



MNCAR

MINNESOTA COMMERCIAL
ASSOCIATION OF
REAL ESTATE/REALTORS®

NOTABLE TRANSACTIONS

Q3 2018



We're proud to present our Notable Transactions report for the third quarter of 2018. We're confident that it will help to keep you informed on deals closing in our market. Thank you to the many MNCAR volunteers for dedicating your time and expertise in developing this report.

- Matt Anfang, Executive Director

OFFICE



Mary Burnton
Newmark
Knight Frank



Jason Butterfield
Frauenschuh



Reed Christianson
Transwestern



Sean Coatney
Core Commercial
Real Estate



Rob Davis
Excelsior Group



Matt Delisle
Colliers International



Jerry Driessen
CBRE



Mike Honsa
Transwestern



Brent Karkula
CBRE



Eric King
Cushman &
Wakefield



Sam Maguire
JLL



Andrew Manthei
KW Commercial
Midwest



Jim Montez
Transwestern



Jeff Nordness
Essence
Real Estate



Kevin O'Neil
Colliers
International



Eric Rapp
Colliers International



Ann Rinde
CBRE



Brent Robertson
JLL



Chas Simcox
Avison Young



Nils Snyder
Colliers
International



Tom Stella
Cushman &
Wakefield



Mark Stevens
Cushman & Wakefield



Kai Thomsen
Lee & Associates



Brian Wasserman
CBRE



Mike Wilhelm
CBRE

INDUSTRIAL



Eric Batiza
Colliers
International



Alex Baron
Transwestern



Tom Dunsmore
Avison Young



Wayne Elam
Commercial
Realty Solutions



Nate Erickson
Transwestern



Peter Fooshe
Cushman &
Wakefield



Chris Garcia
Lee & Associates



Chris Hickok
JLL



Jonathan Juris
Frauenschuh



Dan Lofgren
Excelsior Group



Brent Masica
Cushman &
Wakefield



Matt Oelschlager
CBRE



Duane Poppe
Lee & Associates



Phil Simonet
Paramount



Jack Tornquist
CBRE

GREATER MN



Greg Follmer
Greg Follmer
Commercial RE



Kate Hanson
Granite City Real Estate



Dave Holappa
Holappa Commercial
Real Estate

RETAIL



Lisa Christianson
Christianson &
Company



David Daly
CBRE



Patrick Daly
Ryan Companies



Lisa Diehl
Diehl & Partners



Jen Helm
Cushman &
Wakefield



Tim Igo
Suntide



Brad Kaplan
Colliers International



Ben Krsnak
Hempel



Dan Mossey
Kraus-Anderson Realty



Mike Phalen
JLL



Tricia Pitchford
Mid America



Terese Reiling
Colliers International



Jim Rock
Avison Young



Zach Stensland
Upland Real
Estate Group



Tony Strauss
Colliers International



Justin Wing
CSM Corporation



Robert Wise
CBRE

NOTABLE OFFICE SALES TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
9800 at Bass Creek 9800 59th Ave N	192,880	\$31,000,000	Plymouth	Cantel Medical Corp	Transamerica Life Insurance Co	Dave Paradise and David Itzkowitz of Cushman & Wakefield represented the buyer; Avery Ticer, Terry Kingston, Tom O'Brien and Scott Pollock of Cushman & Wakefield represented the seller.
Thor 1256 Penn Ave N	36,000	\$6,845,473	Minneapolis	Hennepin County	Thor HQ Holdings LLC	No brokers involved.
5300 Glenwood Ave	18,402	\$3,787,500	Golden Valley	ISD 270	Glenwood Valley Equities LLC	No brokers involved.
The Carling Building 2907 Hennepin Ave S	27,010	\$3,050,000	Minneapolis	Acky-2907 Hennepin LLC c/o The Ackerberg Group	Williams94 LLC	No brokers involved.
Iris Park Place 1885 University Ave W	52,480	\$2,900,000	Saint Paul	Iris Park Partners LLC c/o J.Kou Vang	Thoemke & Sons LLC	Tom Dunsmore and Bruce Bahneman of Avison Young represented the seller.
1150 Montreal Ave	10,912	\$2,875,000	Saint Paul	Gundersen Lutheran Administrative Services Inc	MSF Winona LLC	Stephanie Lee of Carlson Commercial represented the buyer; Dixon Diebold of ReUrban represented the seller.
401 Lake St E	4,614	\$2,487,500	Wayzata	Lothenbach Properties VI LLC	401 Lake Spydernet LLC	No brokers reported.
Nordost Exchange 2125 E Hennepin Ave	29,091	\$2,260,250	Minneapolis	Hyde Development	YMCA	Steve Shepherd and Matt Elder of Newmark Knight Frank represented the buyer; Scott Anderson and Merrie Sjogren of Assembly MN represented the seller.
730 Lake St E	5,760	\$2,137,500	Wayzata	730 Lake Street East LLC c/o Charles Schoen	730 East Lake Street c/o Perkins Capital Management	No brokers reported.
4100 Berkshire Ln N	24,924	\$1,900,000	Plymouth	Essbee Three LLC	1501 Partnership c/o Ralph Burnet	Richard Yablonsky of Yablo represented the buyer; Nathan Karrick and Eric Rapp of Colliers International represented the seller.

NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Town Square Tower 445 Minnesota St	174,000	Renewal	Saint Paul	State of MN Public Safety	Town Square Realty LLC	No brokers involved.
US Bank Plaza 200 S 6th St	165,000	Renewal	Minneapolis	Clifton Allen	US Bank	Jim Damiani of Newmark Knight Frank represented the tenant; Bob Pfefferle of Hines represented the landlord.
IDS Center 80 S 8th St	94,000	Renewal	Minneapolis	Briggs and Morgan	BRI 1855 IDS Center LLC	Paul Donovan and Jaclyn May of Cushman & Wakefield represented the tenant; Jon Dahl and Sam Maguire of JLL represented the landlord.
Mozaic East 1330 Lagoon Ave	56,300	Expansion	Minneapolis	WeWork	Mozaic Commercial LLC	Emily Nicoll of CBRE represented the tenant; Larissa Champeau, Mark McCary and Joe Conzemius of CBRE represented the landlord.
Globe Campus Building 8089 Globe Dr	46,134	New	Woodbury	Woodbury Leadership Academy	MSB Holdings-Woodbury LLC	Shawn Smith of Wildamere Capital Management represented the tenant; Mark Young and John Higgins of Crossroads Properties represented the landlord.
Colonnade 5500 Wayzata Blvd	43,268	Sublease	Golden Valley	Inspire Medical	Buffalo Wild Wings	Colin Olson, Bruce Bahneman and Matt Angleson of Avison Young represented the tenant; Bill Rothstein, Paul Donovan and Tom Dahl of Cushman and Wakefield represented the sublessor.
Fifth Street Towers 150 S 5th St	40,524	New	Minneapolis	Merchant & Gould	Pimco	Paul Donovan, Jaclyn May and Jeremy Striffler of Cushman & Wakefield represented the tenant; Reed Christianson, Erin Wendorf and Morgan Rethlake of Transwestern represented the landlord.
Millwright Building 533 S 3rd St	39,701	New	Minneapolis	Rally Health	ARTIS/Ryan Millwright LP	Ericka Miller of Kimble represented the tenant; Brent Karkula, Jim Freytag and Joe Conzemius of CBRE represented the landlord.
7101 Metro Blvd	38,164	New	Edina	PCL Construction	Metropolis Gen Partnership	James Vos of Cresa represented the tenant; Steven Strom of Cresa represented the landlord.
One MarketPointe 4300 Marketpointe Dr	37,176	New	Bloomington	Digi-Key International	MIREF Marketpointe LLC	Pete Kostroski of JLL represented the tenant; Brent Karkula and Joe Conzemius of CBRE represented the landlord.
Marquette Plaza 250 S Marquette Ave	28,915	New	Minneapolis	Atomic Data	KBS SOR Marquette Plaza LLC	Dan Peterson of Colliers International represented the tenant; Mark McCary, Larissa Champeau and Ann Rinde of CBRE represented the landlord.
1600 Tower at West End 1600 S Utica Ave	27,383	New	Saint Louis Park	Life Time Work	DRA Advisors LLC	Brent Erickson of Newmark Knight Frank represented the tenant; Brian Wasserman and Anna Kubes of CBRE represented the landlord.
Capella Tower 225 S 6th St	24,000	New	Minneapolis	GlobalTranz Enterprises Inc	SRI Eleven Mpls 225 LLC	Karen Riley of Cresa represented the tenant; Mark McCary, Larissa Champeau and Ann Rinde of CBRE represented the landlord.
Grand Oak Office X 2805 N Dodd Rd	23,739	New	Eagan	Farmers Insurance	BPG Grand Oak Bldg X Investors LLC	Pete Kostroski of JLL represented the tenant; Mike Honsa and Mike Salmen of Transwestern represented the landlord.
Crosstown 10050 Crosstown Cir	21,660	New	Eden Prairie	Taylor Communications	LSREF4 Bison LLC	Chuck Caturia of CBRE represented the tenant; Bill Rothstein and Tom Dahl of Cushman & Wakefield represented the landlord.
LaSalle Plaza 800 LaSalle Ave	19,713	Relocation	Minneapolis	Wells Fargo	Zeller	Brian Fogelberg of CBRE represented the tenant; Dan Rudeen of Zeller represented the landlord.
12600 Whitewater Dr	18,666	New	Minnetonka	PeopleNet	12600 Whitewater LLC	Eddie Rymer of Avison Young represented the tenant; Bill Rothstein and Dan Gleason of Cushman and Wakefield represented the landlord.
Normandale 8500 Tower 5800 W 84th St	13,781	Relocation	Bloomington	Timberland	ML-AI Normandale LLC	Tom DeSautel of CBRE represented the tenant; Dan Gleason and Dan Nechanicky of Cushman & Wakefield represented the landlord.
Northland Center II 3600 W American Blvd	13,335	New	Bloomington	Traveliance	GKII Northland Center LLC	Dan Gleason and Ryan Gohrer of Cushman & Wakefield represented the tenant; Bill Rothstein, Dan Wicker and Peter Fitzgerald of Cushman & Wakefield represented the landlord.
605 Waterford Park 605 Hwy 169	12,075	New	Plymouth	Carlson Advisors	DRA Advisors LLC	John Lorence of CBRE represented the tenant; Brian Wasserman, Jim Freytag and Anna Kubes of CBRE represented the landlord.

Ridgeview Office Center 13100 Wayzata Blvd	11,991	New	Minnetonka	Nystrom Associates	Ridgeview Holdings LLC	Brian Woolsey of Cushman & Wakefield represented the tenant; Chas Simcox of Avison Young represented the landlord.
Grand Oak Office X 2805 N Dodd Rd	11,650	New	Eagan	Learners Edge	BPG Grand Oak Bldg	Eric Rapp of Colliers International represented the tenant; Mike Honsa and Mike Salmen of Transwestern represented the landlord.
American Corporate Center 1295 Northland Dr	10,819	Renewal	Mendota Heights	Inbox Dollars	MSP SLP Apartments LLC	John Lorence of CBRE represented the tenant; Dan Gleason and Dan Nechanicky of Cushman & Wakefield represented the landlord.
Normandale 8500 Tower 5800 W 84th St	10,565	New	Bloomington	KeyedIn Solutions	ML-AI Normandale LLC	Stephen Davidson of The Davidson Companies represented the tenant; Dan Gleason and Dan Nechanicky of Cushman & Wakefield represented the landlord.

