



MNCAR

MINNESOTA COMMERCIAL
ASSOCIATION OF
REAL ESTATE/REALTORS®

NOTABLE TRANSACTIONS

Q2 2020

Data Provided by REDICOMPS





We're proud to present our Notable Transactions report for the second quarter of 2020. 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

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Avison Young

Chas Simcox

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Jerry Driessen
Ann Rinde
Brian Wasserman
Mike Wilhelm

Colliers International

Rob Davis
Matt Delisle
Kevin O'Neil
Pete Dufour

Core Commercial Real Estate

Sean Coatney

Cushman & Wakefield

Eric King
Sam Maguire
Tom Stella
Mark Stevens

Essence Real Estate

Jeff Nordness

Frauenshuh

Jason Butterfield

JLL

Teig Hutchison
Brent Robertson
Kevin Salmen

Kenwood Commercial

Mike Doyle

KW Commercial Midwest

Andrew Manthei

Lee & Associates

Lamar Newburn
Kai Thomsen

Newmark Knight Frank

Mary Burnton
Matt Elder
Eric Ordway

Transwestern

Reed Christianson
Mike Honsa
Jim Montez
Eric Rapp

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Eric Batiza

Commercial Realty Solutions

Wayne Elam

Cushman & Wakefield

Peter Fooshe
Brent Masica
Chris Weirens

Excelsior Group

Dan Lofgren

Frauenshuh

Jonathan Juris

JLL

Chris Hickok

Lee & Associates

Chris Garcia
Duane Poppe

Paramount

Phil Simonet

Transwestern

Alex Baron
Nate Erickson

RETAIL

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Jim Rock

CBRE

David Daly

Christianson & Company

Lisa Christianson

Colliers International

Terese Reiling
Jeremy Grittner

CSM Corporation

Justin Wing

Diehl & Partners

Lisa Diehl

Hempel

Ben Krsnak

Kraus-Anderson Realty

Dan Mossey

Mid America

Tricia Pitchford

MSCA

Karla Torp

Newmark Knight Frank

Jen Helm

North Central

Russ McGinty

Ryan Companies

Patrick Daly

Transwestern

Brad Kaplan
Tony Strauss

Upland Real Estate Group

Zach Stensland

NOTABLE OFFICE SALES TRANSACTIONS

Data Provided by REDiComps

PROPERTY	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
University Park Plaza 2829 University Ave SE	137,368	\$20,710,000	\$151	Minneapolis	Regents of the University of Minnesota	2829 University, LLC	Ben Krsnak of Hempel represented the seller.
9705 Data Park Dr	113,094	\$12,500,000	\$111	Minnetonka	United Healthcare Services, Inc	Comcast of Arkansas	Steven Buss of JLL represented the buyer; Tom Sullivan, Bob Revoir, Peter Fooshe, and J.P. Perpich of Cushman & Wakefield represented the seller.
Associated Eye Care 2950 Curve Crest Blvd W	19,168	\$7,250,000	\$378	Stillwater	DRF Stillwater Eye Building, LLC c/o Frauenshuh	MN Eye, LLC; Twenty20 Medical - MN, LLC; T2OMN - DH, LLC; T2OMN - NH, LLC; RAPP-Medical - MN, LLC c/o Block Real Estate Services	No brokers reported.
Merrill Corp 1 Merrill Cir	50,686	\$4,000,000	\$79	Saint Paul	Accord	Forum-Epp, LLC	Steven Nelson and Kyle Thompson of Hoyt Properties represented the seller.
4040 70th St W	30,000	\$3,650,000	\$122	Edina	Edina Housing & Redevelopment Authority	American Collectors Association	Steve Shepherd and Matt Elder of Newmark Knight Frank represented the seller.
1201 Lake St E	30,478	\$3,100,000	\$102	Minneapolis	Blue Horn Properties, LLC c/o Abdirahman Abdi	Edward J Muller, III Credit Shelter Trust; Joseph and Amy Schuller	No brokers reported.
11100 Bren Rd	20,572	\$2,800,000	\$136	Minnetonka	Minnesota Association of Realtors c/o Christopher Galler	Cochise Capital, LLC; 6161 Wooddale Partners, LLP	No brokers reported.

