



MNCAR

MINNESOTA COMMERCIAL
ASSOCIATION OF
REAL ESTATE/REALTORS®

NOTABLE TRANSACTIONS

Q3 2020

Data Provided by REDICOMPS





We're proud to present our Notable Transactions report for the third 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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Caspian Realty

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Jack Tornquist

Colliers International

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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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David Daly

Christianson & Company

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Colliers International

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Jeremy Grittner

Diehl & Partners

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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
Crosstown Woods 10125 Crosstown Cir	48,803	\$3,175,000	\$65	Eden Prairie	Pinnacle Crosstown Woods, LLC	Crosstown Woods, LLC	Steve Shepherd of Newmark represented the seller.
3000 & 3018 Nicollet Ave	24,361	\$2,835,000	\$116	Minneapolis	NWD, LLC	Ted Glasrud Associates MN, LLC c/o Theodore G Glasrud	Paul Buchmayer of Ted Glasrud and Associates represented the seller.
DaVita Wyoming Dialysis 5657 257th St	5,500	\$2,490,000	\$453	Wyoming	Manwerk Corp c/o Anwer Kalim	DV Wyoming, LLC	No brokers reported.
5516 Lyndale Ave S	11,722	\$2,136,625	\$182	Minneapolis	Dan Campo Properties, LLC c/o Daniel Campo	Kjell Bergh, Trustee of the Kjell Bergh Revocable Trust	No brokers reported.
2500 Minnehaha Ave	21,272	\$2,060,000	\$97	Minneapolis	Makhir Properties, LLC	Kraus-Anderson, Inc	Mohamed Abdulle of NorthStar Real Estate Associates represented the buyer; Dave Stalsberg of Kraus Anderson represented the seller.
Office Ridge Center 7500 Office Ridge Cir	46,251	\$2,009,000	\$43	Eden Prairie	Miske Properties, LLC c/o Ryan Miske	Kraus-Anderson, Inc	Nick Leviton of Colliers International represented the buyer; David Stalsberg of Kraus-Anderson Realty represented the seller.
1340 Corporate Center Dr	43,682	\$2,000,000	\$46	Eagan	Apex Eagan LLC; Shree Eagan LLC; NAS Eagan LLC; S&V Ventures Eagan LLC	Electronics for Imaging, Inc	Nick Leviton and Claire Roberts of Colliers International represented the buyer; Tony Weinstine of Mohr Partners represented the seller.
9950 Valley Creek Rd	9,000	\$2,000,000	\$222	Woodbury	Spiral Boulevard Holdings, LLC c/o Christopher T. Dahl, Sr	Drederick Tatum Group, LLC c/o Justin Bonestroo	No brokers reported.

NOTABLE OFFICE LEASE TRANSACTIONS

Data Provided by REDiComps

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
801 S Marquette Ave and 121 S 8th St	94,000	New	Minneapolis	Deluxe Corporation	FSP 121 South Eighth St, LLC	Jim Damiani and Ryan Bohrer of Newmark represented the tenant; Ann Rinde, Joe Conzemius, Mark McCary, and Larissa Bodine of CBRE represented the landlord.
Wells Fargo Plaza 7900 Xerxes Ave	80,000	Renewal	Bloomington	Wells Fargo	DRA Advisors	Brian Wasserman and Joe Conzemius of CBRE represented the landlord.
First National Bank Bldg 332 Minnesota St	80,000	New	Saint Paul	US Army Corps	First Bank Building, LLC	Josh Johnson of CBRE represented the tenant; Bryan Larson of Madison Equities represented the landlord.
Two22 222 S 9th St	45,480	New	Minneapolis	Principal	LCP Minneapolis, LLC	Kevin Salmen and Brian Ginkel of JLL represented the tenant; Katie Tufford and Thomas Tracy represented the landlord.
10 West End	43,532	New	Saint Louis Park	HDR	10 West End, LLC	Brian Ginkel, Fiona Forkner and Kelley Kackley of JLL represented the tenant; Michael Salmen, Michael Honsa, and Teresa Borgen of Transwestern represented the landlord.
7693-7699 Anagram Dr	39,390	New	Eden Prairie	Activision	WPT Land 2, LP	Jessica Mogilka of JLL represented the tenant; Brad Butler of Workspace Property Trust represented the landlord.
infor COMMONS 380 St. Peter St	34,129	Sublease	Saint Paul	Kindeva Drug	Infor	Jessica Maidl and Andrea Leon of JLL represented the sublessor.
Normandale Lake Office Park 5600 83rd St W	27,447	Renewal	Bloomington	Edmentum	ML-AI Normandale, LLC	Dan Nechanicky and Dan Gleason of Cushman & Wakefield represented the landlord.
Normandale Lake Office Park 5600 83rd St W	27,447	New	Bloomington	Site Improve	ML-AI Normandale, LLC	Dan Nechanicky and Dan Gleason of Cushman & Wakefield represented the landlord.
Xchange 6099 Wayzata Blvd	26,500	New	Saint Louis Park	Surgical Care Affiliates	SLP Investment Partners, LLC	Jill Rasmussen and Anne Madyun represented the landlord.
1783 Woodlane Dr	25,000	New	Woodbury	First Generation	Linn Investment Properties, LLC	Mark Young and Zac Houle of Crossroads Properties represented the landlord.
Xchange 6099 Wayzata Blvd	19,000	New	Saint Louis Park	Ear, Nose & Throat Specialty	SLP Investment Partners, LLC	Jill Rasmussen and Anne Madyun represented the landlord.
Boulder Lakes III 3000 Ames Crossing Rd	18,016	New	Eagan	People Incorporated	Boulder Lakes III, LLC	Ryan Krzmarzick and Sam Manke of Colliers International represented the landlord.
Centennial Lakes Office Park 7650 Edinborough Way	14,632	Sublease	Edina	SportsDigita	Geronimo Energy	Joe Conzemius of CBRE represented the sublessor.
New Brighton Office Center 119 14th St NW	14,022	Expansion	New Brighton	Ivanti	Artis Real Estate Investment Trust	Tyler Kollodge of CBRE represented the tenant; Jerry Driessen and John Ryden of CBRE represented the landlord.
Normandale Lake Office Park 5800 84th St W	12,058	New	Bloomington	CNA	ML-AI Normandale, LLC	Dan Nechanicky and Dan Gleason of Cushman & Wakefield represented the landlord.
Northpark Corporate Center 8 Pine Tree Dr	11,768	New	Arden Hills	Pitzl Financial	LSREF4 Bison, LLC	Matt Angelson of Avison Young represented the tenant; Frank Richie, Michael Honsa, and Eric Rapp of Transwestern represented the landlord.
New Brighton Office Center 119 14th St NW	10,899	New	New Brighton	Home Service Insurance	Artis Real Estate Investment Trust	Ben Jensen of Cushman & Wakefield represented the tenant; Jerry Driessen and John Ryden of CBRE represented the landlord.
Spruce Tree Centre 1600 W University Ave	10,827	Expansion	Saint Paul	Wayside Recovery	Spruce Tree Centre, LLP	Norma Jaeger of Transwestern represented the landlord.
Normandale Lake Office Park 8331 Norman Center Dr	10,530	Sublease and Expansion	Bloomington	USI	Emerson Process Management	Joe Conzemius, Ann Rinde, and Larissa Bodine of CBRE represented the sublessor.