NOTABLE INDUSTRIAL SALES TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
165-215 Sycamore St W	89,540	\$4,675,000	Saint Paul	Down The Line Property LLC c/o B&D Holdings	Rice Street Properties LLC c/o M. Allen Hatfield	No brokers reported.
1000 Kristen Court	70,988	\$4,614,220	Vadnais Heights	JB Land LLC c/o Pinnacle Wall Systems	Brandon Hager and Jack Mulcahy FGT @ Associates LLP	Andrew Chirhart and Steve Chirhart of TaTonka Real Estate Advisors represented the buyer; Matt Oelschlager, John Ryden and Mike Bowen of CBRE represented the seller.
Shaw Distribution Center 1090 Gemini Rd	48,176	\$3,525,000	Eagan	Becken Family Properties LLC c/o Cemstone	James Campbell Co LLC	Jon Rausch of Cushman & Wakefield represented the buyer; Jason Meyer and Brent Masica of Cushman & Wakefield represented the seller.
21470 Grenada Ave	48,775	\$3,237,000	Lakeville	Mayflower Lakeville East Properties LLC c/o Mayflower Properties	Charal Properties 9 LLC	Matt Ditzler of Engel & Volkers represented the seller.
860 Vandalia St	92,487	\$3,195,000	Saint Paul	Jobs Foundation c/o Tech Dump	New Bremen Investments Inc c/o Crown Equipment	Kate Gillette and Mark Evenson of Avison Young represented the buyer; Brian Doyle, Eric Batiza and Sam Svendahl of Colliers International represented the seller.
7301 32nd Ave N	54,000	\$3,150,000	Crystal	Crystal Industrial Property LLC c/o Dave Conyrea and Jake Walesch	STRO Properties LLC c/o Process Displays	Rob Brass of Colliers International represented the seller.
1239 Willow Lake Blvd	92,460	\$3,000,000	Vadnais Heights	Lunski VH Holdings I LLC c/o Dean Lunski	Evoqua Water Technologies LLC	Jay Chmielecki, Dan Friedner and Pat Cullen of Newmark Knight Frank represented the buyer; Mike Brass of Colliers International represented the seller.
Wooddale Business Center I & II 1860 Wooddale Dr 1890 Wooddale Dr	49,154	\$2,925,000	Woodbury	2075 Ford Parkway LLC and WWRE LLC c/o Robert Lunieski	Wooddale B LLC c/o JBL Companies	Royce Durhman of KW Commercial represented the buyer; William Traiser of William Traiser Commercial represented the seller.
Fritz Building 1912 Hastings Ave	90,741	\$2,614,000	Newport	1912 Hastings LLC c/o Dart Advantage Warehousing	Fritz/Hastings Properties LLC	Steve Lysen, Bryan Van Hoof and Jeff Przytarski of CBRE represented the buyer; Tony DeDotto of Cushman & Wakefield represented the seller.
11545 12th Ave S	40,492	\$2,507,652	Burnsville	Broadstone MS Minnesota LLC c/o Broadstone Real Estate	MS Holdings LLC Multi-Source Manufacturing & MS Holdings	No brokers reported.
Boone Avenue Business Center 4921-4929 Boone Ave N	43,015	\$2,300,000	New Hope	Simmons Properties LLC c/o Steven Simmons	Finke Development and Investment Group LLLP c/o Finke Associates	Tony Weinstine of Mohr Partners represented the buyer; Todd McGinley of Catalyst represented the seller.
7500 Commerce Ln NE	46,000	\$2,294,579	Fridley	Broadstone MS Minnesota LLC c/o Broadstone Real Estate	MS Holdings LLC Multi-Source Manufacturing & MS Holdings	No brokers reported.
330 Cleveland St S	47,000	\$2,102,500	Cambridge	US Water Services Inc	SAB Properties LLC	No brokers reported.
5305 Pioneer Creek Dr	31,944	\$1,713,000	Maple Plain	Maple Plain Holdings LLC	Store Cliff LLC	No brokers involved.
Acorn Business Center 7002-7016 N 6th St	27,360	\$1,650,000	Oakdale	VCI-Acorn LLC	Acorn Property Management LLC	Brian Doyle and Eric Batiza of Colliers International represented the seller.
Hwy 55 Commerce Center 610-620 Hamel Rd	52,469	\$1,620,000	Medina	620 Hamel Road LLC	Newwesco LLC	Andrew Odney of Colliers International represented the seller.
2327 Wycliff St	277,377	\$1,500,000	Saint Paul	PAK Investment Holdings Inc. c/o Rich Pakonen	2327 Wycliff Street LLC c/o Orton Development Inc	No brokers reported.
1521-1525 94th Ln NE	16,788	\$1,400,000	Blaine	Pecos Jane LLC	Turnkey Business Solutions Inc	Mike Sowers of Commercial Investors Group represented the buyer; Alan Hamel of Hamel Development represented the seller.
3001 4th St SE	23,138	\$1,250,000	Minneapolis	Prospect Park LP	Aeon Prospect Park LLC	No brokers reported.
Nesbitt Distribution Center 6100 110th St W	44,977	\$1,220,500	Bloomington	Willow Properties #14 LLC	TCG Nesbitt Holdings LLC	Eric Rossbach of Colliers International represented the buyer and seller.
6748 W Broadway	25,010	\$1,190,000	Brooklyn Park	Restimulative Ventures LLC	Parker-Paige LLC	Connor Ott of JLL represented the buyer; Brad Bohlman of Colliers International represented the seller.
7075 Amundson Ave	17,580	\$1,030,000	Edina	East Edina Housing Foundation	GAZ Zahhos LLC	Charlie Merwin of Cushman & Wakefield represented the seller.

INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
9001 Wyoming Ave N	382,635	New	Brooklyn Park	Amazon	Brooklyn Park Paper LLC	Tony DeDotto and Jon Rausch of Cushman & Wakefield represented the tenant; Noam Newman and Mark Sims of Cushman & Wakefield represented the landlord.
Lafayette Park Distribution Center 355 E 8th St	166,000	New	Saint Paul	Murphy Warehouse	Meritex Enterprises Inc	David Stokes, Chris Weirens and Cameron Cropsy of Cushman & Wakefield represented the landlord.
France Avenue Business Park I 4837 Azelia Ave N	116,000	New	Brooklyn Center	JSI Logistics	MSP Industrial Portfolio Own LLC	Jim DePietro and Rick Graf of CBRE represented the tenant; Jason Simek and Peter Mork of Colliers International represented the landlord.
Rogers Distribution Center 13098 George Weber Dr	85,925	New	Rogers	TriMark Hockenbergs	Liberty Property Trust	Brent Masica and Jason Meyer of Cushman & Wakefield represented the tenant; Matt Oelschlager and John Ryden of CBRE and Adam Bray of Liberty Property Trust represented the landlord.
Eagle Creek Commerce Center W 8401 Eagle Creek Pkwy	80,724	New	Savage	Hydra Flex	I&G Direct Real Estate 33C LP	Ted Carlson of Carlson Commercial represented the tenant; Jeff Przytarski and Bryan Van Hoof of CBRE represented the landlord.
Northland Interstate Bus Ctr VI 9200 N 75th Ave	60,000	New	Brooklyn Park	Napco	Scannell Properties 321 LLC	Noam Newman and Mark Sims of Cushman & Wakefield represented the tenant and landlord.
7920-8030 Century Blvd	51,182	Renewal	Chanhassen	DRIASI	Century 2000 Partners LLP	Joe Smith and Peter Kordonowy of Summerhill Commercial represented the landlord.
The Aldrin Bldg 985 Aldrin Dr	46,984	New	Eagan	IAS Logistics DFW c/o Pinnacle Logistics	Meritex Eagan LLC	Tony DeDotto of Cushman & Wakefield represented the tenant; Phil Simonet and John Young of Paramount represented the landlord.
St Paul Industrial Properties #32 500-520 W County Rd D	45,805	New	New Brighton	Wayfair	St Paul Fire and Marine Ins Co	Alex Baron, John Thompson and Nate Erickson of Transwestern represented the tenant; Alex Baron of Transwestern represented the landlord.
Maple Grove Distribution Center 8555 Revere Ln	45,502	Sublease	Maple Grove	Rypen	Palco Sports Marketing	John Lorence of CBRE represented the tenant; Andrew Odney and Steve Nilsson of Colliers International represented the sublessor.
35/13 Distribution Center 12450 Oliver Ave S	42,320	New	Burnsville	IPC Eagle	35/13 Phase II LLC	Phil Simonet of Paramount represented the tenant; Kris Smeltzer, Jason Meyer and Tom Sullivan of Cushman & Wakefield represented the landlord.
6035-6037 Baker Rd	42,000	New	Minnetonka	Applied Products	Baker Executive Offices LLC	Brian Netz of Newmark Knight Frank represented the landlord.
Mid City Distribution Center 1301 Industrial Blvd NE	40,000	Sublease	Minneapolis	Midwest Hardwood LLC	S3PL	Micheal Koehler of TaTonka represented the tenant; Nick Carmichael of Capital Commercial Partners represented the landlord.
Walnut Distribution Center 2550 Walnut St	40,000	New	Roseville	Pentair Flow Technologies	614 Company	Robyn Zellmer of Colliers International represented the tenant; John Ryden, Matt Oelschlager and Mike Bowen of CBRE represented the landlord.
Rice Creek Business Center 1 5910 Rice Creek Pkwy	38,961	New	Shoreview	Aspect Automation	WPT Rice Creek LP	Todd Hanson of Cushman & Wakefield represented the tenant; Jay Chmieleski, Dan Friedner and Patrick Cullen of Newmark Knight Frank represented the landlord.
New Hope Distribution Center 5147-5175 Winnetka Ave	32,600	Renewal	New Hope	Berkshire Transportation	ICON IPC Property Owner Pool	Brent Masica and Jon Yanta of Cushman & Wakefield represented the landlord.
I-94 Distribution Center 22000 Industrial Blvd	31,662	Renewal	Rogers	E&O Tool and Plastics	OP3 Rogers LLC	Nate Erickson and Alex Baron of Transwestern represented the landlord.
First Park Southwest 5775 E 12th Ave	29,031	Renewal	Shakopee	My Pillow	First Industrial Realty Trust Inc	Brian Netz of Newmark Knight Frank represented the tenant.
Eagandale Warehouse 2955 Lone Oak Cir	25,648	New	Eagan	Catallia	Eagandale Partnership	Connor Nichols of Carlson Commercial represented the tenant; Mike Honsa and Frank Richie of Transwestern represented the landlord.
2300-2310 Kennedy St NE	24,240	Sublease	Minneapolis	Fang Consulting	Sojos	Gary Lally of Hoyt Properties represented the tenant; Chas Simcox of Avison Young represented the sublessor.

