

# Quarterly Report

## NOTABLE TRANSACTIONS

Quarter 3, 2013



Minnesota Commercial Association of Real Estate

**MNCAR**

Minnesota Commercial Association of REALTORS®



We're proud to present our Notable Transactions report for the third quarter of 2013. We're confident that it will help to keep you informed on deals closing in our market. Thank you to the many MNCAR volunteers for dedicating your time and expertise in developing this report.

- Matt Anfang, Executive Director

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

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Cushman & Wakefield/NorthMarq



**Jason Butterfield**  
Cushman & Wakefield/NorthMarq



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Cushman & Wakefield/NorthMarq



**Zach Stensland**  
Colliers International  
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**Tony Strauss**  
Colliers International  
Minneapolis-St. Paul

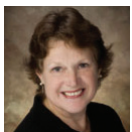


**Molly Townsend**  
Cassidy Turley



**Justin Wing**  
CSM Corporation

### GREATER MN



**Jean Cushman**  
Granite City  
Real Estate



**Greg Follmer**  
Messina & Associates Realty



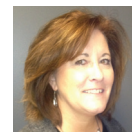
**Kate Hanson**  
Granite City  
Real Estate



**Dave Holappa**  
Holappa Commercial  
Real Estate



**Shelley Jones**  
Atwater Group



**Barb Phelps**  
Paramark  
Corporation



**Jamey Shandley**  
Hamilton  
Real Estate



**Bob Pounds**  
Colliers International  
Minneapolis-St. Paul



**Judd Welliver**  
CBRE

### INVESTMENT SALES

## NOTABLE OFFICE SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
180 Kellogg Blvd E	725,228	\$5,250,000	Saint Paul	Ironton Custom House LLC	U.S. Postal Service	Gerald Driessen and Joseph Hughes of CBRE represented the seller.
7650 Zane Ave N	26,682	\$4,295,410	Brooklyn Park	Bernard Murphy Farms LP	MidCountry Bank	No brokers involved.
Hennepin Steam Building 116-120 1st Ave N	32,920	\$2,875,000	Minneapolis	North Loop Hyde LLC	Minnwest Bank Central	Paul Hyde of Hyde Development represented the buyer; Mike Wendorf of Principle Real Estate Advisors represented the seller.
3601 Lyndale Ave S	5,407	\$2,623,000	Minneapolis	Bauer Real Properties LLC	Harmon Place LLC	No brokers involved.
Gurley Building 900 3rd St N	60,000	\$2,425,175	Minneapolis	Gurley Lofts LLC	Walsh Bishop Assoc Inc	Denny Walsh of FTK Properties and Arnold Seltzer and Anna Murray of Results Real Estate represented the seller.
Wings Financial - Bloomington (Riverpoint) 8101 34th Ave S	41,163	\$2,055,000	Bloomington	PARS Properties LLC	Wings Financial Federal Credit Union	Matt Delisle and Jim Damiani of Colliers International   Mpls-St Paul represented the buyer; Ross Hedlund and Dave Anderson of Frauenshuh represented the seller.
Orthodontic Care Specialists 14605 Glazier Ave	9,087	\$1,900,000	Apple Valley	Kilber Investments LLC	Karl and Carol Biewald	Andrew Odney and Ted Gonsior of Colliers International   Mpls-St Paul represented the buyer; Tom Baker of KW Commercial Midwest represented the seller.
13603 80th Cir N	19,861	\$1,720,000	Maple Grove	Elm Creek LLC	Terri & David Rovick	Bryan Beltrand and Ross Hedlund of Colliers International   Mpls-St Paul represented the buyer; Jon Dahl and Ann Rinde of Jones Lang LaSalle Americas represented the seller.
5108-5120 Edina Industrial Blvd	12,916	\$1,625,000	Edina	DRFC Edina Industrial Blvd LLC c/o Frauenshuh Inc	Pro Plaza LLC	No brokers involved.

## NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
US Bank Center 101 5th St E	127,000	Renewal	Saint Paul	US Bank	C-III Asset Management	Anna Coskran, Tina Hoye and Russ Nelson of Nelson, Tietz & Hoye represented the tenant; Pete Defour of Cassidy Turley represented the landlord.
300-302 Industrial Blvd NE	32,751	New	Minneapolis	W.I.S.E. Carter G. Woodson Institute for Student Excellence	Francis Family LP	Kevin Peck of KW Commercial Midwest represented the tenant.
333 South Seventh Street 333 7th St S	29,000	New	Minneapolis	Fabyanske, Westra, Hart and Thomson P.A.	CSDV-MN LLP	Brian Fogelberg and Brandon Megal of CBRE represented the tenant; Erin Wendorf and Mark McCary of CBRE represented the landlord.
Crescent Ridge 2 10900 Wayzata Blvd	24,470	New	Minnetonka	Moscoe	Wells Real Estate Funds	Steve Kellogg of Transwestern represented the tenant; Brian Helmken and Erik Heltne of CBRE represented the landlord.
Normandale 8500 Tower 8500 Normandale Lake Blvd	20,000	New	Bloomington	TEKsystems Inc	EGI	Peter Dufour and Ryan O'Keefe of Cassidy Turley represented the tenant; Tom Tracy and Zach Pettus of Cushman & Wakefield/NorthMarq represented the landlord.
UBS Plaza 444 Cedar St	18,000	New	Saint Paul	West Academic	Town Square Realty LLC	Mark Evenson, Sheila Hanson and Kate Gillette of DTZ Americas represented the tenant; Brent Robertson, Jon Dahl and Ann Rinde of Jones Lang LaSalle Americas represented the landlord.
Loose-Wiles Building 701 Washington Ave N	16,000	New	Minneapolis	LHB	701 Washington Investment LLC	Paul Donovan of Cushman & Wakefield/NorthMarq represented the tenant; Sonja Dusil and Jim Montez of Cushman & Wakefield/NorthMarq represented the landlord.
Normandale 8400 Tower 8400 Normandale Lake Blvd	14,000	Expansion	Bloomington	Towers Watson	Normandale Holdings LLC	John Ferlita of CBRE represented the tenant; Tom Tracy and Zach Pettus of Cushman & Wakefield/NorthMarq represented the landlord.