NOTABLE INDUSTRIAL SALES TRANSACTIONS

Data Provided by REDiComps

PROPERTY	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
Mid-City Logistics Hub 2600-2800 Winter St NE	453,216	\$17,400,000	\$38	Minneapolis	Target	OIVF MID-CITY, LLC c/o Onward Investors	Eric Batiza, Sam Svendahl, and Brian Doyle of Colliers International represented the seller.
2300 Main St E	140,551	\$4,550,000	\$32	Lino Lakes	Tomas Commercial Real Estate Holdings, LLC c/o Steve Tomas	Taylor Corporation c/o Glen Taylor	Bryan Van Hoof of CBRE represented the buyer; Matt Oelschlager, John Ryden, and Mike Bowen of CBRE represented the seller.
21575 Highview Ave	71,336	\$4,400,000	\$62	Lakeville	Boise Cascade Building Materials Distribution, LLC c/o Boise Cascade	BMD Minneapolis Real Estate, LLC	No brokers reported.
Transit Team 1154 5th St N	41,380	\$4,000,000	\$97	Minneapolis	5th Street Partners, LLC Michael Ritcher	Harlan Peterson and Joyce Doerffler	No brokers reported.
Retail Tech 1501 Park Rd	60,982	\$3,570,000	\$59	Chanhassen	61K, LLC	Retail Tech, LLC	Kris Smeltzer, Jason Meyer, and Hudson Brothen of Cushman & Wakefield represented the seller.
4200 76th St W	27,740	\$3,150,000	\$114	Edina	Lakeview Edina 4200, LLC; Hyde Edina LLC; BSS Edina 4200, LLC; JMG Edina 4200, LLC; TNG Edina 4200, LLC	4200 Properties, LLC	No brokers reported.
274 Fillmore Ave E	50,056	\$3,075,000	\$61	Saint Paul	Woodchuck Industrial, LLC c/o Ben VanderWymelenberg	Camada, LP c/o The Vomela Companies	Pete Kostroski of Rokos Advisors represented the buyer; Connor Ott, Chris Hickok, and Daniel Larew of JLL represented the seller.
6450 Carlson Dr	42,760	\$3,025,000	\$71	Eden Prairie	BLKGLD, LLC c/o Eliot Klone	FHM Partners; Frank Lane; Wallace C. Huff; Janice E. Huff	Jeffrey Swanson of Paramount represented the buyer; Jeffrey Swanson and Fred Hedberg of Paramount represented the seller.
205 Hardman Ave S	56,910	\$2,800,000	\$49	South Saint Paul	205 Hardman Avenue South, LLC	Brighton Allston Properties, LLC	Thomas Lelich of CBRE represented buyer and seller.
2012-2103 Cedar Ave S	20,000	\$2,775,000	\$139	Minneapolis	American Indian Properties III, LLC	Cedar Ave B LLC; Cedar Ave A LLC; Cedar Box Partnership	Aaron Goldstein of Gold Group Realty represented the seller.
7030 6th St N	26,760	\$2,700,000	\$101	Oakdale	Outside Investments II, LLC c/o Scott F Justesen	7030 6th Street North, LLC c/o Michael McGrath	No brokers reported.
11074 179th St NW	50,665	\$2,591,110	\$51	Elk River	Fortune Development II, LLC c/o John R Schaller	Broadstone STI Minnesota, LLC c/o Broadstone Real Estate	Brian Brisky and Cameron Cropsey of Brisky Commercial represented the seller.
520 Atwater Cir	35,007	\$2,500,000	\$71	Saint Paul	520 Atwater, LLC c/o Albert W Carlson	TCG Holdings, LLC c/o Scott Enfield	Eric Batiza and Robin Zellmer of Colliers International represented the seller.
13255 Bradley Blvd SE	29,622	\$2,350,000	\$79	Becker	Clearwater Storage, LLC	A.M Stewart Family, LP	No brokers reported.
14325-14375 James Rd	12,336	\$2,317,819	\$188	Rogers	Titan Machinery	Keystone Properties, LLC c/o Ron Carlson	No brokers reported.
5301 Edina Industrial Blvd	25,760	\$2,200,000	\$85	Edina	Big River Edina Industrial, LLC	Seneca Holdings, LLC	No brokers reported.
18171 Territorial Rd	10,000	\$2,200,000	\$220	Dayton	Ziegler Realty, LLC c/o William Hoeft	Hesse Holdings, LLC c/o Linda Rae Hesse	No brokers reported.