NOTABLE OFFICE LEASE TRANSACTIONS

Data Provided by REDiComps

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
6625 W 78th St	72,120	New	Bloomington	Cigna Health & Life Insurance	WPT Land 2, LP	John Ferlita and John Lorence of CBRE represented the tenant; Brad Butler of Workspace Property Trust represented the landlord.
ATRIA Corporate Center 3033 Campus Dr	45,000	New	Plymouth	Daikin	Pembroke TCM Atria, LLC	Connie Doran, Gordie Hampson, and Ryan Hampson of Cushman & Wakefield represented the landlord.
Norman Pointe I 5601 Green Valley Dr	32,151	New	Bloomington	Kewit (Cherne Contracting/ Ibberson)	Piedmont Norman Pointe I, LLC	Joe Conzemius and James Freytag of CBRE represented the landlord.
1600 Tower at West End 1600 S Utica Ave	28,380	New	Saint Louis Park	Total Expert	BRI 1880 Towers at West, LLC	John Lorence of CBRE represented the tenant; Jon Dahl, Jessica Maidl, and Brent Robertson of JLL represented the landlord.
Flying Cloud Corporate Campus - Bldg D 8939 Columbine Rd	26,208	Sublease Expansion	Eden Prairie	Artic Wolf	WPT Land 2, LP	Mitch Hugdahl and Theresa Elveru of Cresa represented the sublessor.
Colonnade 5500 Wayzata Blvd	24,070	Renewal	Golden Valley	Buffalo Wild Wings	SOF-XI Colonnade Owner, LLC	Brian Wasserman of CBRE represented the landlord.
Two22 222 S 9th St	22,225	New	Minneapolis	ERM	LCP Minneapolis, LLC	Thomas Tracy and Katie Tufford of Cushman & Wakefield represented the landlord.
Mercy Healthcare Center 3960 NW Coon Rapids Blvd	17,918	New	Coon Rapids	Women's Health (Allina)	OP4 Coon Rapids, LLC	Rob Davis of The Excelsior Group represented the landlord.
South Loop Office Center II 2051 Killebrew Dr	16,509	New	Bloomington	Blue Sky Online Academy	BLN Office Park Properties	Mike Willhelm and Joe Conzemius of CBRE represented the landlord.
Bassett Creek Business Center 901 N 3rd St	15,111	Sublease	Minneapolis	MSP Communications	Bright Peak Financial	Nils Snyder of Kenwood represented the tenant; Stephanie Severson and Chas Simcox of Avison Young represented the sublessor.
Mercy Healthcare Center 3960 NW Coon Rapids Blvd	14,197	New	Coon Rapids	Courage Kenny Rehab	OP4 Coon Rapids, LLC	Rob Davis of The Excelsior Group represented the landlord.
Grain Exchange Main 400 S 4th St	13,774	New	Minneapolis	Home Spotter	Mpls Grain Exchange, Inc	Daniel Kurkowski and Kevin Anderson of Obsidian Group represented the landlord.
Viking Lakes Innovation Center 2685 Viking Cir	12,717	New	Eagan	Minnesota ROKKR E- Sports	MV Eagan Stem, LLC	John McCarthy & Kyle Delarosby of Newmark Knight Frank represented the landlord.
The 428 428 Minnesota St	12,617	New	Saint Paul	Engie	HFS Properties	Kevin Salmen of JLL represented the tenant; Pat Wolf and Sherry Hastings of Commercial Real Estate Services represented the landlord.
TractorWorks Building 800 Washington Ave N	11,000	New	Minneapolis	North Loop Fitness	Tractorworks, LLC	Erik Ordway and Brent Erickson of Newmark Knight Frank represented the landlord.
Osborn 370 370 Wabasha St N	10,740	New	Saint Paul	Central Logic	Osborn370, LLC	John McCarthy and Kyle Delarosby of Newmark Knight Frank represented the tenant; Michael Salmen, Michael Honsa, Eric Rapp, and Tate Kroschell of Transwestern represented the landlord.
Minnesota Center 7760 France Ave S	10,289	New	Bloomington	Physician's Reliance	Altus Mm Center, LLC	Jerry Driessen of CBRE represented the tenant; Brent Karkula and Laura Farrell of JLL represented the landlord.

NOTABLE INDUSTRIAL SALES TRANSACTIONS

Data Provided by REDIComps

PROPERTY	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
NuAire 2100 Fernbrook Lane N	126,218	\$9,349,800	\$74	Plymouth	FFV MN Fernbrook, LLC	Nu Aire, Inc	Chris Garcia and Ra'eesa Motala of Lee and Associates represented the seller.
Ames Construction 14420 County Rd 5	44,772	\$8,100,000	\$181	Burnsville	SM Partners, LLC c/o Michael Richter	Ambro & Son, LLP	Jon Rausch, Luke Appert, and Ben Drew of Cushman & Wakefield represented the seller.
8235 220th St W	210,012	\$7,500,000	\$36	Lakeville	CP Converters, Inc	Jim Pattison Developments, Inc	No brokers reported.
1930 Wooddale Dr	94,154	\$6,948,000	\$74	Woodbury	East Side Jersey Dairy, Inc	Dean Foods North Central, LLC	No brokers reported.
Southtech Plaza 9555 James Ave S	104,678	\$6,000,000	\$57	Bloomington	MSP Southtech Investment, LLC c/o Hoyt Properties	Southtech Ridge, LLC	No brokers reported.
2915 Niagara Ln N	77,820	\$5,850,200	\$75	Plymouth	FFV MN Niagara, LLC	Nu Aire, Inc	Chris Garcia and Ra'eesa Motala of Lee and Associates represented the seller.
1415 L'Orient St	81,374	\$5,475,000	\$67	Saint Paul	The Minnesota Department of Administration	Bix Produce Company, LLC	Brian Lubinkski and Justin Felix of CBRE represented the seller.
6500 Zane Ave N	60,159	\$5,375,000	\$89	Brooklyn Park	Sonine Zane, LLC	Zane Busines Center, LLC	No brokers reported.
1100 Spiral Blvd	68,024	\$3,200,000	\$47	Hastings	Genesis 27, LLC c/o Royal Pet, Inc	Spiral Boulevard Holdings, LLC c/o Chris Dahl	No brokers reported.
Stampings of Minnesota 21980 Hamburg Ave	64,960	\$3,030,000	\$47	Lakeville	Dray Line Holdings, LLC	Schmitt Properties, LLC	No brokers reported.
13601 Tungsten St NW	61,654	\$2,500,000	\$41	Ramsey	Global Glove and Safety Manufacturing, Inc c/o Craig Wagner	Rocky Mtn Investment, LLC	Kenneth Streeter of Streeter Companies represented the seller.
45 Empire Dr	33,260	\$2,500,000	\$75	Saint Paul	Befame Property, LLC c/o Ebisso Uka	Sitma USA, Inc	Tom Sullivan, Peter Fooshe, and J.P. Perpich of Cushman & Wakefield represented the seller.
351 Cliff Rd E	20,392	\$2,150,000	\$105	Burnsville	KNT Enterprises, LLC c/o Notasha Savastinuk Mauzy	CBR Enterprises, LLC	No brokers reported.
160 Glenwood Ave	28,080	\$2,125,000	\$76	Minneapolis	Simpson Properties, LLC c/o Simpson Housing Services	G2S2 Company, LLP	Sam Svendahl, Brian Doyle, and Eric Batiza of Colliers International represeneted the seller.
6160 Carmen Ave E	26,665	\$1,875,000	\$70	Inver Grove Heights	Maga Management, LLC	Shannon Enterprises, LLC c/o Marc Shannon	Chris Weirens and David Stokes of Cushman & Wakefield represented the seller.
17368 197th Ave NW	26,048	\$1,775,000	\$68	Big Lake	L&E Properties, LLC c/o LeRoy Larson	Midwest Tank Co	No brokers reported.
3531 Nevada Ave N	27,200	\$1,650,000	\$61	New Hope	JWJ Management, LLC c/o Walter Jonwa	K and S & Associates I, LLLP	No brokers involved.
American Prairie Homes Building 7785 218th St W	28,192	\$1,560,000	\$55	Lakeville	Meridian Blue Holdings, LLC c/o Alicia Titus	QA1 Precision Products, Inc c/o Melissa Scoles	James DePietro, Rick Graf, and John Lorence of CBRE represented the seller.