AT&T Tower 901 Marquette Ave	13,000	New	Minneapolis	Regus	901 Marquette LLC	John Lorence and Brian Ginkel of Jones Lang LaSalle Americas represented the tenant; Reed Christianson, Erin Wendorf and Mark McCary of CBRE represented the landlord.
6541 16th Ave S	10,423	New	Richfield	Watershed High School	Mount Calvary Evangelical Lutheran Church	Kevin Peck of KW Commercial Midwest represented the landlord.
Sons of Norway Building 1455 Lake St W	10,405	New	Minneapolis	Goodwill Easter Seals	Sons of Norway	Laura Moore of Moore & Co. Commercial Real Estate represented the tenant; Kevin O'Neil of Colliers International   Mpls-St Paul represented the landlord.

## NOTABLE INDUSTRIAL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
1187 Park Pl	370,000	\$15,500,000	Shakopee	DataCard	ADC Connectivity Solutions LLC	Neil Kolatkar of CBRE represented the buyer; Nathan Arnold of CBRE represented the seller.
Mid-City Business Center North 1301 Industrial Blvd	213,075	\$6,295,000	Minneapolis	3PL Holdings LLC c/o Superior 3rd Party Logistics	AX TC Industrial LP c/o Artis REIT	Phil Simonet of Paramount Real Estate represented the buyer; John Ryden, Matt Oelschlager and Andrew Petkoff of CBRE represented the seller.
Plymouth Industrial Center 2600 Niagara Ln N	173,503	\$4,800,000	Plymouth	Protolabs	CSM Equities LLC	Suzanne Grimm of Cresa Minneapolis represented the buyer; Bruce Carland of CSM Corporation and Joe Gearen of Zeller Realty represented the seller.
2520 Como Ave	154,000	\$3,600,000	Saint Paul	Amerco Real Estate Co c/o U-Haul	Aleff LLC and Ansan LLC	Bryan Van Hoof of CBRE represented the buyer; Eric Batiza and Brian Doyle of Colliers International   Mpls-St Paul represented the seller.
2750 Ranchview Ln	57,431	\$2,901,000	Plymouth	Norfab Property Holdings LLC	Ferguson Enterprises Inc	Tim McShane of McShane Development represented the buyer; Jason Meyer, Brent Masica and Jon Yanta of Cushman & Wakefield/NorthMarq represented the seller.
380 90th Ave NW	34,122	\$2,750,000	Coon Rapids	Isomedix Operations Inc	380 LLP	No brokers involved.
500 Malden St 501 Richmond St E	55,980	\$2,685,000	South Saint Paul	Cemstone Products Company	Gunderman Holdings LLC	Dan Johnson of Tegra Group represented the buyer; Sean Coatney and Michael Dolan of Core Commercial Real Estate represented the seller.
1101 Plymouth Ave N	88,365	\$2,670,000	Minneapolis	Special School District No 1	Julieland LLC	Richard Strimling of Real Estate Professionals represented the buyer; Eric Batiza and David Berglund of Colliers International   Mpls-St Paul represented the seller.
2289 Cedar Lake Rd	40,521	\$2,050,000	Lino Lakes	Northern Development LLC	Tu Bishvat Realty	Dan Friedner and Jay Chmielecki of Colliers International   Mpls-St Paul represented the seller.
Caswell/Meggitt 2540 2nd St NE 2601 Main St NE	51,087	\$2,000,000	Minneapolis	Second Street Industrial LLC	Second Street Partners LLC	Tom Sullivan of Cushman & Wakefield/NorthMarq represented the buyer; Sherman Malkerson of The C Chase Company represented the seller.
1001 Plymouth Ave N	28,104	\$1,750,000	Minneapolis	WB Equities LLC	SH Properties LLC	Kevin Kuppe of The Ackerberg Group represented the buyer; Kyle Jones of Upper Midwest Management represented the seller.
7301 32nd Ave N	54,000	\$1,725,000	Crystal	STRO Properties LLC	Craigmark Properties LLC	Rob Brass of Colliers International   Mpls-St Paul represented the buyer; Dan Lofgren and Jon Yanta of Cushman & Wakefield/NorthMarq represented the seller.
2845 Long Lake Rd	40,964	\$1,610,000	Roseville	Universal Properties LLC	Chesley Real Estate Corp	Todd Hanson and Chris Weirens of Cushman & Wakefield/NorthMarq represented the buyer; Jason Meyer and Brent Masica of Cushman & Wakefield/NorthMarq represented the seller.
3115 Long Lake Rd	27,675	\$1,500,000	Roseville	SJ Holdings LLC	Roseville-Longlake LLC	Jeff Salzbrun of Essence Commercial Real Estate represented the buyer and seller.
8185 Upland Cir	26,108	\$1,436,000	Chanhassen	POS Plus	Eden Trace Corp	Ryan Bartley of Paramount Real Estate represented the buyer; Kris Smeltzer of Cushman & Wakefield/NorthMarq represented the seller.
14530 Martin Dr	17,222	\$1,425,000	Eden Prairie	CF Real Estate Holdings LLC c/o Committee Films	ROI Real Estate Holdings LLC c/o Bob Pike Group	John McCarthy of Cushman & Wakefield/NorthMarq represented the buyer; Brian Netz of Colliers International   Mpls-St Paul represented the seller.
8700 Rendova St NE	34,816	\$1,400,000	Blaine	BG Capital LLC c/o Advanced Molding Company	Carol Carlson & Robert & Elizabeth Carlson	No brokers involved.
12730 Creek View Ave	16,758	\$1,250,000	Savage	Sensor Property Company LLC	DKE Holdings LLC	Rick Graf of CBRE represented the buyer; Dan Lofgren, Kris Smeltzer and Jonathan Yanta of Cushman & Wakefield/NorthMarq represented the seller.
2410-2420 Niagara Ln N	15,600	\$1,100,000	Plymouth	Productivity Minnesota Real Estate LLC	Larry and Rose Gilbert and James and June Priesen	Cory Miller of NAI Everest represented the buyer.
4975 Industrial St	32,100	\$1,050,000	Maple Plaine	T&T Boatworks Storage Limited Liability Company	Martin T Sarenpa	No brokers involved.