990 Spiral Blvd	33,758	\$2,168,318	\$64	Hastings	Thelby, LLC	STORE Master Funding X, LLC c/o STORE Capital	No brokers reported.
Premier Surfaces 14255 W Southcross Dr	27,490	\$2,130,000	\$77	Burnsville	Nocturnal Industries, LLC c/o Carl K Towley, III	PMA Property, LLC	Kevin Anderson of Obsidian Group represented the seller.
2190 107th Ln NE	35,342	\$2,100,000	\$59	Blaine	West Oaks 5, LLC	DC Blaine Holdings, Inc c/o Diesel Cast Welding, Inc	No brokers reported.
118 Peavey Cir	20,003	\$1,900,000	\$95	Chaska	Citation Creek, LLC c/o Structures Hardscapes Solutions	PV Circle, LLC c/o Jerome Berg	No brokers reported.
1470 Cty Rd 90	30,690	\$1,549,442	\$50	Independence	Hard Knocks, LLC c/o Charles and Carley Johnson	Dennis and Barbara Hagen	No brokers reported.
956-958 Prosperity Ave	30,000	\$1,500,000	\$50	Saint Paul	Regions Hospital	Property Properties, LLC	Patrick Cullen, Dan Friedner, and Jay Chmieleski of Newmark represented the seller.
13575 Fenway Blvd N	17,424	\$1,250,000	\$72	Hugo	Allied 1031, LLC	Como Lube & Supplies, Inc	No brokers reported.
21033 Heron Way	9,961	\$1,120,000	\$112	Lakeville	Heron Property 2, LLC	MMH Properties, LLC c/o Malcolm Hall	Hunter Stanek of Gonyea Commercial represented the seller.
2300 Louisiana Ave N	16,760	\$1,100,000	\$66	Golden Valley	Louisiana Property T, LLC	Barco Realty Co	No brokers reported.
730 Tower Dr	12,460	\$1,090,000	\$87	Medina	TAAM RE, LLC c/o Jan-Har, LLP	Tower Management Services, LLC c/o Jeff Deters	Paul Bickford and Rob Brass of Colliers International represented the buyer; Brent Masica, Jason Meyer, and Daniel McNamara of Cushman & Wakefield represented the seller.
2511 Ventura Dr	12,783	\$1,000,000	\$78	Woodbury	2511 Ventura Drive, LLC	Constance and Robert Arnold	No brokers reported.

NOTABLE INDUSTRIAL LEASE TRANSACTIONS

Data Provided by REDiComps

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
I-35 Industrial Center 2300 Hwy 13 W	413,239	Renewal and Expansion	Burnsville	ShopJimmy	MSP SW Acquisition, LLC	Eric Rossbach of Colliers International represented the landlord.
Midway Mile Industrial Campus 2228 Territorial Rd	183,122	Renewal and Expansion	Saint Paul	SBS Transportation, Inc	CH-Midway, LLC	Phil Simonet of Paramount Real Estate and Ian McRoberts of Element Commercial Real Estate represented the tenant; Brian Doyle, Eric Batiza, and Sam Svendahl of Colliers International represented the landlord.
Pioneer Press Production 1 Ridder Cir	166,520	New	Saint Paul	First Transit	Interstate Development	Eric Simmer of Interstate Development represented the landlord.
6240 Carmen Ave E	103,305	Renewal	Inver Grove Heights	Sportsmans Guide	Colfin 2016-4 Industrial Owner, LLC	Bryan Van Hoof and Jeff Przytarski of CBRE represented the landlord.
2737 W Service Rd	100,458	New	Eagan	AZEK Company	Expo-Eagan	Bryan Van Hoof and Steve Lysen of CBRE represented the landlord.
Staring Lake Corporate Center 13300 Pioneer Trl	67,438	New	Eden Prairie	Bluestem	United Properties Invest, LLC	Jason Meyer, Jonathan Yanta, and Kris Smeltzer of Cushman & Wakefield represented the landlord.
Aldrin Distribution Center I 935 Aldrin Dr	49,045	Renewal	Eagan	Best Warehouse	FR Aldrin Drive, LLC	Bryan Van Hoof and Jeff Przytarski of CBRE represented the landlord.
Gateway South 2101 4th Ave E	46,800	Expansion	Shakopee	My Pillow	Duke Realty, LP	Brent Masica, Jonathan Yanta, and Jon Rausch of Cushman & Wakefield represented the landlord.
Midway Mile Industrial Campus 738-756 Vandalia St	44,870	New	Saint Paul	NeuHus	G&I IX Midway Industrial, LLC	Connor Ott and Daniel Larew of JLL represented the tenant; Brian Doyle, Eric Batiza, and Sam Svendahl of Colliers International represented the landlord.
I-94 Distribution Center 22000 Industrial Blvd	40,000	Sublease	Rogers	Ruan Transportation	Guardian Building Products	Joseph Owen of Colliers International represented the sublessor.
Staring Lake Corporate Center 13200 Pioneer Trl	33,043	Renewal	Eden Prairie	Renters Warehouse	United Properties Invest, LLC	Jason Meyer, Jonathan Yanta, and Kris Smeltzer of Cushman & Wakefield represented the landlord.
280 Business Center 2475 Doswell Ave	32,970	New	Saint Paul	Boyer Trucks	280 Business Center, LLC	Dan Friedner, Jay Chmielecki, and Patrick Cullen of Newmark represented the landlord.
Valley Park Business Center 750 Innovation Dr	29,581	Expansion	Shakopee	Coken	SCRS Valley Park Business Center, LLC	Matt Oelschlager, Tom Bennett, and Tom Hayhoe of CBRE represented the landlord.
Midwest Business Center 5205 Hwy 169	28,441	Renewal	Plymouth	Knowledge Computers	Mulp LL, LLC	Andrew Odney of Colliers International represented the tenant.
Eagle Creek Commerce Center West 8401 Eagle Creek Pwky	27,654	Expansion	Savage	Hydra Flex	NP Eagle Creek Industrial, LLC	Bryan Van Hoof of CBRE represented the tenant; Bryan Van Hoof and Jeff Przytarski of CBRE represented the landlord.
Midway Mile Industrial Campus 738-756 Vandalia St	24,101	New	Saint Paul	Du Nord Craft Spirits	G&I IX Midway Industrial, LLC	Tom Sullivan of Cushman & Wakefield represented the tenant; Brian Doyle, Eric Batiza, and Sam Svendahl of Colliers International represented the landlord.
2220-2240 Terminal Rd	24,000	Renewal	Roseville	Husky Spring Co	St Paul Fire & Marine Ins, Co	Alex Baron and John Thompson of Transwestern represented the landlord.
Silver Bell Commons 2015 Silver Bell Rd	22,526	Expansion	Eagan	HD Supply	Duke Realty	Bryan Van Hoof and Jeff Przytarski of CBRE represented the landlord.
Arden Hills II 1987-2071 Gateway Blvd	22,524	New	Arden Hills	Delkor Systems	BRE Space Arden Hills, LLC	John Ryden, Matt Oelschlager, and Mike Bowen of CBRE represented the landlord.
Midway Mile Industrial Campus 692-710 Prior Ave	22,389	New	Saint Paul	Lyft	G&I IX Midway Industrial, LLC	Brian Doyle, Eric Batiza, and Sam Svendahl of Colliers International represented the landlord.
220 90th St W	21,272	New	Bloomington	Caliber Collision	Scales Services Groups, LLC	Sara Martin of Colliers International represented the tenant; Nate Erickson and Alex Baron of Transwestern represented the landlord.

