented the tenant; Laura Gill and Mary Lindell of Christianson and Company represented the landlord.
The Shops at West End 1600-1621 West End Blvd	10,400	New	Saint Louis Park	Restoration Hardware Outlet	ARC Wepsmn001 LLC	John Johansson and Janet Olson of Colliers International represented the tenant; Tricia Pitchford and Jesseka Doherty of Mid-America represented the landlord.
The Promenade of Wayzata Lake St and Superior Blvd	8,891	New	Wayzata	Nonna's Montessori	The Promenade Master Assn	Jesseka Doherty, Laura Castagna and Stefanie Meyer of Mid-America represented the landlord.
The Shops at West End 1607 West End Blvd	8,100	Sublease	Saint Louis Park	Lucky Cricket	Bonefish	Dick Grones of Cambridge represented the tenant; Kim Meyer and Ned Rukavina of Cushman & Wakefield represented the sublessor.
Village Square Shopping Center 7817-7839 Portland Ave S	4,975	New	Bloomington	Relaxing MN	VSA LLC	Jeff Wilwerding KW Commercial represented the tenant; Lisa Diehl of Diehl and Partners represented the landlord.
Plaza 66 6601 E 66th St	3,097	New	Richfield	Taueria La Hacienda	Plaza 66 Retail LLC c/o Interstate Development	Matt Friday, David Daly and Eric Sheaffer of CBRE represented the landlord.
Rockridge Center 4345 N Nathan Ln	3,010	New	Plymouth	Bach to Rock	Columbia II Rockridge Center	Stefanie Meyer and Johnny Reimann of Mid-America represented the tenant; Lauren Kessler and Sara Martin of Colliers International represented the landlord.
Plaza 66 6601 E 66th St	3,000	New	Richfield	Orange Theory Fitness	Plaza 66 Retail LLC c/o Interstate Development	Jen Helm of Newmark Knight Frank represented the tenant; Matt Friday, David Daly and Eric Sheaffer of CBRE represented the landlord.
Plaza 66 6601 E 66th St	2,500	New	Richfield	Caribou Coffee Einstein Bagels	Plaza 66 Retail LLC c/o Interstate Development	Ned Rukavina and Kim Meyer of Cushman & Wakefield represented the tenant; Matt Friday, David Daly and Eric Sheaffer of CBRE represented the landlord.
Plaza 66 6601 E 66th St	1,380	New	Richfield	Jersey Mikes	Plaza 66 Retail LLC c/o Interstate Development	Zach Stensland of Upland represented the tenant; Matt Friday, David Daly and Eric Sheaffer of CBRE represented the landlord.

GREATER MN NOTABLE SALE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
14275 Edgewood Dr N	Retail	118,000	\$6,200,000	Baxter	Camping World Property Inc c/o Marcus Lemonis	Sidal Realty Co LP	No brokers reported.
5676 Industrial Park Rd	Industrial	81,026	\$4,547,800	Winona	BCS Automotive Interface Solutions US LLC	Kelsey-Hayes Company	No brokers reported.
2527 Bridge Ave	Retail	22,707	\$4,100,000	Albert Lea	Marquardt Albert Lea LLC	Freeborn County Properties LLC	No brokers reported.
25112 22nd Ave	Industrial	34,488	\$2,713,818	Saint Cloud	J&J Building LLC c/o Douglas Bischoff	Kissner Properties LLC c/o Kevin Kissner	No brokers involved.
4724 Mike Colalillo Dr	Office	38,176	\$2,700,000	Duluth	UDAC Inc	JRG-DBU LLC and TLM-DBU LLC	Brian Forcier of Titanium Partners represented the seller.
1081 Pendant Ln NW	Industrial	29,244	\$2,690,000	Rochester	Minnesota Allied Properties LLC	Charal Properties 4 LLC	No brokers reported.
Quarry Center 314 S 10th Ave	Office	29,734	\$2,100,000	Saint Cloud	Quarry Center North LLC c/o Inventure Properties	Quarry Center LLC c/o Linda Linn	No brokers reported.
St Lukes Mental Health 614 E 3rd St	Office	17,430	\$2,055,000	Duluth	West End Properties Inc c/o Joe Kleiman	Steven J Slotness	Joe Kleiman of Kleiman Realty represented the buyer.