Mounds View Business Park Bldg J 2240 Woodale Dr	23,286	New	Mounds View	InnerActive Playground	Indcor Properties	Tom DeSautel of CBRE represented the tenant; John Ryden, Matt Oelschlager and Mike Bowen of CBRE represented the landlord.
Washington Square 7550-7586 Washington Ave	22,991	New	Eden Prairie	Cox Corporation	Capital Partners	Jason Simek and Peter Mork of Colliers International represented the landlord.
I-94 Distribution Center 22000 Industrial Blvd	21,858	Expansion	Rogers	Team Industries	OP3 Rogers LLC	Nate Erickson and Alex Baron of Transwestern represented the landlord.
MSP Midway Industrial Park #10 429 Prior Ave N	21,185	Expansion	Saint Paul	Cottage Acquisition LLC	CH Midway LLC	Brian Doyle, Eric Batiza and Sam Svendahl of Colliers International represented the landlord.

NOTABLE **RETAIL SALES** TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
8390 Highway 10 NW	26,060	\$5,000,000	Ramsey	CAR LAZ MN AN LLC c/o Capital Automotive	Sanco Properties	No brokers reported.
10100 City Walk Dr	8,400	\$3,243,000	Woodbury	2075 Ford Parkway LLC and WWRE LLC c/o Robert Lunieski	Cole MT Woodbury MN LLC c/o Cole Capital Advisors Inc	No brokers reported.
Creekside Plaza 4600 85th Ave N	29,159	\$2,925,000	Brooklyn Park	Creekside Plaza LLC c/o Emile Nguimfack	Creekside Realty Associates LLC c/o Wellington Management	No brokers reported.
5431 Lyndale Ave S	19,204	\$2,800,000	Minneapolis	CUE Properties LLC	Cossette Management Company LLC	No brokers reported.
1675 Robert St S	27,044	\$2,575,000	West Saint Paul	PF Baseline Fitness LLC c/o Planet Fitness	Riley Family Investment LLLP	No brokers involved.
Thriftway Building 5717 West Broadway	31,113	\$2,395,000	Crystal	Amerco Real Estate Company	Drew Kabanuk	No brokers reported.
Klein Bank 15751 87th St NE	4,865	\$2,318,000	Otsego	Wings Financial Credit Union	Klein Bank	No brokers reported.
Market House Collaborative	25,000	\$1,820,000	Saint Paul	Rafik Moore, Marshall Nguyen, Raim Abdurakhimov and Daniel Kurkowski	Kris Maritz	Rafik Moore of Caspian represented the buyer; Andrea Christenson of Cushman & Wakefield represented the seller.

NOTABLE RETAIL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
The Dayton's Project 700 Nicollet Mall	40,000	New	Minneapolis	The Dayton's Project Food Hall	The 601 Companies	Jeffrey Herman of Jeffrey Herman Commercial represented the tenant; Tricia Pitchford and Jesseka Doherty of Mid-America represented the landlord.
Country Village Shopping Center 11301-11400 Hwy 7	18,563	New	Minnetonka	Planet Fitness	Country VLC Shopping Ctr LLC	Johnny Reimann and Stefanie Meyer of Mid-America represented the tenant; Kim Meyer of Cushman & Wakefield represented the landlord.
Grove Plaza Shopping Center 7210 SE Point Douglas Rd	18,008	New	Cottage Grove	Planet Fitness	EBL-S	Ted Gonsior of Colliers International represented the tenant; Deb Carlson of Cushman & Wakefield represented the landlord.
CityPlace 375 Radio Dr	14,000	New	Woodbury	Barnes & Noble	Elion	David Metrick of Envision Realty Advisors represented the tenant; Tom Palmquist and Chris Simmons of Colliers International represented the landlord.
RSM Plaza 801 Nicollet Mall	11,180	New	Minneapolis	801 Chophouse	Golub Real Estate	Roger Lenehan of Cambridge represented the tenant; Kristine Schisel and Tony Strauss of Colliers International represented the landlord.
Apple Valley Square 15125 Cedar Ave	8,500	New	Apple Valley	Five Below	CAR Apple Valley Square LLC	Tom Palmquist of Colliers International represented the landlord.
Village of Blaine 4255-4549 NE Pheasant Ridge Dr	8,478	New	Blaine	Bonfire	MEPT Blaine LLC	No brokers involved.
Apple Valley Square 15125 Cedar Ave	7,400	New	Apple Valley	Salons by JC	CAR Apple Valley Square LLC	Tom Palmquist of Colliers International represented the landlord.
4864 Central Ave NE	6,300	New	Hilltop	Moler Barber School	Wells Fargo Bank National	Ron Touchette of Rock Solid represented the tenant and landlord.
Northridge Center 26233 E 2nd St	6,000	New	Zimmerman	Royal Performance Company	TNW LLC	Gary Germundsen of Colliers International represented the tenant; Ted Gonsior and Lauren Kessler of Colliers International represented the landlord.
Mozaic East 1330 Lagoon Ave	5,760	New	Minneapolis	Alchemy365	Mozaic Commercial LLC	Jackie Knight of The Ackerberg Group represented the landlord.
Birch Lake Square Shopping Center 1338-1350 E Hwy 96	5,267	New	White Bear Lake	Goodyear	Birch Lake Square LP	Brent Jacobson and Ben Krsnak of Hempel represented the landlord.
South Tamarack Shopping Center 8150 Collier Way	5,200	New	Woodbury	X-Golf	Imetro Property Minneapolis	Mark Young of Crossroads Properties represented the tenant; Jeff Horstmann of Horstmann Enterprises represented the landlord.
Birch Lake Square Shopping Center 1338-1350 E Hwy 96	5,168	New	White Bear Lake	Carbone's Pizzeria	Birch Lake Square LP	Brent Jacobson and Ben Krsnak of Hempel represented the landlord.
Woodbury Lakes F 9040 Hudson Rd	5,145	New	Woodbury	Woodhouse Day Spa	Ramco-Gershenson Properties LP	Sara Martin of Colliers International represented the tenant; Anna Blake, Kristine Schisel and Molly Townsend of Colliers International represented the landlord.
5540 Brooklyn Blvd	5,030	New	Brooklyn Center	Lee Carlson Center	Bremer Bank National Assoc	Zac Hoang of Bloom Commercial represented the tenant; Wayne Kuykendall of Frauenshuh represented the landlord.
Roseville Shoppes 1909-1913 Hwy 36	5,000	New	Roseville	The Reserve	Roseville Retail Shoppes LLC	Laura Castagna and Jack Trautz of Mid-America represented the landlord.
Village Square Shopping Center 7817-7839 Portland Ave S	4,978	New	Bloomington	El Guanaco Bakery and Café	VSA LLC	Lisa Diehl of Diehl and Partners represented the landlord.
Bloomington Shoppes 8501-8599 Lyndale Ave S	4,833	New	Bloomington	The Mary Katherine School	Bloomington Shoppes Developers	Erin Larson of Schafer Richardson represented the tenant; Jack Trautz of Mid-America represented the landlord.
Oxboro Plaza 9701-9749 S Lyndale Ave	4,830	New	Bloomington	Totally Tan	Oxboro Bloomington Retail Ctr LLC	Sara Martin of Colliers International represented the tenant; Anna Blake and Brad Kaplan of Colliers International represented the landlord.
Woodbury Lakes C 9000-9020 Hudson Rd	4,500	New	Woodbury	Our Shop Bridal	Ramco-Gershenson Properties LP	Deb Heichel of Edina Realty represented the tenant; Anna Blake, Kristine Schisel and Molly Townsend of Colliers International represented the landlord.