Wigen Water Technology 302 Lake Hazeltine Dr	19,000	\$1,320,000	\$69	Chaska	MUSA-RE, Inc	WWT Properties, LLC c/o Jeff Wigen	No brokers reported.
2415 Ventura Dr	6,900	\$1,300,000	\$188	Oakdale	2415 Ventura Drive, LLC	Vandelay Investments, LLC c/o Daniel Takkunen	No brokers reported.
4350-4360 Lyndale Ave N	12,067	\$1,200,000	\$99	Minneapolis	Menzel Properties, LLC	4360 Lyndale, LLC	No brokers reported.
7645 Baker St NE	21,882	\$1,100,000	\$50	Fridley	Royce & Boyd Holding, LLC	LDH Investment, LLC c/o Lloyd D Hoff	Chad Blihovde of Urban Industry represented the seller.
Former Platinum Plus Printing 701 6th St NW	40,840	\$1,050,000	\$26	Maple Lake	Clear Creek Land Co, LLC	Platinum Plus Printing, LLC	Wayne Elam of Commercial Realty Solutions represented the buyer and seller.

NOTABLE INDUSTRIAL LEASE TRANSACTIONS

Data Provided by REDIComps

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Kurita America 6500 93rd Ave N	156,000	New	Brooklyn Park	Kurita America	James Michaels Seed Trust	David Buuse and Rory Johnson of Corporate Tenant Advisors represented the tenant; Matt Oelschlager and Mike Bowen of CBRE represented the landlord.
Coborn Delivers 3440 Winpark Dr	142,142	Sublease	New Hope	Fiat/Chrysler	Coborn's	Hudson Brothen, Brent Masica, Jason Meyer, and Jon Yanta of Cushman & Wakefield represented the tenant; Jordan Greenberg of SpaceNet Equities represented the sublessor.
7600 49th Ave N	105,732	New	New Hope	Walmart	SIP St. Cloud, LLC	Steve Nilsson and Andrew Odney of Colliers International represented the landlord.
8751-8775 Zachary Ln N	101,196	New	Maple Grove	Archway Marketing Services	MN Becknell Invest 2011, LLC	Matt Oelschlager, John Ryden, and Mike Bowen of CBRE represented the landlord.
22160 Cedar Ave	100,248	New	Lakeville	Sweet Harvest	Hat Trick Investments	Bryan Van Hoof and Jeff Przytarski of CBRE represented the landlord.
825 Transfer Rd	93,000	New	St. Paul	Bluvera	Transfer Industrial, LLC	Chris Hickok and Daniel Larew of JLL represented the landlord.
InverPointe Business Park - Bldg 1 100 Barnes Ave	80,000	New	Inver Grove Heights	Simpson Strong-Tie	Inverwood Business Park, LLC	Bryan Van Hoof and Jeff Przytarski of CBRE represented the landlord.
Arbor Lakes Corporate Center 8550 Zachary Ln N	80,000	New	Maple Grove	MSHQ	Idp-Odc Arbor Industrial, LLC	Chris Hickok and Dan Larew of JLL represented the landlord.
Northern Stacks VIII 5101 Industrial Blvd NE	79,438	New	Fridley	Benchmark Logistics	Northern Stacks VIII, LLC	Eric Batiza of Colliers International represented the tenant; Jason Sell and Todd Hanson of Cushman & Wakefield represented the landlord.
Inver Grove Heights Industrial Center 8237 Auburn Path	63,151	New	Inver Grove Heights	Nippon	Industrial Equities Group, LLP	Phil Simonet of Paramount represented the tenant; John Allen of Industrial Equities represented the landlord.
Mid-City Business Center 451 Industrial Blvd	55,507	Renewal	Minneapolis	Shanghai Wholesale	AX TC Industrial III, LP	John Ryden, Matt Oelschlager, Mike Bowen, and JP Maloney of CBRE represented the landlord.
Trenton Business Center 6105 Trenton Ln N	51,648	New	Plymouth	Amazon	Icon Owner Pool 3 MIDWST/SE	Tony DelDotto of Cushman & Wakefield represented the tenant; John Ryden, Matt Oelschlager, and Mike Bowen of CBRE represented the landlord.
Eagandale Business Campus II 1270 Eagan Industrial Rd	51,469	Renewal	Eagan	Avionte	Icon Eagandale Owner Pool 2	Bryan Van Hoof and Jeff Przytarski of CBRE represented the landlord.
Dodd Road Business Center 580 Opperman Dr	46,074	New	Eagan	Expeditors International	West Publishing Corporation	Bill Ritter, Eric Rossbach, and Seth Allan of Colliers International represented the landlord.
Silver Bell Commons 2015 Silver Bell Rd	44,800	New	Eagan	HD Supply	Duke Realty Ltd	Bryan Van Hoof and Jeff Przytarski of CBRE represented the landlord.
50 14th St NW	44,656	New	New Brighton	Fed Ex	RLF II Central, LLC	Brent Masica, Jason Meyer, and Hudson Brothen of Cushman & Wakefield represented the landlord.
Plymouth Ponds Business Park VII 17300 Medina Rd	44,318	Renewal	Plymouth	Cantel Medical	MU Plymouth Ponds, LLC	Brent Masica and Jason Meyer of Cushman & Wakefield represented the landlord.
Dell Five Business Park Bldg H 18701 Lake Dr E	42,468	Renewal	Chanhassen	Physical Electronics, Inc	B9 Polar Dell Five Corporate, LLC	Kris Smeltzer, Hudson Brothen, Tom Dahl, and Bill Rothstein of Cushman & Wakefield represented the landlord.
Crosstown Distribution Center 6801 - 6813 Shady Oak Rd	41,259	Renewal	Eden Prairie	Peoplenet	ICON IPC Prop Owner Pool 3	Brent Masica and Kris Smeltzer of Cushman & Wakefield represented the landlord.
27th Avenue Distribution Center 113 27th Ave NE	33,066	New	Minneapolis	Restoration Hardware	Northeast Twenty Seven, LLC	Todd McGinley of Catalyst Commercial Properties represented the landlord.