## NOTABLE INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
St Paul Industrial Properties #30 9420 83rd Ave N	120,000	New	Brooklyn Park	Scherer Bros Lumber	Travelers	Mark Sims of Cassidy Turley represented the tenant; Duane Poppe and John Thompson of Transwestern represented the landlord.
Old Shakopee Business Center 6301 Old Shakopee Rd W	115,000	Renewal	Bloomington	Wal-Mart	CSM Family Holdings LLC	Zachary Anderson and Chris Hickok of Jones Lang LaSalle Americas represented the tenant; Andy McIntosh of CSM Corporation represented the landlord.
Arden Hills Business Center 4440 Round Lake Rd W	113,565	Renewal	Arden Hills	Deluxe Financial	CSM Equities LLC	Ryan Tibbits of Cushman & Wakefield/NorthMarq represented the tenant; Bruce Carland of CSM Corporation represented the landlord.
Continental Distribution 4701 Valley Industrial Blvd	106,000	Renewal	Shakopee	NDC	First Industrial LP	Jeff Przytarski of CBRE represented the tenant; Bill Ritter and Brian Netz of Colliers International   Mpls - St Paul represented the landlord.
Interstate Distribution Center 701 Lady Bird Ln	101,000	Renewal	Burnsville	Schneiderman	CSM Lakeside Limited Partnership	Jeff Minea of CGC Real Estate represented the tenant; Andy McIntosh of CSM Corporation represented the landlord.
West Bloomington Tech 1 5775 Old Shakopee Rd W	60,058	Renewal	Bloomington	Questar Assessment	Liberty Property LTD Ptnsp	Brad Butler of Liberty Property Trust represented the landlord.
Caswell/Meggitt 2540 2nd St NE	51,087	New	Minneapolis	Fulton Brewing Co	Second Street Industrial LLC	Tom Sullivan of Cushman & Wakefield/NorthMarq represented the tenant.
Parkers Lake Pointe III 14305 21st Ave N	40,685	New	Plymouth	Cargill	Plymouth Properties Realty	Kurt Knoff of CBRE represented the tenant; Paul Bickford and Rob Brass of Colliers International   Mpls-St Paul represented the landlord.
Arboretum Business Park III 2885-2945 Water Tower Pl	39,497	New	Chanhassen	Novaspect Inc	Eden Trace Corp	Jim DePietro and John Ferlita of CBRE represented the tenant; Ryan Bartley of Paramount Real Estate represented the landlord.
Balboa Business Center 5300 Shoreline Dr	35,000	New	Mound	Rasco	Balboa Limited Partnership	Jeff Meehan of KW Commercial represented the tenant; Brent Masica of Cushman & Wakefield/NorthMarq represented the landlord.
Lyndale Distribution Center 300 86th St W	31,324	New	Bloomington	Brunk Minnesota	PRIT Core Realty Holdings	Jack Tornquist of CBRE represented the tenant; Tom Bennett and Tom Hayhoe of CBRE represented the landlord.
Liberty Industrial Park at Diamond Lake Bldg II 13220 Wilfred Ln N	28,360	New	Rogers	Hardwoods	Liberty Property	Brent Masica of Cushman & Wakefield/NorthMarq represented the tenant; Josh Budish of Liberty Property Trust represented the landlord.
7401 Cahill Rd	28,080	New	Edina	Apres Inc	Welsh Property Trust	Nick Leviton and Jeff Giovanazzo of Colliers International   Mpls-St Paul represented the landlord.
Interstate West 1940 Fernbrook Ave N	20,000	New	Plymouth	Winfield Solutions	General Electric Capital	Dan Johnson of Tegra Group represented the tenant; Dan Lofgren of Cushman & Wakefield/NorthMarq represented the landlord.
Balboa Business Center 5300 Shoreline Dr	20,000	New	Mound	Renpure	Balboa Limited Partnership	Bill Wolfson of Coldwell Banker Burnet represented the tenant; Brent Masica of Cushman & Wakefield/NorthMarq represented the landlord.
50th Ave Distribution Center 3800 50th Ave N	20,000	New	Brooklyn Center	Fluid Interiors	5001 Investment LLP	Brent Masica of Cushman & Wakefield/NorthMarq represented the landlord.