Nesbitt Business Center 10901 - 10925 Nesbitt Ave S	20,851	New	Bloomington	Hong Hua, Inc	Nesbitt, LLC	Chad Weeks and Steven Fischer of Arrow Real Estate Corp represented the landlord.
Interstate Crossings Business Center 2995 Lone Oak Cir	20,340	New	Eagan	HVAC	SFERS Real Estatecorp TT	Bryan Van Hoof of CBRE represented the landlord.
Park Industrial Village 2010 Center Circle N	20,248	Expansion	Plymouth	DaBomb	MSP Plymouth Park Indust, LLC	Tom Hayhoe of CBRE represented the tenant; Tom Bennett and Tom Hayhoe of CBRE represented the landlord.
Pan-O-Gold Industrial Center 7433-7447 N 4th St	20,122	New	Oakdale	LCC, LLC	Pan-O-Gold	Eric Batiza of Colliers International represented the tenant; Phil Simonet, John Young, and Joseph Schultz of Paramount Real Estate represented the landlord.
Aurora Industrial Warehouse 2500 Walnut St	20,119	Renewal	Roseville	Michael Sales	Ax Tc Industrial II, Lp	John Ryden, Matt Oelschlager, Mike Bowen, and Bjorik Mutize of CBRE represented the landlord.
Walnut Distribution Center 2550 Walnut St	20,000	New	Roseville	Metro Council	2550 Walnut, LLC	John Ryden, Matt Oelschlager, and Mike Bowen of CBRE represented the landlord.

NOTABLE RETAIL SALES TRANSACTIONS

Data Provided by REDiComps

PROPERTY	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
3211 Northdale Blvd NW	6,273	\$3,600,000	\$574	Coon Rapids	211 CRW, LLC	Famous Dave's of America, Inc c/o Jeffery Crivello	No brokers reported.
7308 Lakeland Dr	22,336	\$3,125,900	\$140	Brooklyn Park	Hennepin County Regional Railroad Authority	Jurand Enterprises, LLC c/o Randy Swanson	No brokers reported.
Aldi 1110 Hazeltine Blvd	23,200	\$3,023,000	\$130	Chaska	Gloria Sobhani	Ridgecrest Chaska II, LLC c/o TOLD Development	Haneley Investment Group represented the buyer.
5015-5023 France Ave S	4,038	\$2,700,000	\$669	Minneapolis	Tertre Rouge, LLC	Jane Chapman; Margaret Chapman Mitchell; Catherine Elizabeth Burrier; John L. Chapman; Jane L. Chapman	John Wanninger of Realtor at Lakes Sotheby's represented the buyer and seller.
2520 White Bear Ave N	16,370	\$2,500,000	\$153	Maplewood	Van Cambo Limited c/o Vannoeun and Neil Grave	BDL Maplewood, LLC c/o Phillip Lu	No brokers reported.
Freddy's 13145 Main St	3,482	\$2,153,000	\$618	Rogers	RB-Rogers, LLC	NLD Rogers, LLC	No brokers reported.
8078 Brooklyn Blvd	7,600	\$2,121,015	\$279	Brooklyn Park	Hayes Properties of Plymouth, LLC c/o David Hayes	STORE Master Funding VIII, LLC c/o STORE Capital	No brokers reported.
Tonka Village Shopping Center 5609 Manitou Rd	45,800	\$2,000,000	\$44	Tonka Bay	Tonka Village Partners, LLC c/o Doran Cos	CEC Tonka LLC; PMJ Tonka LLC; WEP Tonka LLC	No brokers reported.
935 Cty Rd E	7,353	\$2,000,000	\$272	Vadnais Heights	YG Holdings, LLC	MJ's Properties, Inc	Sara Martin of Colliers International represented the buyer.