Inver Grove Heights Industrial Center 8237 Auburn Path	28,304	New	Inver Grove Heights	CTDI	Industrial Equities Group, LLP	Tony DeIDotto of Cushman & Wakefield represented the tenant; John Allen of Industrial Equities represented the landlord.
Boone Industrial Center 7624 N Boone Ave	26,764	New	Brooklyn Park	Signation	PL Investments, LLC	Andrew Odney of Colliers International represented the tenant; Eric Riemer of CRE Partners represented the landlord.
Kinghorn Logistics Hub Phase I 19401 Rogers Dr	26,000	Expansion	Rogers	Flint Group	S O Rogers Building One	Chris Hickok and Daniel Larew of JLL represented the landlord.
Eagandale Place 2955 Eagandale Blvd	25,159	New	Eagan	Fleet America	Eagandale Place, LLC	Hugh Cullen of St Paul Commercial Real Estate represented the landlord.
27th Avenue Distribution Center 113 27th Ave NE	23,930	New	Minneapolis	Fidelitone	Northeast Twenty Seven, LLC	Brian Netz of Newmark Knight Frank represented the tenant; Todd McGinley of Catalyst Commercial Properties represented the landlord.
Mounds View Business Park Bldg I 2290 Woodale Dr	20,514	Renewal	New Brighton	USGS	Icon Owner Pool 3 Midwest Southeast, LLC	John Ryden, Matt Oelschlager, and Mike Bowen of CBRE represented the landlord.
Grey Fox Business Center 1285 Grey Fox Rd	20,363	New	Arden Hills	Volare	Forum Grey Fox, LLC	Chris Garcia of Lee and Associates represented the tenant; Steven Nelson and Kyle Thompson of Hoyt Properties represented the landlord.
NorthPark II 10301 Xylon Ave N	20,311	New	Brooklyn Park	Total Logistic	LYK Xylon, LLC	Ryan Krzmarzick and Andrew Odney of Colliers International represented the landlord.

NOTABLE RETAIL SALES TRANSACTIONS

Data Provided by REDIComps

PROPERTY	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
Coborn's 209 6th Ave NE	45,636	\$7,500,000	\$164	Isanti	Coborn's, Inc	Isanti Holdings, LLC c/o Property Resources Group	No brokers reported.
583 Cherry Dr	19,360	\$3,430,000	\$177	Waconia	Moravian Care Housing Corporation	Lil' Explorers Properties, LLC c/o Jennifer Jean Schultz	No brokers reported.
Big O Tires 1973 S Robert St	7,554	\$2,705,000	\$358	West Saint Paul	FCPT Holdings, LLC	Brauin Net Investments, LLC	Keith Sturm, Amanda Leathers, and Deborah Vannelli of Upland Real Estate Group represented the seller.
12440 Hwy 13	14,000	\$2,250,000	\$161	Savage	Boyer Ford Trucks, Inc c/o George Eidsness	RTH IV Investments, LLC c/o Robert Hazelton	No brokers reported.
Rosemount Plaza 14555 S Robert Trl	55,000	\$2,075,000	\$38	Roseville	The Morrison Partners, LLC c/o Ron Clark	E & E Enterprises, Inc	No brokers reported.
13360 Grove Dr	13,931	\$2,000,000	\$144	Maple Grove	STORE Master Funding VIII, LLC c/o STORE Capital	JRG-DBU, LLC c/o James Gessner	No brokers reported.