## NOTABLE RETAIL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
194 & Radio Dr	85,000	\$5,018,980	Woodbury	Cabela's	Jerry's Enterprises Inc	Russ McGinty of North Central Commercial Real Estate represented the buyer; Darcy Winter of D E Winter & Associates represented the seller.
Former K-Mart 300 7th St W	87,097	\$2,482,000	Monticello	JR&R II LLC	Monticello/Washington Associates LP	Wayne Elam of Commercial Realty Solutions represented the seller.
Former Trocadero 227 1st St N & 107 3rd Ave N	23,060	\$1,850,000	Minneapolis	Muse Hospitality LLC	First Resource Bank of Savage	Tony Strauss of Colliers International   Mpls-St Paul represented the buyer and seller.
Denny's Restaurant 6405 James Cir N	5,250	\$1,500,000	Brooklyn Center	SalmonJack Land Company LLC	Brooklyn Center Investments LLP	Keith Sturm of Upland Real Estate Group represented the seller.
Edendale Plaza 7400 Mitchell Rd	10,562	\$1,400,000	Eden Prairie	Stoney B LLC	PDQ Food Stores Inc	No brokers involved.
1513 Lake St W & 3009 Irving Ave S	7,140	\$1,227,500	Minneapolis	Watermark Properties LLC c/o Steve Ikeda	GT3 Investments LLC	Tony Strauss of Colliers International   Mpls-St Paul represented the buyer; Tim Stewart of TaTonka Real Estate Advisors represented the seller.
2405 Hennepin Ave S	6,469	\$1,030,000	Minneapolis	2405 Hennepin LLC c/o David Ulrich	Felix Development LLC	Michael Finkelstein of The Ackerberg Group represented the seller.

## NOTABLE RETAIL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Union Crossing NW 694 & Co Rd 18	23,040	New	Monticello	Marshalls	Ryan Companies US Inc	Johnny Reimann and Stefanie Meyer of Mid-America represented the tenant; Terese Reiling of Colliers International   Mpls-St Paul represented the landlord.
7375 Hardwood Ct S	19,387	New	Cottage Grove	Goodwill Easter Seals	CG 80th Street LLC	Laura Moore of Moore & Co. Commercial Real Estate represented the tenant; John Johannson of Colliers International   Mpls-St Paul represented the landlord.
280 Business Center 2475 Doswell Ave	19,363	New	Saint Paul	Rapids Wholesale	Equity Financial Service Corp	Kim Meyer and Tom Martin of Cushman & Wakefield/NorthMarq represented the tenant; Mike Salmon of Transwestern represented the landlord.
1044 Hwy 110	18,000	New	Mendota Heights	Mendota Child Daycare Center LLC	Curley Family Holdings LLC	Matthew Klein and Andrew Manthei of KW Commercial Midwest represented the landlord.
Maplewood Town Center 1845 Co Rd D E	17,660	New	Maplewood	OfficeMax	Maplewood 2007 LLC c/o HJ Development	Johnny Reimann and Stefanie Meyer of Mid-America represented the tenant; Chris Moe of HJ Development represented the landlord.
Southdale 494 Center 4200 78th St W	17,310	New	Bloomington	Total Wine & More	CC Plaza Joint Venture LLP	Chris Simmons of Colliers International   Mpls-St Paul and Neil Board of Western Retail Advisors represented the tenant; John Johannson of Colliers International   Mpls-St Paul represented the landlord.
Valley Ridge Plaza 1240 Frontage Rd	14,000	New	Stillwater	OfficeMax	SouthMetro Centers V LLC	Johnny Reimann and Stefanie Meyer of Mid-America represented the tenant; Carrie Charleston of Mid-America represented the landlord.
Shoreview Mall 1035 Hwy 96 W	10,000	New	Shoreview	Farrells Body Shaping	Shoreview Mall LLC	Tricia Pitchford of Cushman & Wakefield/NorthMarq represented the tenant.
Argonne Village 17698 Kenwood Trl	6,831	New	Lakeville	Advance Auto Parts	United Properties Investment LLC	Johnny Reimann of Mid-America represented the tenant; Ronn Thomas and Peter Ambrust of Cushman & Wakefield/NorthMarq represented the landlord.
Crossroads Center 1262 Vierling Dr	6,709	New	Shakopee	Cub Liquor	Sidal	Andy McConville of CBRE represented the landlord.
Crystal Gallery Mall 5502-5508 West Broadway Ave	6,692	New	Crystal	Home Choice	Crystal Gallery Mall Developers	Yoni Zvi of EDG 18 represented the tenant; Mark Robinson and Robert Wise of Mid-America represented the landlord.