Pennington Square 100 Pennington Ave S	Retail	4,223	\$2,000,000	Thief River Falls	Eastdale LLC	Pennington Square Inc	No brokers reported.
1500-1504 Paul Bunyan Dr NW	Retail	15,157	\$1,915,000	Bemidji	Paul Bunyan Center LLC	Brauer Development LLC	No brokers reported.
1580 Madison Ave	Retail	4,045	\$1,856,000	Mankato	Blue Sky Coast LLC c/o Dian Shen Jiang	Growth Holdings LLC c/o Kyle Smith	No brokers reported.
3401 W Arrowhead Rd	Industrial	20,520	\$1,245,000	Duluth	MGI Leasing Inc c/o Foodliner	Nortrax Inc	No brokers involved.
Twenty Lakes Holding 3000 7th St N	Industrial	59,404	\$1,197,727	Saint Cloud	3000 7th Street LLC c/o Twenty Lakes Holding	Gannett MHC Media	No brokers involved.
23865 67th Ave	Industrial	22,944	\$1,100,000	Saint Cloud	C & B Properties LLC	BMR Properties LLC c/o Brenda Randolph	Scott Lynch of Premier Real Estate Services represented the buyer; Steven Feneis and Maria Berdan of Granite City represented the seller.
73 Washington St	Industrial	6,307	\$1,000,000	Winona	Rock LLC	Lanora Hoff	No brokers reported.
106 W Superior St	Office	34,500	\$850,000	Duluth	BellaGrace Properties LLC c/o Chris Priley	Maurices Inc	No brokers reported.
330 Hwy 10 S	Office	11,324	\$775,000	Saint Cloud	TLW Holdings LLC c/o Travis Williams	Hatling Management Services LLC c/o Bill Hatling	No brokers reported.
103 Homestead Dr	Office	11,206	\$754,900	Mankato	Olson & Olson Properties LLC	PAP Child Learning Centers LLC	No brokers reported.
23406 Front St W	Industrial	38,121	\$749,000	Deerwood	ITL Property Holdings LLC	Parquet-Hannifin Corporation	No brokers reported.
946 Hwy 63 S	Industrial	35,360	\$660,000	Stewartville	Wieser Precast Steps Inc	Wind Swept Options LLC	No brokers reported.
500 Division St N	Industrial	80,000	\$525,000	Rice	W&B Holdings LLC c/o Dan Brady	500 Division Street North LLC	No brokers reported.

GREATER MN NOTABLE LEASE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
1926 Old West Main St	Office	61,000	New	Red Wing	Woodruff	IDEA Outpost LLC	Tom Baker of KW Commercial Midwest represented the landlord.
396 N Schilling Dr	Retail	4,811	Expansion	Dundas	Crossfit	Yellowhammer 396 LLC	Bruce Rydeen of Cerron represented the landlord.
3535 W Division St	Retail	3,000	New	Saint Cloud	ATT	Blueline Group LLC	Eric Sheaffer of CBRE represented the tenant; Bill Molitor of ReMax Results represented the landlord.
266 33rd Ave S	Retail	2,844	New	Saint Cloud	Masterson Staffing Solutions	Benidt Invest Cub Plaza LLC	Nate Meyer of INH represented the tenant; Nate Meyer and Kevin Brink of INH represented the landlord.
7th St Shopping Center 1115 NW 7th St	Retail	1,875	New	Rochester	7 Wonders Shop	7th Street Shopping Center	LeighAnn Peltoma and Barb Phelps of Paramark represented the tenant and landlord.
1001 East Central Entrance	Office	1,500	New	Duluth	Zenith Spine and Wellness	Heenan Consultancy LLC	Dave Holappa of Holappa Commercial represented the landlord.
Northern Hills Office 511 NE Northern Hills Dr	Office	1,348	New	Rochester	Riverstone Psychology Services	Northern Lights Properties LP	Scott Gwaltney of ReMax Results represented the tenant; LeighAnn Peltoma and Barb Phelps of Paramark represented the landlord.
Union Square 123 2nd St NW	Retail	1,110	New	Bemidji	ICON Architecture	Kraus Anderson	Mike Belz and Linda Autry of Kraus Anderson represented the landlord.

