

# Quarterly Report

## NOTABLE TRANSACTIONS

Quarter 4, 2012



Minnesota Commercial Association of Real Estate

**MNCAR**

Minnesota Commercial Association of REALTORS®



We're proud to present our Notable Transactions report for the fourth quarter of 2012. We're confident that it will help to keep you informed on deals closing in our market. Please note two new sections have been added. Greater MN section was added for the third quarter report and Investment Sales was added for the fourth quarter report. Thank you to all of the MNCAR volunteers who made this report possible!

- Matt Anfang, Interim Executive Director

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

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## INVESTMENT SALES

## NOTABLE OFFICE SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
301 Carlson Pkwy Blaine Medical Center 11855 Ulysses St NE	213,122	\$44,500,000	Minnetonka	Medica Health Plans	Carlson Real Estate Company	Jim Vos, Ann Hansen and Karen Riley of Cresa Minneapolis represented the buyer.
6401 Sycamore Ct N	96,300	\$8,000,000	Maple Grove	Vascular Solutions	Dayhu Investments U.S. Corp	Kai Thomsen of Cassidy Turley represented the seller.
Rasmussen College 3629 95th Ave NE	25,011	\$5,815,442	Blaine	Minnesota Management Inc	Ryan Fund VII LLC	No brokers involved.
9805 45th Ave N	30,107	\$4,130,000	Plymouth	MRA	Trusight	No brokers involved.
4005 65th St W	18,000	\$3,007,000	Edina	Aurora - Edina Medical LLC	Pustorino, Tilton, Parrington & Lindquist PLLC	No brokers involved.
401 1st Ave N	50,544	\$2,700,000	Minneapolis	Regency Hotel Management	Central Bank	Lou Suski and John Chirhart of Gaughan Companies represented the seller.
Arden Woods Office Building 4105 Lexington Ave N	75,440	\$2,675,000	Arden Hills	4105 Lexington North LLC Charles Lucius	4105 Lexington LLC	Jon Dahl of Jones Lang LaSalle represented the buyer.
Excelsior Office Center 350 Hwy 7	21,240	\$2,600,000	Excelsior	Not reported	BWB Holdings LLC	Thomas Commerford of Paramount Real Estate represented the buyer; Fred Hedberg and Nancy Powell of Paramount Real Estate represented the seller.

## NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
300 Metropoint 300 Hwy 169 S	329,220 147,812	Expansion Renewal	Saint Louis Park	Wells Fargo	BPG Properties Ltd	Tad Jellison, John Lorence, Brian Ginkel and Chris Rohrer of Jones Lang LaSalle Americas represented the tenant; Jason Butterfield and Gordie Hampson of Cushman & Wakefield/NorthMarq represented the landlord.
US Bancorp Center 800 Nicollet Mall	395,493	Renewal	Minneapolis	US Bancorp	Piedmont Office Realty Trust Inc	Russ Nelson and Tina Hoyer of Nelson, Tietz & Hoyer represented the tenant; Ken Mulrane of Piedmont Real Estate represented the landlord.
The Colonnade 5500 Wayzata Blvd	24,000 70,000	Expansion Renewal	Golden Valley	Pentair	G&I VII Colonnade LLC	Mark Talkington of Talkington Commercial Advisors represented the tenant; Brian Wasserman of CBRE represented the landlord.
2381 Rosegate	40,000	New	Roseville	Hawkins Inc	HB Tempe LLC	Todd Hanson, Jason Sell & Paul Donovan of Cushman & Wakefield/NorthMarq represented the tenant; Jason Sell and Timothy Venne of Cushman & Wakefield/NorthMarq represented the landlord.
Southdale Office Centre 6600 France Ave S	31,723	Renewal	Edina	REM Incorporated	Southdale Office LLC	Clint Behr of Mohr Partners represented the tenant; Kevin O'Neill and Michael Gelfman of Colliers International   Mpls-St Paul represented the landlord.
Edenvale Crossing Business Center 7595-7599 Anagram Dr	27,919	Renewal	Eden Prairie	Rosemount Inc	CSM Corporation	Kurt Knoff of CBRE represented the tenant; Andrew McIntosh of CSM Corporation represented the landlord.
Brookdale Corporate Center I 6300 Shingle Creek Pkwy	27,500	New	Brooklyn Center	University of Minnesota Physicians	Stewart Capital Partners	Stephen Brown, Chantily Malibago and Misty Bowe of Cushman & Wakefield/NorthMarq represented the tenant; Larry Pobuda of Stewart Lawrence Group represented the landlord.
Wells Fargo Plaza 7900 Xerxes Ave S	22,000	Renewal	Bloomington	Arch Insurance	Gateway Lake Properties Inc	Emily Nicoll of CBRE represented the tenant; Michael Wilhelm and Mary Burnton of Zeller Realty represented the landlord.
Interlachen Corporate Center 5050 Lincoln Dr	20,686	New	Edina	Capstone Publishing	IRET Properties	Michael Honsa of Transwestern represented the tenant; Michael Harrer and Jim Freytag of CBRE represented the landlord.
Renaissance Square 520 Nicollet Mall	19,000	New	Minneapolis	Sedgwick	Catalyst RS LLC	Emily Nicoll of CBRE represented the tenant; Reed Christianson and Jim Kenney of CBRE represented the landlord.
Parkdale Plaza 1660 Hwy 100 S	17,013	Renewal	Saint Louis Park	Executive Suites of MN	Parkdale Property LLC	Michael Gelfman of Colliers International   Mpls-St Paul represented the tenant; Bryan Beltrand and Matt Delisle of Colliers International   Mpls-St Paul represented the landlord.
Golden Hills II 6100 Golden Hills Dr	16,000	New	Golden Valley	Success Computing	Hines REIT	Avery Ticer of Cushman & Wakefield/NorthMarq represented the tenant; James Freytag and Matt Oelschlager of CBRE represented the landlord.
Carlson Center East I 110 Cheshire Ln	15,903	New	Minnetonka	Shock Doctor	Barbara Gage Rev Trust	Brian Fogelberg of CBRE represented the tenant; Jim Freytag and David Marschinke of CBRE represented the landlord.

