

Quarterly Report

NOTABLE TRANSACTIONS

Quarter 3, 2009



MNCAR

Minnesota Commercial Association of REALTORS®

Many thanks to our Market Experts who assisted with this Report:

OFFICE



Bryan Beltrand*
Welsh Companies



Larissa Champeau
NorthMarq



Matt Delisle
Welsh Companies



Brian Helmken
CB Richard Ellis



John McCarthy
NorthMarq



Tom Stella
NorthMarq

INDUSTRIAL



Ryan Bartley
CB Richard Ellis



Duane Poppe*
Colliers



Aaron Sillanpa
Welsh Companies



Tom Sullivan
NorthMarq

RETAIL



Jen Helm
NorthMarq



Tim Igo
Suntide



Andy McConville
CB Richard Ellis



Skip Melin*
Cushman & Wakefield



Suzie Rettinger
CBC Griffin

* Market Lead

NOTABLE INDUSTRIAL SALES TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Mendota Heights Land	5.94 acres	\$1,029,092	Mendota Heights	Bituminous Roadways	United Properties Development	Sue Grimm of Cresa Partners represented the buyer; Tony DelDotto, Lonnie Provencher, and Tom Sullivan of NorthMarq represented the seller.
8751-8775 Zachary Ln.	192,924	\$10,350,000	Maple Grove	Cabot III MN1M01, LLC	Prudential Insurance Company	Tom O'Brien and Terry Kingston of Cushman Wakefield represented the seller.
5151 Moundview Dr.	129,404	\$2,900,000	Red Wing	Norwood Promotional Products, LLC	Norwood Operating Company, LLC	No agents involved.
12797 Meadowvale Rd. NW	23,000	\$1,200,000	Elk River	M&M Precision Machining	Metal Craft	Brian Ertel of Premier Commercial represented the buyer and seller.
800 Lund Blvd.	20,400	\$1,200,000	Anoka	M&O Fabricating	Mentor Corp/ Johnson & Johnson	Randie Erickson of Coldwell Banker Burnet represented the buyer and seller.
3205 Mike Collins Dr.	20,000	\$1,200,000	Eagan	Hedden St. Paul Properties, LLC	Jeske Company	Mark Young of CBC Griffin represented the buyer; Lonnie Provencher of NorthMarq represented the seller.

NOTABLE INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	CITY	LESSEE	LESSOR	AGENTS INVOLVED
1080 Park Place (renewal)	300,000	Shakopee	Silgan Containers	Realty Association Fund VI	Dave Paradise and Sydney Johnson of NorthMarq represented the lessor.
340 Broadway St.	100,000	St. Paul	Americraft Carton	Diamond Products	Todd Hanson, Jason Sell and Matt Lange of NorthMarq represented the lessor.
460 Hoover Street	68,000	Minneapolis	SRS Acquisitions	Harmony Real Estate, LLC II	Barry Birnberg and Scott Kummel of Grubb & Ellis represented the lessee; Todd Hanson, Jason Sell and Matt Lange of NorthMarq represented the lessor.
Staring Lake Corporate Center	65,000	Eden Prairie	Acosta	United Properties	John McCarthy of NorthMarq represented the lessee; Jon Yanta, Jason Meyer, and Kris Smeltzer of NorthMarq represented the lessor.
5130 Industrial St.	59,500	Maple Plain	American Builders & Construction Supply	Wayzata Properties	Lonnie Provencher of NorthMarq represented the lessee; Peter Fitzgerald of Wayzata Properties represented the lessor.
1020 Discovery Rd.	44,000	Eagan	Buffets, Inc.	Wellington Management	Brian Fogelberg, Ray Reese, Neil Kolatkar, and Brent Karkula of CB Richard Ellis represented the lessee; Phil Simonet and Zach Anderson of Paramount Real Estate represented the lessor.
Penn James Commerce Center	33,063	Bloomington	Star Tribune	AMB	Tom Sullivan of NorthMarq represented the lessee; Ryan Bartley and Jack Tornquist of CB Richard Ellis represented the lessor.
Plymouth Ponds V	30,909	Plymouth	Northstar Balloons	United Properties	Judd Welliver of NAI Welsh represented the lessee; Brent Masica and Jon Yanta of NorthMarq represented the lessor.
5000 Winnetka Ave. N.	29,850	New Hope	Star Tribune	Geneva Exchange Fund	Tom Sullivan of NorthMarq represented the lessee; Steve Nelson of Hoyt Properties represented the lessor.
795 Vandalia St.	20,815	St. Paul	Dunham Express	ING Clarion	Jeff Meehan of CB Richard Ellis represented the lessee; Eric Batiza and Brian Doyle of NAI Welsh represented the lessor.
4920 W. 78th. St.	20,200	Minneapolis	International Design Center	Interstate Partners	Mark Evenson of UGL Equis represented the lessee; Michael Honsa and Michael Salmen of Transwestern represented the lessor.