NOTABLE RETAIL LEASE TRANSACTIONS

Data Provided by REDIComps

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Shakopee Town Square 1202-1208 Shakopee Town Square	22,475	New	Shakopee	Charter School	River Valley Crossing, LLC	No brokers involved.
Stillwater Marketplace II 1901-2080 Market Dr	16,445	Expansion	Stillwater	Planet Fitness	Chase Properties	No brokers involved.
1422 S Robert St	10,000	New	Saint Paul	Auto Zone	Danco Food & Entertainment Company, LP	Brad Kaplan of Colliers International represented the landlord.
9012 Griggs Ave	7,200	New	Lexington	Mary's Montessori	Menlo Capital Partners, LLC	Jeff Horstmann of Horstmann Enterprises represented the landlord.
Former KinderCare Learning Center 13380 Grove Dr N	6,271	New	Maple Grove	Chase Bank	Realty Income Corporation	Chad Sturm and Sara Swenson of Upland Real Estate represented the landlord.
Lariat II 8445-8451 Joiner Way	4,938	New	Eden Prairie	Safelite	Lariat Companies, Inc	Thomas Martin of Cushman & Wakefield represented the tenant; Jen Helm of Newmark Knight Frank represented the landlord.
11620 Crooked Lake NW	4,400	New	Coon Rapids	SewWithMe	11620 Building, LLC	Alan Hamel of Hamel Development represented the tenant.
Eagan Town Centre 1278-1338 Town Centre Dr	4,144	New	Eagan	Banfield Pet Hospital	Erep Eagan I, LLC	Lauren Kessler and Ted Gonsior of Colliers International represented the landlord.
Shops at Wedgwood 13300-13356 Bass Lake Rd	4,000	Renewal	Maple Grove	Snap Fitness	CH Retail Fund II ET AL	Jesseka Doherty and Jack Trautz of Mid-America represented the landlord.
Great Bear Shopping Center 9010-9020 Lyndale Ave S	3,716	New	Bloomington	Mexico Querido Market	Great Bear DSP INV, LLC	Kyle Gikling of Linvill Properties represented the landlord.
The Village at Arbor Lakes B 11640-11680 N Elm Creek Blvd	3,640	New	Maple Grove	Vein Clinics	Doran MGC I, LLC	Robert Wise and Charlie Hexum of CBRE represented the landlord.
50th Street Plaza 3917 W 50th St	3,565	New	Edina	ALTR	50th Street Plaza, LLC	Robert Wise and Charlie Hexum of CBRE represented the landlord.
Village of Blaine 4255-4549 Pheasant Ridge Dr NE	3,538	New	Blaine	Cub Liquor	Blaine Associates	Tricia Pitchford and Holly Robinson of Mid-America represented the landlord.
City Center Commons 1420 Lake St S	3,490	New	Forest Lake	Maplewood Pediatric Dentistry	City Center Commons, LLC	Dan Hebert and Rozeanna Berg of Gaughan Companies represented the landlord.
Texa-Tonka Shopping Center 8000-8138 Minnetonka Blvd	3,200	New	Minneapolis	Ax-Man	Texa Tonka Shopping Ctr, LLC	Lauren Kessler, Zan Hoang, and Jeremy Grittner of Colliers International represented the landlord.
Eagan Town Centre 1278-1338 Town Centre Dr	3,004	New	Eagan	Eagan Nails	Erep Eagan I, LLC	Lauren Kessler and Ted Gonsior of Colliers International represented the landlord.
Southview Shopping Center 1205 Southview Blvd	3,000	Expansion	Saint Paul	St. Paul Dig Training Academy	Felfam, LP	Jeff Horstmann of Horstmann Enterprises represented the landlord.

GREATER MN NOTABLE SALES TRANSACTIONS

Data Provided by REDiComps

PROPERTY	USE	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
480 N Industrial Blvd	Industrial	94,520	\$3,450,000	\$37	Mankato	304 Lundin Blvd, LLC c/o Kato Manufacturing	Timothy and Nancy Lidstrom	No brokers reported.
4041 28th St NW	Office	8,464	\$2,315,000	\$274	Rochester	Parmo, LLC	MacSyd, LLC	No brokers reported.
Hwy 15 Business Center 3800 8th St N	Office	10,902	\$2,050,000	\$188	Saint Cloud	HWY 15 Properties, LLC c/o Brian Schoenborn	Sterling Properties, LLLP	No brokers reported.
4759 Heatherwood Rd	Industrial	47,140	\$1,900,000	\$40	Saint Cloud	Fitwell Limited Partnership	Chip Shoppe Properties, LLC	Wendy Hendricks and Noel Johnson of Premier Real Estate Services reprented the seller.
2015 Bassett Dr	Retail	49,104	\$1,800,000	\$37	Mankato	USC Holdings, LLC c/o Jeremy Thomas	Mankato Big Box, LLC c/o Stacey R. Edwards Jones	No brokers reported.
Ciatti's Restaurant 2635 W Division St	Retail	7,201	\$1,700,000	\$236	Saint Cloud	Ridgecrest St. Cloud I, LLC c/o TOLD Development	LB Development, LLC c/o Brutger Equities, Inc	Robert Wise of CBRE represented the buyer; Josh Huempfner of Upland Real Estate Group represented the seller.
3690 30th St SE	Industrial	17,900	\$1,500,000	\$84	Saint Cloud	Palmer Holdings St Cloud, LLC c/o Chris Champlin	GRAD Holdings, LLC	No brokers reported.
2015 Bassett Dr	Retail	41,180	\$1,486,800	\$36	Mankato	St. Andrews Holding Company, LLC c/o Pontoon 1	Mankato Big Box, LLC c/o Stacey R. Edwards Jones	No brokers reported.
Dollar General 604 Elm St E	Retail	9,002	\$1,390,993	\$155	Saint Joseph	Richard Ruppert	Ratcliff Development, LLC	No brokers reported.
Dollar General 100 Angelfish Ave	Retail	9,100	\$1,302,000	\$143	Avon	IRRA, LLC	Ratcliff Development, LLC	No brokers reported.
1470 Industrial Dr	Industrial	11,307	\$1,290,000	\$114	Rochester	Med City Enterprises, LLC	Roch MN Investments, LLC c/o Jacob Simmons	No brokers reported.
1020 28th Ave NW	Industrial	15,800	\$1,200,000	\$76	Owatonna	Setzer Properties XOW, LLC	LB Partners	No brokers reported.
Northway Court Center 1501 Northway Dr	Retail	18,564	\$1,150,000	\$62	Saint Cloud	Northway Retail Partners, LLC	Northway Court Center, LLC	Steven Feneis and Maria Berdan of Granite City Real Estate represented the seller.
Great Harvest Bread Co 706 Broadway Ave N	Retail	16,882	\$980,000	\$58	Rochester	Stack Downtown Investments, LLC	Gary and Janice Mattison	No brokers reported.
4802 Oneota St	Office	11,072	\$690,000	\$62	Duluth	J&R Sundberg Construction Inc	Dane Slotness	No brokers reported.
315 E Central Entrance	Retail	6,975	\$680,000	\$97	Duluth	PWS Holdings 19, LLC c/o Kevin Christianson	Frostbite Enterprises, LTD	Greg Follmer of Greg Follmer Commercial Real Estate represented the seller.
520 W Washington St	Retail	2,312	\$605,000	\$262	Brainerd	Obsidian Brainerd TH, LLC	Border State Bank	No brokers reported.