## NOTABLE INDUSTRIAL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Schmidt Brewery Complex Warehouse 882 7th St W	300,000	\$6,200,000	Saint Paul	Dominium	BHGDN LLC	Eric Batiza and Brian Doyle of Colliers International   Mpls-St Paul represented the seller.
600 Clydesdale Trl	69,487	\$4,125,000	Medina	City of Medina	Clydesdale Trail LLC	Mark Davis of Davis Real Estate Services Group represented the buyer; Fred Hedberg and John Young of Paramount Real Estate represented the seller.
6950 Washington Ave S	90,000	\$2,880,000	Eden Prairie	Sportacus LLC	Cambridge Apartments Inc	Jerry Clark of The C Chase Company represented the buyer; Kris Smeltzer, Bruce Hoberman and Jon Yanta of Cushman & Wakefield/NorthMarq represented the seller.
Gildon Building 8617 & 8621 Xylon Ct N	52,250	\$2,700,000	Brooklyn Park	United Properties Investment LLC	GilDon LLC	David Paradise of Cushman & Wakefield/NorthMarq represented the buyer and seller.
401 Bielenberg Dr	88,480	\$2,630,000	Woodbury	Woodbury Capital LLC	M & I Properties LLC	No brokers involved.
2440 Fernbrook Ln N	50,264	\$2,450,000	Plymouth	2440 Holdings LLC	Hayden Family Limited Partnership	Rob Brass of Colliers International   Mpls-St Paul represented the buyer; James Depietro and Rick Graf of CBRE represented the seller.
Gopher Building 6530 James Ave N	125,250	\$2,302,688	Brooklyn Center	RAO Manufacturing Holdings LLC	James Avenue Partners LLC	Jim Edberg of Crossroads Properties represented the buyer; Eric Riemer of Commercial Real Estate Minnesota represented the seller.
9224 73rd Ave N	65,274	\$2,300,000	Brooklyn Park	Steinwall Properties LLC	MAAX USA Corp	Chris Garcia of CGC Commercial Real Estate Services represented the buyer; Dan Terry and Chris Hickok of Jones Lang LaSalle Americas represented the seller.
Bruce Printing Building 315 27th Ave SE	33,421	\$2,100,000	Minneapolis	NHH Properties II LLC	BPI Properties Inc	Adam Seraphine of NHH Realty represented the buyer; Pat Smith of Patrick Charles Smith represented the seller.
20845 Kenbridge Ct	65,012	\$2,050,000	Lakeville	MOM Brands Company	Anchor Bank	Bruce Rydeen of Cerron Commercial Properties represented the buyer and seller.
21467 Holyoke Ave	51,723	\$1,725,000	Lakeville	Burnlarc LLC	American Bank of St Paul	Jeff Meehan of CBRE represented the buyer; Thomas Lelich of CBRE represented the seller.
5370 Hwy 12	136,200	\$1,375,000	Maple Plain	Outcome LP	Hoffmann Family LLLP	Sandy Barin of CBRE represented the buyer; Bill Wolfson of Coldwell Banker Burnet represented the seller.
1720 Marshall St NE	37,780	\$1,370,000	Minneapolis	Minneapolis Park and Recreation Board	Marshall Street Properties	Sherman Malkerson of The C Chase Company represented the buyer; Eric Batiza of Colliers International   Mpls-St Paul represented the seller.
Hwy 55 Commerce Center 610-620 Hamel Rd	50,330	\$1,275,000	Medina	Newvesco LLC	Hamel Road LLC	Dan Curry of CBRE represented the buyer; Brian Doyle of Colliers International   Mpls-St Paul represented the seller.
Sears Service Building 2825 13th Ave S	21,321	\$1,200,000	Minneapolis	Madina Management Group LLC	Steven & Jennifer Wentworth Charles & Jacqueline Wentworth	No brokers involved.
21025 Edmonton Ave	60,000	\$1,200,000	Farmington	Progressive Properties	River Valley Bank	Kris Smeltzer of Cushman & Wakefield/NorthMarq represented the buyer; David Stokes of Cassidy Turley represented the seller.
12940 Wilfred Ln N	26,826	\$1,050,000	Rogers	Cabela's Inc	PJG Enterprises	Joe Owen of Colliers International   Mpls-St Paul represented the buyer; Marty Fisher of Premier Commercial Properties represented the seller.