Thomas Lake Center 1565 Cliff Rd	6,447	New	Eagan	Cupcake	Har Mar Inc	Laura Gill of Christianson & Company Commercial Real Estate Services represented the landlord.
Frank's Center 8010 Glen Lane	6,411	New	Eden Prairie	Salon Concepts	FNC Realty Corporation c/o Kimco	Patrick Daly of Mid-America represented the tenant; Johnny Reimann and Stefanie Meyer of Mid-America represented the landlord.
Galleria Shops 3460 Galleria	5,961	New	Edina	North Face	Galleria Shopping Center LLC	Deb Carlson of Cushman & Wakefield/NorthMarq represented the tenant.
Lyndale Station 6501 Lyndale Ave S	5,648	New	Richfield	Salon Concepts	Lyndale Station LLC	Patrick Daly of Mid-America represented the tenant; Robert Wise and Jesseka Doherty of Mid-America represented the landlord.
Vernon Shops 5101 Gus Young Ln	3,553	New	Edina	Banfield Animal Hospital	CSM Investors Inc	Tony Strauss of Colliers International   Mpls-St Paul represented the tenant; Justin Wing of CSM Corporation represented the landlord.
Hilltop Plaza 4160-4168 Pilot Knob Rd	3,500	New	Eagan	Teri Dale Fitness & Nutrition	David Nelson	Andy Manthei, Matthew Klein and Tammy Brown of KW Commercial Midwest represented the landlord.
Shingle Creek Crossing 1108 Brookdale Center	3,436	New	Brooklyn Center	Footlocker	Gatlin Development	Roger Lenehan of Cambridge Commercial represented the tenant; Robert Wise and Jesseka Doherty of Mid-America represented the landlord.
Tamarack Village 8194 Tamarack Village	3,202	New	Woodbury	Totally Tan	Tamarack Village Shopping Center LLC	Sara Martin of Colliers International   Mpls-St Paul represented the tenant; Robert Wise and Jesseka Doherty of Mid-America represented the landlord.
Shingle Creek Crossing 1108 Brookdale Center	3,000	New	Brooklyn Center	Schlotzsky's	Gatlin Development	Lonnie Pierce of Meridian Real Estate represented the tenant; Carrie Charleston of Mid-America represented the landlord.
Shoppes at Riverdale Commons II 12465 Riverdale Blvd NW	2,587	New	Coon Rapids	Five Guys Burgers and Fries	Martha Gabriela LLC	Tim Bloom and Josh Bloom of Bloom Commercial represented the tenant; Jesseka Doherty of Mid-America represented the landlord.
Midway Shopping Center 1484 University Ave	2,520	New	Saint Paul	H&R Block	RK Midway LLC	Molly Townsend of Cassidy Turley represented the tenant; Sara Martin of Colliers International   Mpls-St Paul represented the landlord.
Chanhassen Village West 800 78th St W	2,403	New	Chanhassen	Chartier Orthodontics	IREIT	Sue Wilson and Chris Jacobson of CBRE represented the tenant; Jim Rock of Cushman & Wakefield/NorthMarq represented the landlord.
Shingle Creek Crossing 1108 Brookdale Center	2,400	New	Brooklyn Center	Qdoba	Gatlin Development	Roger Lenehan of Cambridge Commercial represented the tenant; Carrie Charleston of Mid-America represented the landlord.
3928 50th St W	1,999	New	Edina	ala Mode Boutique and Nail Spa	Lunds Food Holdings	Molly Townsend of Cassidy Turley represented the tenant.
Eagan Town Centre 1276-1338 Town Centre Dr	1,929	New	Eagan	Sally Beauty	SDC Eagan Town Centre Inc	Peter Grones of Cambridge Commercial represented the tenant; Jesseka Doherty of Mid-America represented the landlord.
Oxford Square 1041 Grand Ave	1,914	New	Saint Paul	European Wax Center	Oxford Square Associates	Molly Townsend of Cassidy Turley represented the tenant.
Galleria Shops 3460 Galleria	1,900	New	Edina	Kate Spade	Galleria Shopping Center LLC	Victor Fandel of Fandel Group represented the tenant.
Shingle Creek Crossing 1108 Brookdale Center	1,680	New	Brooklyn Center	AT&T	Gatlin Development	Molly Townsend of Cassidy Turley represented the tenant; Robert Wise and Jesseka Doherty of Mid-America represented the landlord.
Waterford Plaza 10100 6th Ave N	1,406	New	Plymouth	Big Frog	Provident Waterford LLC	Amy Carlson of Colliers International   Mpls-St Paul represented the tenant; Carrie Charleston of Mid-America represented the landlord.
Rockford Road Plaza 4190 Vinewood Ln N	1,200	New	Plymouth	MidWest Cellular dba AT&T	US Retail Partners LLC	Molly Townsend of Cassidy Turley represented the tenant; David Daly of CBRE represented the landlord.
Knollwood Crossing 525 Blake Rd N	1,200	New	Hopkins	Jersey Mikes	Hopkins Blake Retail LLC	Zach Stensland of Colliers International   Mpls-St Paul represented the tenant; Robert Wise and Mark Robinson of Mid-America represented the landlord.
Commerce Hill 421-445 Commerce Dr	2.25 acres	New	Woodbury	Chuck E. Cheese	Woodbury Developers LLC	Jennifer Pelant and Molly Townsend of Cassidy Turley represented the tenant; Robert Wise and Carrie Charleston of Mid-America represented the landlord.
Shingle Creek Crossing 1108 Brookdale Center	.85 acres	New	Brooklyn Center	Panda Express	Gatlin Development	Tom Martin & Kim Meyer of Cushman & Wakefield/NorthMarq represented the tenant; Carrie Charleston of Mid-America represented the landlord.



## GREATER MN NOTABLE SALE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
206 S Broadway Units 1, 2, 3, 8, 9 & 10	Office/Retail	46,936	\$4,000,000	Rochester	Bloom International Realty LLC	Associated Bank	No brokers involved.
206 S Broadway Units 4, 6 & 7	Office/Retail	33,567	\$2,700,000	Rochester	Bloom International Realty LLC	Fred Carlson & David Bahr	No brokers involved.
4631 Mike Colalillo Dr	Industrial	33,000	\$2,553,000	Duluth	API Real Estate	IRET Properties	No brokers involved.
220 S Broadway	Office	Unavailable	\$2,350,000	Rochester	Mark Kramer	SSA LLC	Merl Groteboer of ReMax Results represented the buyer; George Bayrd of Hamilton Real Estate represented the seller.
906 E Central Entrance 5402 E Superior St 1301 E 9th St 4001 Woodland Ave (4 Buildings)	Retail	9,383	\$2,200,000	Duluth	WNS Holding LLC	AMD Holdings LLC c/o Don & Cathy Letourneau	No brokers involved.
206 S Broadway Unit 5	Office/Retail	11,332	\$1,000,000	Rochester	Bloom International Realty LLC	R & A Enterprises of Rochester LLP	No brokers involved.
1931 London Rd	Retail	1,200	\$795,000	Duluth	Northland Subway	Paul & Barbara Preston	No brokers involved.
2621 Division St	Retail	8,202	\$725,000	Saint Cloud	DM Motor c/o Dale Mathison	Dean Building Partnership	Scott Schmitt of Coldwell Banker Orion represented the buyer; Bob Abel of RCA represented the seller.
101 2nd St W	Office	27,090	\$600,000	Duluth	Athenaeum Wellness Center	Carnegie Building LLC	No brokers involved.
210 & 220 Co Rd 1 E	Industrial	34,638	\$585,000	Dundas	NRKF 210 LLC	Ramon Mjelde Estate	No brokers involved.
201 Plum St	Office/Retail	9,200	\$550,000	Red Wing	Nahoriak Properties LLC	James & Jennifer Patterson	No brokers involved.
4125 Hwy 52 N	Retail	2,579	\$520,000	Rochester	4125 E Frontage Rd LLC	Taco John's International	Darci Fenske of Paramark represented the buyers; Frank Loosebrock of Hamilton Real Estate represented the seller.
6238 318th St Way	Industrial	17,200	\$479,000	Cannon Falls	Black Diamond Xtreme Engineering	Kevin Manley	No brokers involved.
326 E Central Entrance	Retail	15,290	\$450,000	Duluth	326 E Central Entrance	J&H Building Management	Greg Follmer of Messina & Associates Realty represented the buyer; Dave Holappa of Holappa Commercial Real Estate represented the seller.
1429 London Rd	Office	3,236	\$350,000	Duluth	Lynn M Wilcox	Joseph C Modec	No brokers involved.
18 3rd St W	Office	4,200	\$300,000	Rochester	BSD Realty LLC	Topel & Sons Inc	Jeanne DiLaura of Hamilton Real Estate represented the buyer; Jamey Shandley and Mac Hamilton of Hamilton Real Estate represented the sellers.
5610 Grand Ave	Retail	6,250	\$293,750	Duluth	CW Properties Management	Lans LLC	No brokers involved.
Spicer Mini Storage 196 South St W	Industrial	11,500	\$275,000	Spicer	Windy Plains LLC	Lorena Sanderson	Scott Schmitt of Coldwell Banker Commercial Orion represented the buyer and seller.