INVESTMENT SALES TRANSACTIONS (OVER \$3,000,000 OR PART OF PORTFOLIO SALE)

Data Provided by REDiComps

PROPERTY	USE	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
11011-11015 Holly Ln N	Industrial	283,000	\$27,750,000	\$98	Dayton	CIVF VI - MN1W01 - W02, LLC c/o Cabot Properties	Rogers Investment Group, LLC	No brokers reported.
University Industrial Park III 2000 Elm St SE	Industrial	242,000	\$25,210,000	\$104	Minneapolis	B9 Polar University, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Kasota I Business Center 701-739 Kasota Ave SE	Industrial	197,194	\$21,880,000	\$111	Minneapolis	B9 Polar Kasota, LLC c/o Blackstone Real Estate Investment Trust	CSM Kasota, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Duffy Building - Portfolio 246 N 7th Ave N, 300 6th Ave N, 608 3rd St N	Industrial	385,008	\$21,090,000	\$55	Minneapolis	Cedar Duffey 2.0 Property, LLC c/o CedarSt	Martin Falk Paper Co	Lamar Newburn of Lee & Associates represented the buyer.
Dell Five Business Park Bldg H, I, G 18251-18751 Lake Dr E	Industrial	211,085	\$20,710,000	\$98	Chanhassen	B9 Polar Dell Five Corporate, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
St. Cloud Cold Storage 511 28th Ave S	Industrial	265,941	\$20,200,000	\$76	Waite Park	SCCS Property SPV, LLC c/o Theodore J Engler	511 28th Ave, LLC c/o Kandeepan Ratnam	No brokers reported.
North Star Distribution Center 19730 Diamond Lake Rd	Industrial	271,145	\$19,790,000	\$73	Rogers	B9 Polar North Star, LLC c/o Blackstone Real Estate Investment Trust	CSM Corporation	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Gateway Business Center I & II 2340, 2350, & 2360 Cty Rd C W	Industrial	243,792	\$19,650,000	\$81	Saint Paul	B9 Polar Gateway, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Lexington Preserve I 3860 Pheasant Ridge Dr	Industrial	124,972	\$19,650,000	\$157	Blaine	B9 Polar Lexington Aveda, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors II c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
North Central Business Center I 490 Northco Dr & North Central I 500 73rd Ave NE	Industrial	223,730	\$18,960,000	\$85	Fridley	B9 Polar North Central, LLC c/o Blackstone Real Estate Investment Trust	CSM Properties, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
610 Commerce Center - Phase II 9350 W Broadway	Industrial	202,000	\$18,820,000	\$93	Brooklyn Park	B9 Polar 610 Commerce, LLC c/o Blackstone Real Estate Investment Trust	CSM Properties, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Westgate Business Center IV 2575 University Ave W	Industrial	266,587	\$18,630,000	\$70	Saint Paul	B9 Polar Westgate, LLC c/o Blackstone Real Estate Investment Trust	Gary S. Holmes, as trustee of the Holmes CSM Investors Charitable Remainder Unitrust under agreement dated November 18, 2019 c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Lake Drive Business Center 950 Lake Dr	Industrial	192,171	\$17,190,000	\$89	Chanhassen	B9 Polar Lake Dr, LLC c/o Blackstone Real Estate Investment Trust	CSM Lake Drive, LLC c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.

Golden Triangle Business Center 9625-9675 76th St W	Industrial	209,728	\$16,330,000	\$78	Eden Prairie	B9 Polar Golden Triangle, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors III, LLC c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Dell Five Business Park J 19011 Lake Dr E	Industrial	156,333	\$15,520,000	\$99	Chanhassen	B9 Polar Dell Five Corporate, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
University Industrial Park II 1800 Elm St SE	Industrial	156,567	\$15,070,000	\$96	Minneapolis	B9 Polar University, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors III, LLC c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Kasota Business Center II 745 Kasota Ave	Industrial	112,892	\$13,270,000	\$118	Minneapolis	B9 Polar Kasota, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors II, LLC c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Hadley Avenue Commerce Center 6866-6744 33rd St N	Industrial	118,096	\$13,110,000	\$111	Oakdale	B9 Polar Hadley, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors Charitable Remainder Unitrust c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Westgate III 2635 University Ave W	Industrial	101,534	\$12,869,000	\$127	Saint Paul	B9 Polar Westgate, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Boone Avenue Business Center I & II 7145-7165 Boone Ave N	Industrial	163,980	\$12,796,000	\$78	Brooklyn Park	B9 Polar Boone Ave, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Skyline Business Center 1701 Broadway St NE	Industrial	95,118	\$12,640,000	\$133	Minneapolis	B9 Polar Skyline, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors III, LLC c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Airport Business Center 7830-7890 12th Ave S	Industrial	150,108	\$12,560,000	\$84	Bloomington	B9 Polar Airport, LLC c/o Blackstone Real Estate Investment Trust	CSM Freeway Airport, LLC c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Dell Five Business Park A & B 18640-18720 Lake Dr E	Industrial	128,256	\$12,184,000	\$95	Chanhassen	B9 Polar Dell Five Corporate, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
1313 Lone Oak Rd	Industrial	109,500	\$11,800,000	\$108	Eagan	NL Ventures XL Lone Oak, LLC c/o AIC Ventures	Scranton Corporation	No brokers reported.
Oaks Tech Center IV 7800 3rd St N	Industrial	97,974	\$11,400,000	\$116	Oakdale	Persaud Properties Investments, LLC c/o Terry Persaud	Capital Partners Industrial Fund II, LLLP	No brokers involved.
Lexington Preserve II 3890 Pheasant Ridge Dr NE	Industrial	87,535	\$11,140,000	\$127	Blaine	B9 Polar Lexington Aveda, LLC c/o Blackstone Real Estate Investment Trust	CSM Equities, LLC c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Interstate Distribution Center 701 Ladybird Ln W	Industrial	147,560	\$10,800,000	\$73	Burnsville	B9 Polar Interstate, LLC c/o Blackstone Real Estate Investment Trust	CSM Lakeside Limited Partnership, LLP c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Westgate V 1055 Westgate Dr	Industrial	99,101	\$10,315,000	\$104	Saint Paul	B9 Polar Westgate, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors II, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Westgate I 2561 Territorial Rd	Industrial	79,111	\$8,645,000	\$109	Saint Paul	B9 Polar Westgate, LLC c/o Blackstone Real Estate Investment Trust	CSM Family Holdings, LLC c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.