Valley West Shopping Center 10520-10608 S France Ave	4,434	New	Bloomington	Bouncing Ton	Osborne Properties	Dan Mossey of Kraus Anderson represented the tenant and landlord.
Colonial Square 1125-1151 Wayzata Blvd	4,215	New	Wayzata	McGuffin Toys	FW MN-Colonial Square LLC	Lauren Kessler of Colliers International represented the landlord.
7601 NE Highway 65	3,346	New	Fridley	Sultan Realestate LLC	Nearco IV LLC	Ahmed Al-Beheary of Apha Realty represented the tenant; Jerad Ducklow of Integrity Based Realty represented the landlord.
Woodbury Business Plaza 7730 Hudson Rd	3,334	New	Woodbury	United Noodles	Woodbury Business Plaza LLC	Joe McKasy of Joe McKasy Commercial Real Estate represented the landlord.
Lexington Plaza 1085 Dionne St	3,278	New	Roseville	Grace Massage Therapy	Lexington Plaza LLC	Jennifer Pelant of Colliers International represented the landlord.

GREATER MN NOTABLE SALES TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
15620 Acorn Trl	Industrial	295,560	\$9,400,000	Faribault	Daikin Applied Americas	MDC Development IV LLC	Gerald Norton of The Brookshire Company represented the buyer. John Jasinski, Jesse Akeman and Matt Steeves of MDC Real Estate and Jeff LaFavre of IAC Commercial represented the seller.
The Sienna Square Office Building 2765 Commerce Dr NW	Office	27,182	\$4,150,000	Rochester	Crystal Industrial Property LLC	STRO Properties LLC	No brokers reported.
400 2nd St S	Retail	25,029	\$2,947,951	Waite Park	The Jack L Dockendorf and The Marcella Dockendorf Revocable Trusts	KTJ321 LLC	No brokers reported.
315 1st Ave NW	Retail	7,513	\$2,850,000	Rochester	Civic Center Hotel JV LLC c/o PEG Development	William T McCoy Post #92 of the American Legion	No brokers reported.
221 28th St SE	Retail	10,567	\$2,678,000	Rochester	C & R Elton Hills LLC	BER Properties LLC	No brokers reported.
5979 Bandel Rd NW	Retail	17,583	\$2,050,000	Rochester	Apollo Investments LLC c/o Richard Forstner	LNI Bandel Hills LLC c/o Kent Hall	No brokers reported.
123 3rd St S	Industrial	62,500	\$1,895,000	Dassel	Spectralytics Inc	FocalPoint Marketing Group Inc	Wayne Elam of Commercial Realty Solutions represented the seller.

GREATER MN NOTABLE LEASE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
2307 W Superior St	Office	7,500	New	Duluth	Duluth Seaway Port Authority	JAK III	Greg Follmer and Trevor Samsa of Greg Follmer Commercial Real Estate represented the landlord.
Northridge Center 26233 E 2nd St	Retail	6,000	New	Zimmerman	Royal Performance Company	TNW LLC	Ted Gonsior and Lauren Kessler of Colliers International represented the landlord.
Miller Hill Crossroads I Miller Trunk Highway	Retail	3,500	New	Duluth	Aspen Dental	Launch Properties	Michael Lund and Mike Sims of Mid-America represented the tenant and landlord.
3535 W Division St	Retail	3,000	New	Saint Cloud	ATT	Welcome Home Properties of MN LLC	Eric Shaeffer of CBRE represented the tenant; Bill Molitor of Re/Max Results Commercial represented the landlord.
2307 W Superior St	Office	2,307	New	Duluth	Duluth Cider LLC	JAK III	Greg Follmer and Trevor Samsa of Greg Follmer Commercial Real Estate represented the landlord.
Miller Hill Crossroads I Miller Trunk Highway	Retail	2,100	New	Duluth	Starbucks	Launch Properties	Stefanie Meyer of Mid-America represented the tenant; Michael Lund and Mike Sims of Mid-America represented the landlord.