NOTABLE RETAIL LEASE TRANSACTIONS

Data Provided by REDiComps

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Shops at Gateway North 38500 Tanger Dr	30,550	New	North Branch	North Branch School ISD 138	CBMT 2006-C5 Tanger Drive, LLC	Amy Berg and Lisa Christianson of Christianson & Company represented the landlord.
17505-17585 State Hwy No 7	21,746	Renewal	Minnetonka	Northern Tool	Minn Associates LTD Partnership	Ted Gonsior and Jeremy Grittner of Colliers International represented the landlord.
Southdale Square 2900-2950 66th St W	12,448	New	Richfield	Foss	DRFC Southdale Square, LLC	Terese Reiling of Colliers International represented the landlord.
12901 Wayzata Blvd	9,946	New	Minnetonka	Borofka Furniture	12901 Wayzata Boulevard, LLC	Ted Gonsior of Colliers International represented the landlord.
Mapleridge Shopping Center 2515 White Bear Ave	9,826	New	Maplewood	HyVee	Suso 4 Mapleridge LP c/o Slate Asset Management, LP	Zander Fried of Cushman & Wakefield represented the landlord.
Zane Ave N & 610 Hwy	9,025	New	Brooklyn Park	Raising Cane's	CMT Brooklyn Park, LLC	Jen Helm of Newmark represented the tenant; Jack Trautz and Tricia Pitchford of Mid-America represented the landlord.
The Shoppes at Arbor Lakes 12051 - 12493 Elm Creek Blvd N	9,000	New	Maple Grove	CycleGear	Prisa Arbor Lakes, LLC	David Daly, Eric Sheaffer, and Matt Friday of CBRE represented the landlord.
Celtic Crossing III 15023-15047 W Crestone Ave	8,691	New	Rosemount	Top Ten Liquor	Edward and Anne McMenomy	Lauren Kessler and Sara Martin of Colliers International represented the tenant; Lisa Diehl of Diehl & Partners represented the landlord.
Rockford Road Plaza 4100-4190 Vinewood Ln	7,422	New	Plymouth	Top Ten Liquor	Fw Mn-Rockford Road, LLC	Lauren Kessler and Sara Martin of Colliers International represented the tenant and landlord.
Pentagon Village 7701 MN-100	7,419	New	Edina	The Reserve	Pentagon Retail, LLC	Jessica Doherty of Mid-America represented the landlord.
9079 Buchanan Trl	6,972	New	Inver Grove Heights	NerdinOut	A David Flor	Bruce Rydeen of Cerron Properties represented the landlord.
Park Place Promenade 9690 Colorado Ln N	6,701	New	Brooklyn Park	Muddy Cow	PPP I, LLC	Brian Merz and Chris Moe of HJ Development represented the landlord.
Moore Lake Commons West 999-1099 Moore Lake Dr	6,600	Renewal	Fridley	Ax-Man	Shorewood Plaza, LLC	Mary Lindell and Sabine Shea of Christianson & Company represented the landlord.
North Annex 2015 E Woodlynn Ave	5,495	New	Maplewood	Dogtopia	Lydia Assoc; Plaza Assoc	James Larson of Cushman & Wakefield represented the landlord.
Springbrook Mall 77-141 NW 85th Ave	4,843	New	Coon Rapids	Sun Market	Osborne Partnership	Dan Mossey of Kraus-Anderson represented the landlord.
The Shoppes at Arbor Lakes 12461 Elm Creek Blvd N	4,093	New	Maple Grove	Gray Duck Games	Prisa Arbor Lakes, LLC	David Daly and Eric Sheaffer of CBRE represented the landlord.
The Shoppes at Arbor Lakes 12429 Elm Creek Blvd N	3,800	New	Maple Grove	CoHaus	Prisa Arbor Lakes, LLC	David Daly and Eric Sheaffer of CBRE represented the landlord.
921 E Central Ave	3,600	New	Saint Michael	African Grocery	Morgan VII, LLC	Robert Fisher of Premier Commercial Properties represented the landlord.
3070 Excelsior Blvd	3,590	New	Minneapolis	Sloane's Beauty Bar	CAR Calhoun Commons, LLC	Sara Martin and Lauren Kessler of Colliers International represented the landlord.
Marina Shopping Center 4663 - 4787 Shoreline Dr	3,557	New	Spring Park	Southwest Eye	5th Street Ventures, LLC	Luke Buitenhoff of Cornerstone Investors represented the landlord.
6500 Cahill Ave	3,200	New	Inver Grove Heights	Snap Fitness	PHAM-BUI Group, LLC	Molly Townsend of Transwestern represented the landlord.
The Shops at West End 1600-1691 West End Blvd	3,000	New	Saint Louis Park	Twin Cities Film Festival	ARC WempsMN001, LLC	Tricia Pitchford and Jesseka Doherty of Mid-America represented the landlord.