Arden Hills Business Center 4440 Round Lake Rd W	Industrial	113,264	\$8,430,000	\$74	Arden Hills	B9 Polar Arden Hills, LLC c/o Blackstone Real Estate Investment Trust	CSM Equities, LLC c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Park Glen Business Center East 4200 Park Glen Rd	Industrial	82,952	\$7,760,000	\$94	Saint Louis Park	B9 Polar Park Glen Corporate, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Waters III 2945 Lone Oak Dr	Industrial	77,282	\$7,510,000	\$97	Eagan	B9 Polar Waters, LLC c/o Blackstone Real Estate Investment Trust	CSM Properties, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Granada I Business Center 3350 Granada Ave N	Industrial	80,000	\$7,420,000	\$93	Oakdale	B9 Polar Granada, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Westgate II 1045 Westgate Dr	Industrial	64,825	\$7,400,000	\$114	Saint Paul	B9 Polar Westgate, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Waters Business Center I 2910-2930 Waters Rd	Industrial	65,938	\$7,330,000	\$111	Eagan	B9 Polar Waters, LLC c/o Blackstone Real Estate Investment Trust	CSM Properties, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Prairie Oaks Corporate Center 6455 Flying Cloud Dr	Industrial	81,558	\$7,120,000	\$87	Eden Prairie	B9 Polar Prairie Oaks Corporate, LLC c/o Blackstone Real Estate Investment Trust	CSM Equities II, LLC c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Woodbury Business Center 390 Commerce Dr	Industrial	66,705	\$6,900,000	\$103	Woodbury	B9 Polar Woodbury, LLC c/o Blackstone Real Estate Investment Trust	Woodbury Ventures, LLC c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
North Central Business Center II 452 Northco Dr	Industrial	69,331	\$6,612,000	\$95	Fridley	B9 Polar North Central, LLC c/o Blackstone Real Estate Investment Trust	CSM Properties, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Waters Business Center 4 2935 Lone Oak Dr	Industrial	54,000	\$6,140,000	\$114	Eagan	B9 Polar Waters, LLC c/o Blackstone Real Estate Investment Trust	CSM Properties, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Boone Avenue Business Center II 7150 Boone Ave N	Industrial	73,476	\$6,100,000	\$83	Brooklyn Park	B9 Polar Boone Ave, LLC c/o Blackstone Real Estate Investment Trust	Gary S. Holmes, as trustee of the Holmes CSM Investors Charitable Remainder Unitrust under agreement dated November 18, 2019 c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Gateway Business Center 2140 Cty Rd C W	Industrial	48,969	\$6,050,000	\$124	Roseville	B9 Polar Gateway, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
University Industrial Park I 1700 Elm St SE	Industrial	47,480	\$5,627,000	\$119	Minneapolis	B9 Polar University, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors III, LLC c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
1 Ridder Cir	Industrial	166,520	\$5,600,000	\$34	Saint Paul	Ridder Industrial, LLC c/o Interstate Development	SIGH Properties, LLC	No brokers reported.
2411 7th St NW	Industrial	66,000	\$5,600,000	\$85	Rochester	LSNM Properties, LLC	Advanced Auto, LLC	No brokers reported.
1788 3rd Ave SW	Industrial	32,432	\$5,525,000	\$170	Oronoco	LD Acquisition Company 19, LLC c/o Landmark Dividend	C.H. Robinson Company, Inc	No brokers reported.