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

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Prime Therapeutics Boulder Lakes	Office	409,000	\$98,500,000	Eagan	United Properties	Artis	Tom Holtz, Judd Welliver, Rayn Watts and Sonja Dusil of CBRE represented the seller.
West Creek Corporate Center 1706 Creek Ln W	Office	51,187	\$77,500,000	Chaska	MINDCI Investments LLC c/o Next Tier HD	IP Stream Minneapolis II LLC c/o Stream Data Centers	No brokers reported.
505 Waterford Park 505 N Highway 169	Office	271,864	\$36,100,000	Plymouth	G&I VIII 605 Waterford LLC c/o DRA Advisors LLC	505 Waterford LLC c/o CA Ventures	No brokers involved.
Crystal Center 99-355 Willow Bend Rd	Retail	211,029	\$27,000,000	Crystal	Rivercrest Realty Investors	Paster Properties	Jim Leary and Christian Williams of CBRE represented the seller.
Village Ten Shopping Center 2022-2170 Northland Blvd	Retail	225,269	\$21,223,000	Coon Rapids	Sterling Organization	IRC Retail Centers	Robert Mahoney, George Good and Peter Dugan of CBRE represented the seller.
Shannon Square Shoppes 3673-3717 Lexington Ave N	Retail	99,432	\$19,394,217	Arden Hills	Sterling Organization	IRC Retail Centers	Robert Mahoney, George Good and Peter Dugan of CBRE represented the seller.
Penn & American 8060 Newton Ave S	Retail	58,531	\$19,000,000	Bloomington	Penn American Property Group LLC c/o SARA Investment Real Estate	P&A Retail Investment LLC c/o United Properties	No brokers reported.
Plymouth Station Shopping Center 16605-16705 County Rd 24	Retail	111,228	\$18,100,000	Plymouth	SUSO 4 Plymouth LP c/o Slate Retail REIT	Plymouth Station LLC c/o Hans Hagen Homes	Tom Palmquist of Colliers International represented the seller.
Vicksburg Business Center 2800-2892 Vicksburg Ln N	Industrial	152,995	\$17,700,000	Plymouth	Capital Partners	Eagle Ridge Partners	Avery Ticer, Terry Kingston, Tom O'Brien and Scott Pollock of Cushman & Wakefield represented the seller.
Wells Fargo Center 21 1st St SW	Office	107,124	\$14,925,000	Rochester	Rochester Property Owner LLC c/o Ryan Companies	Wells Fargo Bank	Craig Kirkpatrick, Leif Aronsen and Corey Whitbeck of TaTonka represented the seller.
230-400 2nd St S	Retail	113,792	\$13,978,277	Saint Cloud	Oppidan Investment Company	Poinsett Real Estate Investment Management LLC	Kevin Brink of INH Commercial represented the seller.
7225 Bush Lake Rd	Industrial	81,158	\$13,660,000	Edina	PS Midwest One LLC	PG Cactus Minneapolis 1 LLC c/o Pegasus Group	No brokers involved.
150 W 81st St	Industrial	71,647	\$12,460,000	Bloomington	PS Midwest One LLC	PG Cactus Minneapolis 1 LLC c/o Pegasus Group	No brokers involved.
6150 Baker Rd	Industrial	89,010	\$12,025,000	Minnnetonka	Extra Space of Minnnetonka LLC c/o Extra Space Storage	Buhl Investors Mtkk SS LLC c/o Peter Deanovic	No brokers involved.
35/13 Distribution Center 12450 Oliver St S	Industrial	118,700	\$10,100,000	Burnsville	JCC 12450 Oliver Avenue LLC c/o James Campbell Co	35/13 Phase II LLC c/o United Properties	Kris Smeltzer and Jason Meyer of Cushman & Wakefield represented the buyer and seller.
Tritech Center 331 2nd Ave S	Office	122,842	\$8,600,000	Minneapolis	Novel Coworking	DCI Minneapolis Venture	No brokers involved.