INVESTMENT SALES TRANSACTIONS (OVER \$3,000,000)

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
33 South Sixth 33 S 6th St	Office	2,122,892	\$320,000,000	Minneapolis	City Center 33 South Property c/o Samsung	33 City Center Holding LLC c/o HNA Group	Facilitated by Eastdil
T3 323 N Washigton Ave	Office	225,085	\$87,000,000	Minneapolis	LaSalle Investment Management Hines Interests LP	Bit T3 Investors LLC	Eastdil represented the seller.
Wilfred Distribution Center 13201 Wilfred Ln N	Industrial	335,400	\$20,400,000	Rogers	WPT	Scannell	Matt Oelschlager, Tom Holtz, Judd Welliver, Sonja Dusil and Ryan Watts of CBRE represented the seller.
Walgreens 2099 Ford Pkwy	Retail	15,316	\$15,968,000	Saint Paul	WB Capital Partners IV LLC c/o Darrick Walker	3N St Paul LLC c/o AXA Real Estate Investment Managers US LLC	No brokers reported.
Stadium Village 917 and 935 Washington Ave SE	Retail	13,156	\$14,900,000	Minneapolis	University of MN Foundation	JCT SVP Exchange LLC c/o The Driessen Group	No brokers involved.
Edinborough Corporate Center 3300 Edinborough Way	Office	101,206	\$14,450,000	Edina	Altus Edinborough LLC c/o Altus Properties Investments LLC	3300 Edinborough Associates LLC c/o EverWest Real Estate Partners	Tom Holtz, Judd Welliver, Ryan Watts and Sonja Dusil of CBRE represented the buyer.
Twin Lakes Corporate Center IV 2770-2800 Cleveland Ave N	Industrial	99,176	\$14,000,000	Roseville	Mar Bella Apartments LLC c/o Jason Quilling	Twin Lakes IV LLP c/o Peter Mork	No brokers involved.
Christopher & Banks 2400 N Xenium Ln	Industrial	206,229	\$13,650,000	Plymouth	2400 Xenium LLC c/o The Excelsior Group	Christopher & Banks	Colin Ryan, Mark Kolsrud and David Berglund of Colliers International represented the seller.
Five Star Commerce Center 9472 Hemlock Ln N 11701 95th Ave N 11751 95th Ave N	Industrial	163,939	\$12,470,000	Maple Grove	Sterling Office and Industrial Properties	610 Industrial LLC c/o Interstate Partners II LLC	Tom Holtz, Judd Welliver, Sonja Dusil and Ryan Watts of CBRE represented the seller.
City West Business Center 6541 & 6477 City West Pkwy	Industrial	152,917	\$11,075,000	Eden Prairie	Prairie City West Investors LLC c/o Finke Associates	Eden Prairie Associates LLC c/o Provident Real Estate Ventures	Tom Holtz, Judd Welliver, Sonja Dusil and Ryan Watts of CBRE represented the seller.
Normandale Tech Center 6437-6539 Cecilia Cir	Industrial	161,679	\$10,550,000	Bloomington	NTC K, M, P, Q and S LLC c/o Capital Partners	DRF IV LLLP c/o Frauenshuh	Jonathan Juris of Frauenshuh represented the seller.
610 Business Center IV 9300 Winnetka Ave N	Industrial	78,190	\$10,000,000	Brooklyn Park	WSP 610 LLC c/o Water Street Partners	LSREF4 Bison LLC c/o Lone Star Funds	Tom Holtz, Judd Welliver, Sonja Dusil and Ryan Watts of CBRE represented the seller.
Apple Valley Business Center 5550 W Upper 147th St 14720 Energy Way	Industrial	104,419	\$9,150,000	Apple Valley	Dakota REIT	Excelsior Group	Tom Holtz, Judd Welliver, Sonja Dusil and Ryan Watts of CBRE represented the seller.
Boone Plaza 1000 Boone Ave N	Industrial	125,562	\$8,500,000	Golden Valley	MSP Boone Plaza LLC c/o Big River Real Estate Fund II	HUBA Partners LLP c/o Industrial Equities LLP	John Allen of Industrial Equities represented the seller.