Waters VI 2975 Lone Oak Dr	Industrial	45,698	\$5,360,000	\$117	Eagan	B9 Polar Waters, LLC c/o Blackstone Real Estate Investment Trust	CSM Properties, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
General Marketing 7500 Triangle Dr	Industrial	95,350	\$5,166,000	\$54	Eden Prairie	B9 Polar Park Glen Corporate, LLC c/o Blackstone Real Estate Investment Trust	Golden Triangle Ventures, LLC c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Shady Oak Business Center II 6752 Shady Oak Rd	Industrial	73,414	\$5,103,000	\$70	Eden Prairie	B9 Polar Shady Oak, LLC c/o Blackstone Real Estate Investment Trust	Shady Oak Ventures, LLC c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Waters V 2955 Lone Oak Dr	Industrial	44,252	\$5,070,000	\$115	Eagan	B9 Polar Waters, LLC c/o Blackstone Real Estate Investment Trust	CSM Waters V, LLC c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Arden Hills Corporate Center IV 4293 Lexington Ave N	Office	51,535	\$5,000,000	\$97	Arden Hills	B9 Polar Arden Hills Corporate, LLC c/o Blackstone Real Estate Investment Trust	CSM Corporation	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Waters VII 2965 Lone Oak Dr	Industrial	41,344	\$4,990,000	\$121	Eagan	B9 Polar Waters, LLC c/o Blackstone Real Estate Investment Trust	CSM Properties, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Portillo's 1800 County Rd B2	Retail	7,459	\$4,700,000	\$630	Roseville	1800 Baxter County Road, LLC	Rosedale Retail, LLC	No brokers reported.
Shady Oak I 6810-6850 Shady Oak Rd	Industrial	69,724	\$4,621,000	\$66	Eden Prairie	B9 Polar Shady Oak, LLC c/o Blackstone Real Estate Investment Trust	CSM Equities II, LLC c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Walgreen's 2134 Bunker Lake Blvd NW	Retail	14,560	\$4,614,285	\$317	Andover	SCI Georgia Funeral Services, LLC c/o Service Corporation International	Schewe Farms, Inc	No brokers reported.
Carver Lake 2280-2310 Venture Dr	Industrial	45,469	\$4,610,000	\$101	Woodbury	B9 Polar Carver Lake, LLC c/o Blackstone Real Estate Investment Trust	CSM Properties, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Patton Building 2715 Patton Rd	Industrial	70,840	\$4,480,000	\$63	Roseville	B9 Polar Patton, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors Charitable Remainder Unitrust c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
815 Nicollet Mall	Retail	16,968	\$3,700,000	\$218	Minneapolis	815 Nicollet, LLC	815 Nicollet Mall, LLC	No brokers reported.
Maple Creek Retail Center 1285-1293 NW 21st Ave	Retail	37,746	\$3,600,000	\$95	Owatonna	Maple Creek Retail Center, LLC	Senior Techies, LLC	Tina Swanson of Coldwell Banker Burnett represented the seller.
3400 Granada Ave N	Industrial	44,973	\$3,530,000	\$78	Oakdale	B9 Polar Granada, LLC c/o Blackstone Real Estate Investment Trust	Gary S. Holmes, as trustee of the Holmes CSM Investors Charitable Remainder Unitrust under agreement dated November 18, 2019 c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
6250 McKinley St NW	Industrial	54,366	\$3,390,320	\$62	Ramsey	Westco McKinley, LLC	CRW Ramsey, LLC	Richard Lee and Rodney Lee of Premier Commercial Properties represented the seller.
Granada III Business Center 3220 Granada Ave N	Industrial	39,770	\$3,320,000	\$83	Oakdale	B9 Polar Granada, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.

Arden Hills Corporate Center II 4265 Lexington Ave N	Office	32,856	\$2,880,000	\$88	Arden Hills	B9 Polar Arden Hills Corporate, LLC c/o Blackstone Real Estate Investment Trust	CSM Corporation	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Dell Five Business Park D & E 18860-18902 Lake Dr E	Office	28,023	\$2,830,000	\$101	Chanhassen	B9 Polar Dell Five Corporate, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Arden Hills Corporate Center I 4255 Lexington Ave N	Office	32,652	\$2,600,000	\$80	Arden Hills	B9 Polar Arden Hills Corporate, LLC c/o Blackstone Real Estate Investment Trust	CSM Corporation	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Dell Five Business Park Bldg F 18940 Lake Dr E	Office	32,890	\$2,190,000	\$67	Chanhassen	B9 Polar Dell Five Corporate, LLC c/o Blackstone Real Estate Investment Trust	CSM Investors, Inc c/o CSM Corp	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.
Arden Hills Corporate Center II 4295 Lexington Ave N	Office	52,548	\$2,060,000	\$39	Arden Hills	B9 Polar Arden Hills Corporate, LLC c/o Blackstone Real Estate Investment Trust	CSM Corporation	Mark Kolsrud, David Berglund, Colin Ryan, Pia Robertson, Pete Carbonneau, and Sarah Gutknecht of Colliers International represented the seller.

NOTABLE MUH SALES TRANSACTIONS

Data Provided by REDIComps

PROPERTY	UNITS	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
The Grove 246 Snelling Ave S	118	143,421	\$30,000,000	\$209	Saint Paul	Continental 560 Fund, LLC c/o Continental Properties	246 Snelling Group, LLC c/o Reuter Walton Development	No brokers reported.
Greysolon Plaza 213 E Superior St	150	203,488	\$17,450,000	\$86	Duluth	OAHS Greysolon, LLC c/o Orbach Affordable Housing Solutions	Greysolon Apartments Limited Partnership c/o Sherman Associates	JLL Capital Markets represented the seller.
JAX Apartments 2321-2323 Jackson St NE	65	52,788	\$14,875,000	\$282	Minneapolis	JAX Apartments, LLC	2333 Jackson Street, LLC	No brokers reported.
3105, 3112, 3116, 3122, & 3141 22nd Ave S	69	50,209	\$7,085,000	\$141	Minneapolis	LB Corcoran 5, LLC	Equity Residential Holdings, LLC	No brokers reported.
2525 Harriet Ave S	57	44,219	\$6,550,000	\$148	Minneapolis	Pawan Kumar Himraj & Dhaneshwarie Himraj	Persaud Property LLC	No brokers reported.
414 Erie St SE	17	15,336	\$3,795,000	\$247	Minneapolis	Regents of the University of Minnesota	Richard J Ruppert	Jeff Budish and Ted Bickel of Colliers International represented the seller.
1905 Wilson Ave	42	34,668	\$3,700,000	\$107	Saint Paul	Phalen Apartments, LLC	Douglas D Menz	No brokers reported.
2310 Aldrich Ave S	28	18,864	\$3,640,000	\$193	Minneapolis	Aldrich Apartments, LLC	Steven R. Fischer Revocable Trust	No brokers reported.

NOTABLE HOSPITALITY SALES TRANSACTIONS

Data Provided by REDiComps

PROPERTY	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
Norwood Inn & Suites 1 River Bend Pl	71,028	\$3,400,000	\$48	Chaska	Chaska Lodging Management, LLC; Ascent Equity, LLC c/o Jaden Ghylin and Trevor Ghylin	Maplewood Lodging, LLC c/o Eric Kota	No brokers reported.