West Bloomington Business Center 6300 W Old Shakopee Rd	Industrial	81,649	\$8,500,000	Bloomington	MSP Real Estate Inc, Marshall Family Apartments LP and Mounds View Family Housing LP	West Bloomington Business Center LLC	Fred Hedberg of Paramount represented the seller.
Ridge Point Medical Office 14050 Nicollet Ave S	Office	38,199	\$8,150,000	Burnsville	Rivoli Properties Inc	Ridge Point AWG LLC c/o Atwater Group	Skip Melin of Cushman & Wakefield represented the buyer; Aaron Barnard of Cushman & Wakefield represented the seller.
All Temp Distribution Center 5101 NE Industrial Blvd	Industrial	177,264	\$6,875,000	Fridley	Hyde Development	Alltemp Distribution Center	Eric Batiza of Colliers International represented the buyer; David Stokes and Chris Weirens of Cushman & Wakefield represented the seller.
21002 Heron Way	Industrial	61,033	\$6,760,000	Lakeville	PS Midwest One LLC	PG Cactus Minneapolis 1 LLC c/o Pegasus Group	No brokers involved.
5040 Winnetka Ave N	Industrial	40,889	\$6,500,000	New Hope	PS Midwest One LLC	PG Cactus Minneapolis 1 LLC c/o Pegasus Group	No brokers involved.
425 Washington Ave N	Industrial	53,162	\$5,770,000	Minneapolis	PS Midwest One LLC	PG Cactus Minneapolis 1 LLC c/o Pegasus Group	No brokers involved.
407 School Rd NW	Industrial	37,368	\$5,250,000	Hutchinson	PS Midwest One LLC	PG Cactus Minneapolis 1 LLC c/o Pegasus Group	No brokers reported.
Sentinel Building 5151 Edina Industrial Blvd	Office	70,584	\$5,090,000	Edina	5151 Investors LLC c/o Calhoun Commercial	1501 Partnership c/o James Rankin	Patrick Schneider, David Wiegatz and Kevin Simons of Calhoun Commercial represented the buyer; Eric Rapp and Nathan Karrick of Colliers International represented the seller.
Golf Galaxy 2436-2440 Cleveland Ave N	Retail	30,000	\$4,606,838	Roseville	2440 Cleveland MKT LLC	Sidal Realty Co LLLP	Jill Rasmussen of Davis Real Estate Services represented the buyer; Tim Prinsen and Michael Gelfman of Colliers International represented the seller.
7525 147th St W	Retail	5,551	\$4,605,000	Apple Valley	7525 Apple Valley LLC c/o Sentinel Management Co	7525 Cedar LLC c/o OneCorp Inc	No brokers reported.
Northdale Plaza 13980, 14000 & 14040 Northdale Blvd	Office	34,534	\$4,305,000	Rogers	George Eyde Family LLC	DMARC 2007-CD5 Northdale Complex LLC c/o LNR Partners	Jim Leary, James Polk and Jake Costello of CBRE represented the seller.
Jacobson Building 606 Washington Ave N	Office	29,870	\$4,300,000	Minneapolis	606 North Loop LLC c/o Paster Properties	Avery LLC c/o First & First LLC	Brent Robertson and Steven Buss of JLL represented the seller.
Burnsville Heights Business Center 11975 S Portland Ave	Industrial	63,863	\$4,049,950	Burnsville	Twin Cities Self Storage Chaska LLC	Portland Avenue LLC, Michael & Cheryl Valentine and Shaw Family LP No 1	Tim Flannigan of KW Commercial Midwest represented the buyer; Matthew Klein and Andy Manthei of KW Commercial Midwest represented the seller.
Snelling Office Center 2780 Snelling Ave N	Office	31,412	\$4,000,000	Roseville	ROC Ridge LLC c/o Wheelhouse Capital	SH Roseville LLC c/o Upper Midwest Management	No brokers reported.
5505 W 123rd St	Industrial	322,097	\$3,400,000	Savage	Ugorets Properties LLC	Continental Machines Inc	Nick Leviton of Colliers International represented the buyer; Chris Hickok and Dan Larew of JLL represented the seller.
Hanson Commons I & II 1573 & 1574 154th Ave NW	Retail	38,930	\$3,375,000	Andover	Hanson Commons LLC c/o Woodside Capital Partners	1573-1574 154th Avenue Northwest Holdings LLC c/o US Bank	Bob Pounds, Tim Prinsen and Amy Senn of Colliers International represented the seller.
Roseland Center 10904 NE Baltimore St	Retail	16,019	\$3,200,000	Blaine	EAA Roseland LLC c/o EAA Properties	Big River Roseland LLC c/o Big River Real Estate	Bob Pounds, Tim Prinsen and Amy Senn of Colliers International represented the seller.

Portfolio							
Circle K 3864 Hopkins Crossroad	Retail	5,461	\$4,894,000	Minnetonka	Northern Tier Retail LLC	Croix Oil Company c/o Mark Ogren	No brokers reported.
11044 61st St NE	Retail	5,103	\$3,446,000	Albertville	Northern Tier Retail LLC	Croix Oil Company c/o Mark Ogren	No brokers reported.
Circle K 5401 France Ave S	Retail	3,891	\$3,219,000	Edina	Northern Tier Retail LLC	Croix Oil Company c/o Mark Ogren	No brokers reported.
Circle K 2151 Dale St N	Retail	3,248	\$2,248,000	Roseville	Northern Tier Retail LLC	Croix Oil Company c/o Mark Ogren	No brokers reported.
2310 Cloud Dr NE	Retail	3,556	\$1,808,000	Blaine	Northern Tier Retail LLC	Croix Oil Company c/o Mark Ogren	No brokers reported.
Circle K 3122 Century Ave	Retail	3,046	\$1,300,000	Mahtomedi	Northern Tier Retail LLC	Croix Oil Company c/o Mark Ogren	No brokers reported.
Circle K 13101 Main St	Retail	2,745	\$1,095,000	Rogers	Northern Tier Retail LLC	Croix Oil Company c/o Mark Ogren	No brokers reported.
Circle K 5979 Rice Creek Pkwy	Retail	6,909	\$869,000	Shoreview	Northern Tier Retail LLC	Croix Oil Company c/o Mark Ogren	No brokers reported.
14493 60th St N	Retail	3,456	\$604,000	Oak Park Heights	Northern Tier Retail LLC	Croix Oil Company c/o Mark Ogren	No brokers reported.
14525 Excelsior Blvd	Retail	1,992	\$553,000	Minnetonka	Northern Tier Retail LLC	Croix Oil Company c/o Mark Ogren	No brokers reported.
11 Silver Lake Rd SW	Retail	1,861	\$474,000	New Brighton	Northern Tier Retail LLC	Croix Oil Company c/o Mark Ogren	No brokers reported.
201 Webster Ave	Retail	3,124	\$434,000	North Mankato	Northern Tier Retail LLC	Croix Oil Company c/o Mark Ogren	No brokers reported.
729 N Riverfront Dr	Retail	2,468	\$56,000	Mankato	Northern Tier Retail LLC	Croix Oil Company c/o Mark Ogren	No brokers reported.