NOTABLE OFFICE SALES TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Eden Bluff Corporate Center I	153,000	\$22,570,000	Eden Prairie	Franklin Street Properties	United Properties	Scott Pollock, Pete Rand, and Evan Richardson of NorthMarq represented the seller.
Crest Ridge Corporate Center	116,000	\$28,400,000	Minnetonka	CB Richard Ellis Realty Trust	Opus Corporation	Tom Olson and Steve Buss of CB Richard Ellis represented the seller.
119 4th. St. N.	88,394	\$7,600,000	Minneapolis	Textile Partners, LLC	Textile Building, LLC	No agents involved.
1616 N.E. Buchanan	45,280	\$3,000,000	Minneapolis	Yinghua Academy	Minneapolis Public Schools	Eric Rapp of NAI Welsh represented the buyer.
1701 University Ave.	36,167	\$2,500,000	Minneapolis	University Of Minnesota	Newman Center & Chapel	Kevin Peck and Paul Donovan of NorthMarq represented the seller.
Eagle Point Office Center II	30,578	\$4,650,000	Lake Elmo	Eagle Point Office Center II LLC	United Properties	Scott Pollock of NorthMarq represented the seller.

NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	CITY	LESSEE	LESSOR	AGENTS INVOLVED
Plymouth Corporate Center	65,000	Plymouth	Comm-Works	Carlson Real Estate	Rich Reynolds of Jeff Jones realty represented the lessee; Jim Freytag of CB Richard Ellis represented the lessor.
Plymouth	50,000	Plymouth	IQOR	Carlson Real Estate	Denny Walsh of Walsh Partners represented the lessee; Jim Freytag of CB Richard Ellis represented the lessor.
Mendota Place	28,728	Mendota Heights	Northwestern Mutual Life	United Properties	Lonnie Provencher and Dan Gleason of NorthMarq represented the lessee; Lonnie Provencher of NorthMarq represented the lessor.
10500 Viking Dr. (renewal)	18,271	Eden Prairie	Novologix	Liberty Property Trust	Charles Synder of CB Richard Ellis represented the lessee; Brad Butler of Liberty Property Trust represented the lessor.
Normandale Place	12,000	Bloomington	Bethel University	United Properties	Brent Karkula and Brian Helmken of CB Richard Ellis represented the lessee; Dan Gleason and Dan Nechanicky of NorthMarq represented the lessor.
1000 Superior Blvd.	10,000	Wayzata	Edina Realty	Radiation Protection Products, Inc.	Craig Alshouse of The Craig Company and Brady Alshouse of Jones Lang LaSalle represented the lessee; Jordan Greenberg and Andrew Ward of SpaceNet Equities represented the lessor.
UBS Plaza	5,800	St. Paul	Tecmark	Hempel Properties	Dan Johnson of Tegra Group represented the lessee; Tom Stella and Eric King of NorthMarq represented the lessor.
Staring Lake Corporate Center	67,000	Eden Prairie	Acosta Sales and Marketing	United Properties	John McCarthy of NorthMarq represented the lessee; Jon Yanta of NorthMarq represented the lessor.

NOTABLE RETAIL SALES TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
251 Burnsville Pkwy	21,423	\$1,575,000	Burnsville	Anthony Mavets	Crown Bank	John Johansson and Dick Friedrichs of NAI Welsh represented the seller.
12019-12305 Business Park Blvd. N.	4,172	\$1,030,000	Champlin	Twin Cities Dental	Nelson Building & Development	Ben Krsnak of Hempel Properties represented the buyer.
Pinnacle Ridge I, III, & IV	24,518	\$3,160,000	Apple Valley	Baseline Investments, LLC	Private Investment Company	Mark Kolsrud and Matthew Klein of Colliers represented the buyer and seller.

NOTABLE RETAIL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	CITY	LESSEE	LESSOR	AGENTS INVOLVED
Hillcrest Shopping Center	23,412	St. Paul	ARC Value Village	Hillcrest Shopping Center	Chad Anvary and Andrew Odney of NAI Welsh represented the lessee; Robert Minks of NAI Welsh represented the lessor.
Valley West Shopping Center	13,014	Bloomington	Planet Fitness	Kraus Anderson, Inc.	Paul Sevenich and Jim Strimmler of Kraus Anderson represented the lessor.
Village At the Grove	7,646	Maple Grove	Park Nicollet	Village At the Grove	Dean Williamson of Frauenshuh represented the lessee; Terese Reiling and Amy Senn of NAI Welsh represented the lessor.
Northtown Shopping Center	6,580	Blaine	Cheapo Records	Victorville Blaine, LLC	Daniel Brastad of NAI Welsh represented the lessee; Terese Reiling of NAI Welsh represented the lessor.
Rosemount Market Square	5,780	Rosemount	Sears	Rosemount Properties, LLC	Doug Sailor and Jesseka Doherty of Midwest Commercial Real Estate represented the lessor.
Park Place Promenade	1,431	Brooklyn Park	Max Muscles	HJ Development	Tim Igo of Suntide represented the lessee; Joe Mahoney of HJ Development represented the lessor.
Village Of Blaine	3,792	Blaine	Century Liquor	Village Of Blaine	Tricia Pitchford and Katie Provencher of NorthMarq represented the the lessor.
Calhoun Square	7,300	Minneapolis	Lake Street Cafeteria	Calhoun Square	Jim Larson of NorthMarq represented the lessor.
1344-1348 Town Centre Dr.	2,002	Eagan	Darque Tan	Lindsay-Eagan, LLC	Jen Helm of NorthMarq represented the lessee; Ryan Trebil of The Lindsay Group represented the lessor.
Prairieview Center	8,000	Eden Prairie	Eden Prairie Liquor	Prairieview Center	Frank Sherwood of Colliers represented the lessee; Ronn Thomas and Brad Kaplan of NorthMarq represented the lessor.