## GREATER MN NOTABLE LEASE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	LEASE TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Rochester Commons	Retail	23,109	New	Rochester	DSW	Inland	Tricia Pitchford of Cushman & Wakefield/NorthMarq represented the tenant.
326 E Central Entrance	Retail	15,290	New	Duluth	Family Dollar	326 E Central Entrance LLC	Dave Soto of Atwater Group represented the tenant; Greg Follmer of Messina & Associates Realty represented the landlord.
Westridge Center 2022 Paul Bunyan Dr NW	Retail	13,725	New	Bemidji	OfficeMax	Pace Development Inc	Johnny Reimann and Stefanie Meyer of Mid-America represented the tenant.
1105 Port Terminal Dr	Industrial	10,000	New	Duluth	Waste Management	Duluth Seaway Port Authority	Dave Holappa of Holappa Commercial Real Estate represented the tenant.
Belknap Plaza 130 Belknap St	Retail	9,100	New	Superior	Dollar Store	Unavailable	No brokers involved.
GreenStreet Commons I 1147 2nd St S	Retail	7,300	New	Waite Park	Anytime Fitness	TLM Holdings - Waite Park LLC	Casey O'Malley of INH Properties represented the tenant; Kate Hanson of Granite City Real Estate represented the landlord.
18938 Hwy 23	Industrial	6,000	New	Richmond	Randy Kaeter	Stephen Jennings	Scott Schmitt of Coldwell Banker Commercial Orion represented the tenant and landlord.
616 Roosevelt Rd	Office	5,820	New	Saint Cloud	Reichert & Wenner PA	Minnesota Center For Business Development	Mike Bobick of Granite City Real Estate represented the tenant; Jean Cushman and Kate Hanson of Granite City Real Estate represented the landlord.
Hansen Center 2102 Maple Grove Rd	Retail	4,500	New	Duluth	Panera Bread	Hansen Center LLC	Skip Melin of Cushman & Wakefield/NorthMarq represented the tenant.
1647 Broadway S	Retail	4,486	New	Rochester	Avocado's Mexican & American Grill	R B Perk LLC	Darci Fenske of Paramark represented the tenant; Mike Haley of Braasch Commercial Real Estate represented the landlord.
4402 Haines Rd	Office	3,495	New	Duluth	Department of Veterans Health Administration	Bellagrace Properties LLC	Dave Holappa of Holappa Commercial Real Estate represented the landlord.
1428 2nd St	Office	3,100	New	Sauk Rapids	St Cloud Hospital	Golden Spike Investors LLC	Scott Schmitt of Coldwell Banker Commercial Orion represented the landlord.
BioBusiness Center 221 1st Ave SW	Office	2,801	New	Rochester	Patient Home First Infusion Services	City of Rochester	LeighAnn Peltoma and Barb Phelps of Paramark represented the tenant and landlord.
18 3rd St SW	Retail	2,500	New	Rochester	The Doggerly	SEAR LLC	Scott Hoss of Paramark represented the tenant and landlord.
326 3rd St NE	Retail	2,200	New	Saint Cloud	Frozen Yogurt Creations	Torborg Builders	No brokers involved.
630 Roosevelt Rd	Office	2,100	New	Saint Cloud	Milestone Counseling Inc	Veteran's Drive Investments LLC	Matt Studer of Warnert Commercial represented the tenant; Scott Schmitt of Coldwell Banker Commercial Orion represented the landlord.
BlueStone Commons 1002 Woodland Ave	Retail	1,850	New	Duluth	Starbucks	Mark Lambert	Patrick Daly, Johnny Reimann and Stephanie Meyer of Mid-America represented the tenant; Mark Lambert of Summit Management represented the landlord.
Crossroads Center Madison Ave & Apache Pl	Retail	1,800	New	Mankato	Starbucks	Tailwind 1880 LLC	Patrick Daly, Johnny Reimann and Stefanie Meyer of Mid-America represented the tenant; Doug Sailor of Mid-America represented the landlord.
BioBusiness Center 221 1st Ave SW	Office	1,736	New	Rochester	Imanis Life Sciences	City of Rochester	LeighAnn Peltoma and Barb Phelps of Paramark represented the tenant and landlord.
1515 London Rd	Office	1,668	New	Duluth	Dex One Media	West End Properties Inc	Dave Holappa of Holappa Commercial Real Estate represented the tenant; Joe Kleiman of Kleiman Realty represented the landlord.
103 2nd St S	Retail	1,600	New	Waite Park	Cold Spring Bakery	K & K Partners LLP	Sandy Dwyer of Axis Commercial represented the tenant.