1875 Flying Cloud Dr	Industrial	107,116	\$8,375,000	Chaska	TKG III Chaska LLC c/o StorageMart	Twin Cities Self Storage Chaska LLC TCSS Prime LLC	Tom Flannigan of KW Commercial represented the buyer and seller.
10655 County Rd 81	Industrial	192,815	\$8,000,000	Maple Grove	Duke Realty LP	HBP Property Holdings c/o Lehigh Hanson Cement Group	Josh Budish of Duke represented the buyer.

1390 University Ave W	Office	25,228	\$7,075,000	Saint Paul	Elliot Bay Healthcare Realty III LLC c/o Elliot Bay Capital Trust	MSP/University Medical LLC c/o MSP Commercial	Mark Kolsrud, Colin Ryan and David Berglund of Colliers International represented the seller.
219-227 Oak St SE	Retail	11,844	\$7,000,000	Minneapolis	University of MN Foundation	Oak Street Properties LLC c/o Josh Zavadil	No brokers involved.
Plaza 66 6601 E 66th St	Retail	10,448	\$5,870,238	Richfield	Cleveland Holdings LLC c/o Flag Builders	Plaza 66 Retail LLC c/o Interstate Development	Josh Huempfer of Upland represented the buyer; David Daly, Matt Friday and Eric Sheaffer of CBRE represented the seller.
980 Rice St	Office	15,562	\$5,590,000	Saint Paul	Edgewood Real Estate Investment Trust	Rice Street Professional Building LLC c/o MSP Commercial	Mark Kolsrud, Colin Ryan and David Berglund of Colliers International represented the seller.
2601 Niagara Ln N	Industrial	81,877	\$5,500,000	Plymouth	OLP Plymouth MN LLC c/o One Liberty Properties Inc	Plymouth Property Company LLC	No brokers involved.
5801 Brooklyn Blvd	Retail	14,662	\$5,170,360	Brooklyn Center	JSNT Real Estate LLC c/o Nicholas Tuttle	SCP 129 Brooklyn Center LLC	No brokers reported.
7645 Lyndale Ave S	Office	34,450	\$4,700,000	Richfield	2075 Ford Parkway LLC and WWRE LLC	Main Street Office LLC	Steve Lysen and Joe Conzemius of CBRE represented the seller.
3200 Main St NW	Office	45,255	\$4,625,000	Coon Rapids	Namakan Properties Inc c/o Bill Bailey	The James M Stanton Trust	Mark Robinson of Mid-America represented the buyer; John McCarthy, Peter Tanis and Jack Reipke of Newmark Knight Frank represented the seller.
Humboldt Square 6800-6842 Humboldt Ave N	Retail	40,500	\$4,050,000	Brooklyn Center	Kensington Property Management LLC	Pea Soup Properties LLC	Andy Manthei of KW Commercial Midwest represented the buyer; Matthew Klein and Tom Commerford of KW Commercial Midwest represented the seller.
5154 Highway 52	Retail	17,741	\$3,666,000	Rochester	Wooden Properties of Rochester LLC c/o Jon Wooden	Brackenridge 52 LLC	Skip Melin of Cushman & Wakefield represented the seller.
700 Commons Dr	Retail	7,918	\$3,300,000	Woodbury	700 Comm LLC	Sunsets Partners LLP c/o Paul Svensson	Marlon Stone of Stone North America represented the buyer.
Maple Business Center 10650 County Road 81	Industrial	79,196	\$3,280,000	Maple Grove	Final Hector LLC c/o JBL Cos	Maple Investments LLC c/o Sharp & Associates	Jeffrey Larson of JBL represented the buyer; Marty Fisher of Premier Commercial Properties represented the seller.
14400 Weaver Lake Rd N	Retail	5,528	\$3,183,000	Maple Grove	14400 Weaver LLC c/o High Top Hospitality	Broadstone APLB Minnesota LLC c/o Broadstone Net Lease	Matt Friday, David Daly and Eric Sheaffer of CBRE represented the seller.
415-425 Main St W	Retail	31,925	\$3,150,000	Cannon Falls	Lundin Family LLC	The Bowen Group LLC	Matt Hazelton, Sean Doyle, AJ Prins and Cory Villaume of Marcus & Millichap represented the seller.