GREATER MN NOTABLE SALES TRANSACTIONS

Data Provided by REDiComps

PROPERTY	USE	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
Thermo-Tech Premium Windows & Doors 1120 38th Ave NE	Industrial	191,173	\$6,900,000	\$36	Sauk Rapids	Hom Building Supply VII, LLC	The Ferkinhoff Brothers, LLC	Lamar Newburn and Kai Thomsen of Lee & Associates represented the seller.
2106-2120 3rd Ave and 2202 4th Ave	Retail	66,481	\$5,900,000	\$89	Mankato	BCD Properties MN, LLC c/o Harrison Truck Center	Westman Acquisition, LLC c/o Westman Group	No brokers reported.
3456 E Circle Dr NE	Retail	13,970	\$4,440,000	\$318	Rochester	MacSyd, LLC c/o Joel Alberts	GAC & M Properties, LLC c/o Gus Chafoulias	No brokers reported.
7540 Airport View Dr SW	Office	22,320	\$4,000,000	\$179	Rochester	Hoss Bros, LLC	Edlon, LLC	No brokers reported.
1950 Excel Dr	Industrial	58,869	\$3,448,120	\$59	Mankato	Essjay Mankato Holdings, LLC	Nortech Systems Incorporated	No brokers reported.
500 Whirlwind Dr	Industrial	41,106	\$2,750,000	\$67	Freeport	Grand Valley Properties, LLC	Whirlwind Steel Buildings, Inc	No brokers reported.
Big O Tires 1470 Clinton Ln	Retail	6,400	\$2,450,000	\$383	Mankato	BCC, LLC	TP Northfield, LLC c/o Thomas Dupont	No brokers reported.
5139 W Frontage Rd	Retail	26,657	\$2,282,000	\$86	Rochester	Theon, LLC	LNI Carpet One, LLC	No brokers reported.
3535 W Division St	Retail	7,060	\$2,200,000	\$312	Saint Cloud	Santamaria Enterprises, LLC c/o Maya Santamaria	Jak Properties, LLC; CRK, LLC John and Wendy Tragiai c/o Jason Klinefelter, Chris Kudrna, and John & Wendy Tragiai	No brokers reported.
Twin Ports Dermatology 1414 Woodland Ave	Office	6,607	\$2,000,000	\$303	Duluth	Smith Dermatology, LLC	Edmunds-Smith 1414 Building, LLC	No brokers reported.
Culver's 960 Hwy 3 S	Retail	7,182	\$2,000,000	\$278	Northfield	38 NorthRE, LLC c/o John Hillen, III	Northfield Custard LLC	No brokers reported.
1940 Adams St	Retail	117,412	\$2,000,000	\$17	Mankato	Silver Lantern Properties, LLC	Lockard Capital Investors 28, LLC	Kris Schisel and Jennifer Pelant of Transwestern represented the seller.
1309 N Frontage Rd	Office	5,760	\$1,800,000	\$313	Rochester	R & T Rochester Investments, LLC; Salem SW, LLC c/o Ryan and Tara Henrichsen; Bryan Schoeppner	DK Fox Hill, LLC c/o John Klopp	Merl Groteboer of Edina Realty represented the buyer and seller.
1200 N River Dr	Retail	14,362	\$1,700,000	\$118	Mankato	Pisces Properties, LLC	Mark A Harmon	No brokers reported.
103 20th St NE	Retail	21,756	\$1,700,000	\$78	Stewartville	103 Building, LLC c/o Timothy Fliehr	Roger Engholm	No brokers reported.
46 33rd Ave N	Retail	27,724	\$1,400,000	\$50	Saint Cloud	The Amble Group Properties, LLC c/o Adam Charles Goebel	Kan Properties, LLC c/o Kurt D Owen	No brokers reported.
2725-2806 Whynaucht Ct SE	Industrial	20,013	\$1,400,000	\$70	Rochester	Engholm Properties, LLC	Investors Property Management, Inc	No brokers reported.
2720 Superior Dr NW	Office	8,912	\$1,400,000	\$157	Rochester	Wild Cat Ventures, LLC Julie Nicholas; Gregory Nicholas; William Nicholas; Mary Lou Nicholas; Edward Schick	Graybar Electric Supply	No brokers reported.
910 7th St NW	Industrial	24,212	\$1,282,250	\$53	Rochester	Top Leasco, LLLP c/o Donald Peterson	Brown Lot Associates, LLC c/o Jeffrey Brown	Jeff Brown of North Rock Real Estate represented the seller.

121 St Andrews Ct	Office	10,800	\$1,273,000	\$118	Mankato	Purple Ninja Holdings, LLC,	Covia Holdings	David Schooff of Coldwell Banker Commercial Fisher Group represented the seller.
819 Apache Ln SW	Retail	5,038	\$1,250,000	\$248	Rochester	E&M Investments, LLC c/o Edward Clark	Alice Montgomery	No brokers reported.
3014 Allegro Park Ln SW	Office	4,950	\$1,208,333	\$244	Rochester	Sota Properties, LLC	De Keyrel Properties, LLC	No brokers reported.
155 28th St NE	Office	3,224	\$1,200,000	\$372	Owatonna	Prairie Holdings Owatonna, LLC	Owatonna Development Group, LLC	No brokers reported.
102 13th Place NW	Industrial	50,900	\$1,192,500	\$23	Byron	Legacy Storage Byron, LLC	A & J Storage- Byron, LLC	No brokers reported.
211 1st St NE	Industrial	42,865	\$1,177,500	\$27	Pine Island	Legacy Storage Pine Island, LLC c/o Ben Kall	J&D Storage, LLC	No brokers reported.
Eye Surgeons & Physicians 109 Doctors Ct	Office	17,575	\$1,150,000	\$65	Saint Cloud	Blue Skies, LLC	Ophthalmic Associates II	Noel Johnson of Premier Real Estate Services represented the seller.
360 St. Andrews Dr	Retail	6,660	\$998,700	\$150	Blue Earth	MinnKato Properties, LLC c/o Jacob Umbreit	APX Construction Group, LLC	No brokers reported.
204 Mineral Springs Rd	Industrial	7,200	\$875,000	\$122	Owatonna	TGas Real Estate Holdings, LLC c/o ThompsonGas	Pirkl Properties, LLC c/o Gregory Pirkl	No brokers reported.
14370 Dellwood Dr	Industrial	15,000	\$825,000	\$55	Brainerd	Alexis Investments, LLC c/o Thomas Finken	CTB Enterprises, LLC c/o Craig Holland	Christopher Close and Nate Grotzke of Close Converse represented the seller.
1731 London Rd	Office	3,472	\$650,000	\$187	Duluth	Bradley Realty, LLC	Dale Armstrong	No brokers reported.
303 Lundin Blvd	Retail	7,104	\$550,000	\$77	Mankato	BCD Properties MN, LLC c/o Harrison Truck Center	Westman Acquisition, LLC c/o Westman Group	No brokers reported.
1100-1208 S Victory Dr	Industrial	20,634	\$550,000	\$27	Mankato	Store My Stuff Southern Minnesota, LLC c/o Eric Geisthardt and J ay Geisthardt	Store My Stuff, LLC c/o Bruce Keckhafer	No brokers reported.