BlueStone Commons 1002 Woodland Ave	Retail	1,550	New	Duluth	Chilly Billy's Frozen Yogurt	Mark Lambert	Dick Ward of Equity Properties represented the tenant; Mark Lambert of Summit Management represented the landlord.
Coborn Plaza 150 5th Ave S	Retail	1,500	New	Saint Cloud	Firehouse Subs	Wedum St Cloud Student Housing LLC	No brokers involved.
BlueStone Commons 1002 Woodland Ave	Retail	1,500	New	Duluth	Waxing the City	Mark Lambert	Brent Bodbout of Franchise Real Estate represented the tenant; Mark Lambert of Summit Management represented the landlord.
Northgate Shopping Center 1208 7th St NW	Retail	1,344	New	Rochester	Simply Nutritious	Prow Company	Al Watts of Bigelow Watts represented the tenant; LeighAnn Peltoma and Barb Phelps of Paramark represented the landlord.
2660 Superior Dr	Office	1,284	New	Rochester	TAA Tools	J & J Properties	LeighAnn Peltoma and Barb Phelps of Paramark represented the tenant and landlord.
BlueStone Commons 1002 Woodland Ave	Retail	1,200	New	Duluth	Sport Clips	Mark Lambert	Mark Lambert of Summit Management represented the tenant and landlord.
BlueStone Commons 1002 Woodland Ave	Retail	1,200	New	Duluth	Northern Communities Credit Union	Mark Lambert	Mark Lambert of Summit Management represented the tenant and landlord.

## INVESTMENT SALES TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Oracle Centre 900 2nd Ave S and International Centre 920 2nd Ave S	Office	622,173	\$72,500,000	Minneapolis	Investcorp International and Wildamere Properties	Intercon Partners LLC	Steven Buss, Tom Holtz, Ryan Watts and Judd Welliver of CBRE represented the buyer and seller.
1000 140th St W	Office	85,772	\$37,827,789	Burnsville	HSRE-TCO Burnsville LLC c/o Harrison Street Real Estate Capital	Burnsville Surgical Properties LLC	No brokers involved.
Riverview Office Tower 8009 34th Ave S 3601 American Blvd E	Office	235,000	\$29,000,000	Bloomington	PWA Riverview Office Tower LP	Intercontinental Golub Riverview LLC	Tom O'Brien, Scott Pollock and Terry Kingston of Cushman & Wakefield/NorthMarq represented the seller.
East Brainerd Mall 417 8th Ave NE	Retail	191,000	\$19,100,000	Brainerd	Slate US Opportunity (No 2) Realty Trust	KTJ Limited Parnership c/o Oppidan	Jim Leary of CBRE represented the seller.
Former K-Mart Distribution Center 901 Canterbury Rd S	Industrial	1,112,104	\$17,000,000	Shakopee	Kin Properties	Sears Roebuck & Co	Brad Bohlman, Tim Prinsen, Bob Pounds and Amy Senn of Colliers International   Mpls-St Paul represented the seller.
GN ReSound Building 8001 Bloomington Freeway E	Industrial	122,177	\$15,700,000	Bloomington	GNMN001 LLC c/o Oak Street Real Estate Capital	GRMN LLC c/o Bentley Forbes	Wes Kirkham Properties represented the seller.
River Road Industrial Center 4800 East River Rd NE	Industrial	2,048,316	\$13,575,000	Fridley	Hyde Development	ELT Minneapolis LLC	Mark Kolsrud of Colliers International   Mpls-St Paul represented the seller.
7401 Boone Ave N	Industrial	357,111	\$12,800,000	Brooklyn Park	Viking Industrial Fund Portfolio LLC	IRET	Ryan Watts, Steven Buss, Tom Holtz and Judd Welliver of CBRE represented the seller.
Park West Industrial Center 8701-8799 Brooklyn Blvd N	Industrial	104,004	\$11,750,000	Brooklyn Park	JCC 8701 Brooklyn Blvd LLC c/o James Campbell Co	Opus RL Este MN VIII PW LLC	Ryan Watts, Steven Buss, Tom Holtz and Judd Welliver of CBRE represented the seller.
Minnesota Valley Distribution Center II 5655 11th Ave E	Industrial	162,618	\$11,350,000	Shakopee	The Realty Associates Fund X LP	CQ Shakopee LLC c/o Capstone Development	Ryan Watts, Steven Buss, Tom Holtz and Judd Welliver of CBRE represented the seller.
Cub Foods Center 1177 Clarence St	Retail	76,597	\$10,200,000	Saint Paul	Slate US Opportunity Realty Trust	Oppidan	Jim Leary of CBRE represented the seller.
8840 Evergreen Blvd	Industrial	261,805	\$9,238,550	Coon Rapids	GPC Acquisitions LLC	CCI-B Coon Rapids LLC	No brokers involved.
The Oaks Tech Center IV 7800 3rd St N	Industrial	97,974	\$9,150,000	Oakdale	Capital Partners Industrial Fund II LLLP	Carlson Real Estate Co	Steve Nilsson and Peter Mork of Colliers International   Mpls-St Paul represented the buyer; Ryan Watts, Steven Buss, Tom Holtz and Judd Welliver of CBRE represented the seller.
Burnhaven Financial Plaza I 14450 Burnhaven Dr	Office	51,378	\$7,500,000	Burnsville	Hillcrest Manor Properties LLC	Minnesota Investments LLC	No brokers involved.
Nicollet Business Campus VII 12101 & 12139 Nicollet Ave S	Industrial	118,400	\$7,290,000	Burnsville	Viking Industrial Fund Portfolio LLC	IRET	Ryan Watts, Steven Buss, Tom Holtz and Judd Welliver of CBRE represented the seller.
Valley Park Business Center 6021 Broadband Blvd	Industrial	508,569	\$7,250,000	Shakopee	Rosemount Inc c/o Emerson Electric	Premier Bank	Neil Kolatkar of CBRE represented the buyer; Bill Ritter of Colliers International   Mpls-St Paul represented the seller.
6996 France Ave S	Retail	8,260	\$6,850,000	Edina	AEI National Income Property Fund VII LP	FE 70 LLC	No brokers involved.
Trader Joe's Building 8960 Hudson Rd	Retail	16,350	\$6,475,000	Woodbury	Loja Traders MN LLC	Woodbury LM LLC	Jim Leary of CBRE represented the seller.
Five Star Commerce Center II 11701 95th Ave N	Industrial	67,000	\$5,875,000	Maple Grove	LSREF2 Oreo LLC	Geneva JPM 2003-PM1 LLC	No brokers involved.

2427 Henry Rd NW	Industrial	63,398	\$5,265,000	Stewartville	MREIC Rochester MN LLC c/o Monmouth Real Estate Investment Corp	Rochester FXG LLC c/o Jones Development	No brokers involved.
5520 Hwy 169	Industrial	101,770	\$5,050,000	New Hope	Stag New Hope LLC	F.W. Industrial Properties LLC	No brokers involved.
7400 49th Ave N	Industrial	87,729	\$5,000,000	New Hope	Provident Real Estate Ventures	Cambridge Apartments Inc	Steven Buss, Tom Holtz, Ryan Watts and Judd Welliver of CBRE represented the seller.
Bloomington Business Plaza 9201 Bloomington Fwy E	Industrial	121,063	\$4,500,000	Bloomington	Viking Industrial Fund Portfolio LLC c/o Altus Properties	IRET	Ryan Watts, Steven Buss, Tom Holtz and Judd Welliver of CBRE represented the seller.
Market Plaza 2800-2870 41st St NW	Retail	17,909	\$4,500,000	Rochester	Rochester Marketplace Property Group c/o Sara Investment Real Estate	Bishop Management Co	Amy Senn and Tim Prinson of Colliers International   Mpls-St Paul represented the buyer; Skip Melin of Cushman & Wakefield/ NorthMarq represented the seller.
Trader Joe's 1041 Red Fox Rd	Retail	17,600	\$3,741,400	Shoreview	Shoreview Partners LLC c/o Venture Pass Partners LLC	Shoreview Retail LLC c/o The Blackhawk Investors Group	Jim Leary of CBRE represented the seller.
400 S Broadway 416 S Broadway 434 S Broadway (3 Buildings)	Office	16,437	\$3,000,000	Rochester	Tinos LLC	Les Nelson	Merl Groteboer of ReMax Results represented the buyer and seller.
Cedar Lake Business Center 5112-5120 Cedar Lake Rd S	Industrial	50,400	\$2,550,000	Saint Louis Park	Viking Industrial Fund Portfolio LLC c/o Altus Properties	IRET	Ryan Watts, Steven Buss, Tom Holtz and Judd Welliver of CBRE represented the seller.
13590 Northdale Blvd	Retail	8,362	\$2,440,000	Rogers	Eden Prairie TRJP LLC	River Valley One LLC	Josh Huempfner of Upland Real Estate Group represented the buyer; Chad Sturm of Upland Real Estate Group represented the seller.
Boulevard Shopping Center 6215 Brooklyn Blvd	Retail	19,796	\$2,285,000	Brooklyn Center	Big River Boulevard Center LLC	M & E Realty Co	Tim Prinsen, Bob Pounds and Amy Senn of Colliers International   Mpls-St Paul represented the seller.
Elk River Business Park 11044 Industrial Cir NW Units 100-120	Industrial	53,212	\$1,875,000	Elk River	Elk River Industrial Development LLC	First Natinal Bank of Elk River	Chad Weeks and Steven Fischer of Arrow Real Estate represented the buyer and seller.
Twin Lakes Corporate Centre III 2660 Arthur St	Industrial	34,979	\$1,749,000	Roseville	TL III LLC	FJR and RJR Investments LLC	Colin Ryan and Justin Rath of Colliers International   Mpls-St Paul represented the seller.
Five Star Commerce Center I 9464 Hemlock Ln N	Industrial	49,518	\$1,725,000	Maple Grove	LSREF2 Oreo LLC	Geneva JPM 2003-PM1 LLC	No brokers involved.
Denny's Restaurant 3565 Northdale Blvd	Retail	5,235	\$1,590,000	Coon Rapids	Pink Star LLC	Northdale Investments LLP	Keith Sturm of Upland Real Estate Group represented the seller.
5250-5280 74th St W	Industrial	64,089	\$1,500,000	Edina	5350 Partners LLC	Jefferson-Pilot Investments Inc	Jack Tornquist, Tom Hayhoe and Tom Bennett of CBRE represented the seller.
Crossroads North Plaza 301-311 3rd St N	Retail	9,000	\$1,200,000	Waite Park	T L Nguyen Investments LLC	Landy Properties LLC	Jim PflEPSen of Granite City Real Estate represented the buyer; Scott Schmitt of Coldwell Banker Orion represented the seller.
Pillsbury Business Center 8300-8324 Pillsbury Ave S	Industrial	42,930	\$1,160,000	Bloomington	Viking Industrial Fund Portfolio LLC c/o Altus Properties	IRET	Ryan Watts, Steven Buss, Tom Holtz and Judd Welliver of CBRE represented the seller.