GREATER MN NOTABLE LEASE TRANSACTIONS

Data Provided by REDiComps

PROPERTY	USE	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Deutsch Furniture Haus 3551 Commercial Dr SW	Retail	21,975	New	Rochester	VA	Rochester MN VA, LLC	Ron Schultz of The Hexum Companies represented the landlord.
Barlow Plaza 1101 6th St NW	Retail	9,001	New	Rochester	Ace Hardware	United Properties Development, LLC	Deborah Carlson of Cushman & Wakefield represented the tenant; Charlie Hexum of CBRE represented the landlord.
DeLux Business Center 24086 State Hwy 15	Retail	3,944	Renewal	Saint Cloud	Snap Fitness	Delux Retail Partners, LLC	Matthew Klein and Anthony Passanante of KW Commercial Midwest represented the landlord.
Marketplace of Waite Park 110 2nd St S	Retail	3,780	New	Waite Park	Spectrum Mid-America, LLC c/o Charter Communications	Marketplace, LLC	Kevin Brink of TriVista Brink Commercial Real Estate represented the landlord.
Barlow Plaza 1111 Civic Center Dr NW	Retail	3,622	New	Rochester	Rockbox	United Properties Development, LLC	Charlie Hexum of CBRE represented the landlord.

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
Optum Headquarters 13625 Technology Dr	Office	561,613	\$52,125,000	\$93	Eden Prairie	Virtus Technology MOB, LLC c/o Virtus Real Estate Capital	AGNL Healty, LLC c/o Angelo Gordon & Co	No brokers reported.
Millwright Building 533 3rd St S	Office	168,296	\$51,200,000	\$304	Minneapolis	CPUS Millwright, LP c/o CBRE Global Investors	Artis/Ryan Millwright, LP c/o Ryan Cos	Mark Kolsrud, David Berglund and Colin Ryan of Colliers International represented the seller.
Restoration Hardware 6801 France Ave S	Retail	58,000	\$25,500,000	\$440	Edina	6801 France DST c/o Jon Davis, Duane Lund, and David Buelow	FLDG, LLC c/o Restoration Hardware	Michael Houge of NAI Legacy represented the buyer.
Home Depot 1300 Mendota Rd E	Retail	108,712	\$17,200,000	\$158	Inver Grove Heights	FOG Ferry, LLC c/o Forman Group/ Peter Forman	Vansouth, LP	No brokers reported.
6655 Wedgewood Rd N	Industrial	126,064	\$14,725,000	\$116	Maple Grove	Wedgwood Holding Company, LLC c/o BASIS Real Estate	Pewaukee Maple Grove, LLC	Avery Ticer and Brent Masica of Cushman & Wakefield represented the seller.
Extra Space Storage 7725 Washington Ave S	Industrial	113,690	\$11,770,000	\$104	Edina	LW Storage Edina, LLC c/o Extra Space Storage	E & R Investments, LLC c/o Ebert Construction	No brokers reported.
Rochester Crossing 3780 Marketplace Dr NW	Retail	22,362	\$9,500,000	\$425	Rochester	MJB Petrol, LLC	Moose Enterprises, LLC	No brokers reported.
300-320 Hennepin Ave E	Retail	43,726	\$8,100,000	\$185	Minneapolis	AP Northeast Portfolio 1, LLC c/o Asana Partners	Melzer Investment Co	No brokers reported.
Extra Space Storage 202 101st Ave NW	Industrial	100,266	\$7,815,000	\$78	Coon Rapids	LW Storage Coon Rapids, LLC c/o Extra Space Storage	E & R Investments, LLC c/o Ebert Construction	No brokers reported.
7600 49th Ave N	Industrial	115,286	\$7,700,000	\$67	New Hope	AUSDPI MN Funding Company, LLC	SIP New Hope, LLC c/o Brennan Investment Group; Arch Street Captial Advisors LLC	No brokers reported.
Rochester Crossing 3780 Marketplace Dr NW	Retail	22,362	\$7,500,000	\$335	Rochester	Moose Enterprises, LLC	Woodbury Hotel, LLC	No brokers reported.
Public Storage 9735 S Robert Trl	Industrial	63,990	\$6,500,000	\$102	Inver Grove Heights	PS Mid-West One, LLC c/o Public Storage	Inver Grove Storage, LLC c/o Lawrence Koland	No brokers reported.
200 12th Ave S	Office	20,664	\$6,185,000	\$299	Minneapolis	200 12th Street, LLC	Tertre Rouge, LLC	No brokers reported.
1717-1743 County Rd C W	Industrial	114,244	\$5,975,000	\$52	Roseville	Roseville Leased Housing Associates I, LLLP c/o Dominion	Roseville Investment Partners, LLC c/o Launch Partners	No brokers reported.
Walgreen's 18267 Carson Ct NW	Retail	14,820	\$5,515,000	\$372	Elk River	Meadow Village, LLC	18267 Elk River, LLC c/o Swanson Development Group	No brokers reported.
8625 Monticello Ln N	Industrial	91,760	\$5,450,000	\$59	Maple Grove	United Association Plumbers Local Union Number Fifteen Building Corporation	8625 Monticello, LLC	Jeffrey LaFavre of IAG Commercial represented the buyer; Jonathan Yanta, Brent Masica, and Hudson Brothen of Cushman & Wakefield represented the seller.

Walgreen's 4323 Chicago Ave S	Retail	21,787	\$5,400,000	\$248	Minneapolis	Cardinal Green Investments, LLC	NLD Chicago, LLC	No brokers reported.
Calliber Collision 11585 Robbinson Dr	Retail	20,296	\$4,775,000	\$235	Coon Rapids	Calcoon, LLC	KTJ 351, LLC	Deb Vannelli, Keith Sturm, and Amanda Leathers of Upland Real Estate Group represented the seller.
Plymouth Office Tech Center 2415-2495 Xenium Ln N	Industrial	52,489	\$4,760,000	\$91	Plymouth	Xenium 55, LLC c/o Paul Buchmayer	Ted Glasrud Associates MN, LLC	No brokers reported.
Burnsville Corporate Center I & II 501 Hwy 13 E & 500 Travelers Trl	Industrial	85,576	\$4,600,000	\$54	Burnsville	PFG II, LLC c/o Gonyea Commercial Properties	M&E Realty, Co	David Stalsberg of Kraus-Anderson Realty represented the seller.
4161 2nd St S	Retail	100,803	\$4,500,000	\$45	Saint Cloud	Mark Coborn and Chris Coborn Real Property Family Partnership	4161 Second St South, LLC	Mark Robinson of Mid-America represented the seller.
Walgreen's 1100 2nd St S	Retail	13,121	\$4,140,000	\$316	Sartell	WBA PPortfolio Owner Fund V Galaxy, LLC	Waltrust Properties, Inc	No brokers reported.
8252 210th St	Industrial	44,600	\$4,100,000	\$92	Lakeville	PS Mid-West One, LLC c/o Public Storage	Reliable Mini Stroage, LLC c/o Reliable Mini Warehouses	No brokers reported.
Walgreen's 18267 Carson Ct NW	Retail	14,820	\$4,038,500	\$273	Elk River	18267 Elk River, LLC c/o Swanson Development Group	Elk One, LLC c/o Carolex, LP	Brian Brisky and Cameron Cropsey of Brisky Commercial represented the seller.
Pondview Business Center 7071-7091 Shady Oak Rd	Industrial	48,817	\$3,900,000	\$80	Eden Prairie	Big River Pondview, LLC	Smith Realty Company- Pondview Building, LP	No brokers reported.
Mt Royal Market 1600 Woodland Ave	Retail	46,260	\$3,820,000	\$83	Duluth	Edmunds-Smith 1414 Building, LLC c/o Gloria T Smith; Gerald M Smith; Nancy L Edmunds; Ronald W Edmunds; Elizabeth A Edmunds; Michael G Edmunds	RHTV, LLC	No brokers reported.
107 12th St SW	Retail	6,816	\$3,425,000	\$502	Forest Lake	WFC Properties, LLC	SGO MN Westlake Center, LLC	Deb Vannelli, Keith Sturm, and Amanda Leathers of Upland Real Estate Group represented the buyer.
Spirit Hills Mall 6501 Ware Rd	Retail	21,431	\$3,160,000	\$147	Lino Lakes	Chohan Properties, LLC c/o Raees Chohan	Spirit Hills, LLC	No brokers reported.

NOTABLE MUH SALES TRANSACTIONS

Data Provided by REDiComps

PROPERTY	UNITS	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
Grain Belt Apartments 1215 Marshall St NE	150	126,735	\$41,627,300	\$328	Minneapolis	Grain Belt Apartments, LLC	Orth-Grain Belt, LLC c/o Everwood Co	Keith Collins, Abe Appert, and Ted Abramson of CBRE represented the seller.
Classic City Apartments 1015 Essex St SE	122	75,579	\$25,000,000	\$331	Minneapolis	Regents of the University of Minnesota	CPE Exchange 30537, LLC	No brokers reported.
Ebenezer Park Apartments 2700 Park Ave	200	207,590	\$24,000,000	\$116	Minneapolis	Ebenezer Park Senior Apartments, LP c/o California Commercial Investment Cos	Ebenezer Park Apartments	No brokers reported.
Boutique 28 2817 Girard Ave S	42	71,087	\$15,100,000	\$212	Minneapolis	WDC Investments 3, LLC c/o WDC Investments	2817 Girard Avenue, LLC c/o Perkins & Levin	No brokers reported.
5300 Vernon Ave	61	83,388	\$10,900,000	\$61	Edina	IC Apartments, LLC	Farm 68, LLC	No brokers reported.
Labor Retreat Apartments 124 4th St SE	77	64,267	\$10,275,000	\$61	Minneapolis	Labor Retreat Aquisition Partners, LP c/o Vitus	Nath and Associates - Labor Retreat c/o Nath Companies	Steve Michel of Michel Commercial represented the seller.
10850 South Shore Dr	40	51,666	\$7,750,000	\$40	Plymouth	CB Willow Wood Estates Holding, LLC	Plymouth Leased Housing Associates II, LP	No brokers reported.
6700 Vicksburg Ln N	48	67,242	\$7,650,000	\$114	Maple Grove	Silvan Townhomes - Minneapolis, LLC c/o Curtis Capital Group	RSRC Maple Grove, LLC c/o Randolph Street Capital, LLC	No brokers reported.
Osseo Manor 217-225 4th Ave SE	39	36,612	\$4,080,000	\$111	Osseo	Apartments on 4th Avenue, LLC	Osseo Manor, LLC	No brokers reported.
1907-1917 Colfax Ave S	36	24,099	\$3,500,000	\$145	Minneapolis	1619, LLC c/o David Hornig	Colfax, LLC c/o Scott Weber	No brokers reported.

NOTABLE HOSPITALITY SALES TRANSACTIONS

Data Provided by REDiComps

PROPERTY	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
DoubleTree 7800 Normandale Blvd	566,134	\$26,000,000	\$46	Bloomington	VH-Minneapolis South, Inc c/o Vinayaka Hospitality	Bloomington Hotel Investors, LLC c/o Platinum Equitey	No brokers reported.
29579 Sportsman Dr	32,877	\$3,200,000	\$97	Chisago City	Family Hospitality, Inc c/o Nick Rai	Chisago Lakes Hotel Partners, LLC c/o Michael Hursh	No brokers reported.