## NOTABLE INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
I-35 Industrial Center 2300 Hwy 13 W	237,000	New	Burnsville	ShopJimmy.com	First Industrial Realty Trust	Mike Koehler of Premise Commercial Real Estate represented the tenant; Bryan Van Hoof, Jeff Przytarski and Tom Bennett of CBRE represented the landlord.
MN Valley Distribution Center III 3350 4th Ave E	232,000	New	Shakopee	Southern Wine & Spirits	TRT-DCT Minnesota Valley III LLC	Todd Hanson of Cushman & Wakefield/NorthMarq represented the tenant; Nathan Arnold of CBRE represented the landlord.
Minnesota Valley Distribution Center II 5655 11th Ave E	125,000	New	Shakopee	MN Veterinary Supply	CQ Shakopee LLC & Capstone Development	Brian Fogelberg of CBRE represented the tenant; Nathan Arnold of CBRE represented the landlord.
University Industrial Park III 2000 Elm St SE	124,990	Renewal	Minneapolis	University of Minnesota Regents	CSM Corporation	Bruce Carland of CSM Corporation represented the landlord.
Centron Building 6455 City West Pkwy	60,848	New	Eden Prairie	Help Systems	First Industrial Realty Trust	Jim Jetland of Cushman & Wakefield/NorthMarq represented the tenant; Tom Bennett, Jack Tornquist and Tom Hayhoe of CBRE represented the landlord.
Liberty Industrial Park at Diamond Lake 13220 Wilfred Ln N	57,067	New	Rogers	ADO Products	Liberty Property	Jeff Minea of CGC Commercial Real Estate Services represented the tenant; Joshua Budish of Liberty Property Trust represented the landlord.
5261 Ashton Ave NE	50,000	New	Fridley	Advantage Scaffold & Ladders	B & R Properties LLC	Bruce Hoberman and Jon Yanta of Cushman & Wakefield/NorthMarq represented the tenant; Matt Oelschlager and John Ryden of CBRE represented the landlord.
Granada I Business Center 3350 Granada Ave	47,642	Renewal	Oakdale	Smiths Medical	CSM Corporation	John Nigon of Jones Lang LaSalle Americas represented the tenant; Thomas Sampair of CSM Corporation represented the landlord.
Old Shakopee Business Center 6301 Old Shakopee Rd W	46,933	Renewal	Bloomington	Trane	CSM Corporation	Mike Zirbes of Donnoly Development represented the tenant; Andrew McIntosh of CSM Corporation represented the landlord.
Plymouth Corporate Center 1405 Xenium Ln N	45,000	New	Plymouth	Polaris	Plymouth Corp Center LLC	Doug Fulton of Cushman & Wakefield/NorthMarq represented the tenant; David Marschinke and Jim Freytag of CBRE represented the landlord.
401 1st St SW	42,793	New	New Brighton	American Student Transportation	James Bingham	John Sheehan of Commercial Realty and Consulting represented the tenant; Todd Hanson, Jason Sell and Chris Weirens of Cushman & Wakefield/NorthMarq represented the landlord.
Southwest Tech Ctr Bldg C 18751-18791 Lake Dr E	39,688	Renewal	Chanhassen	Physical Electronics	CSM Corporation	James DePietro of CBRE represented the tenant; Andrew McIntosh of CSM Corporation represented the landlord.
River Bend Business Park Phase III 325 Randolph Ave	37,865	New	Saint Paul	Matsuura Machinery	River Bend Venture I LLC	Marty Fisher and Rich Lee of Premier Commercial Properties represented the tenant; Phil Simonet and John Young of Paramount Real Estate represented the landlord.

## NOTABLE RETAIL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Shakopee Shopping Center 1698 Vierling Dr E	103,629	\$6,300,000	Shakopee	RCG	Road Bay Investments LLC	Peter Rand of Cushman & Wakefield/NorthMarq represented the seller.
6900 Lakeland Ave N	26,765	\$5,044,021	Brooklyn Park	CarMax	Northeast Bank	No brokers involved.
Glen Haven Center 14400 Excelsior Blvd	34,975	\$4,700,000	Minnetonka	BA AMA LLC	Glen Haven Center LLC	No brokers involved.
5660 Main St NE	26,643	\$3,965,000	Fridley	Beam Properties	5660 Main LLC	Chad Wiech of Chadwick Real Estate represented the buyer; Deborah Vannelli of Upland Real Estate Group represented the seller.
The Tile Shop 1803 Co Rd C W	29,412	\$3,625,000	Roseville	HFR Properties LLC JDLAS Properties LLC 1803 Co Rd C Properties	Fairview/Roseville LLC	Tim Prinsen, Bob Pounds and Amy Senn of Colliers International   Mpls-St Paul represented the seller.
Lake Plaza Center 755 Lake St E	13,623	\$3,600,000	Wayzata	Bar Lazy H Five LLC	Vodegel Properties LLP	No brokers involved.
Interstate 35W and University Ave SE	1.34 acres	\$3,250,000	Minneapolis	Doran Companies	BF LLLP	Josh Bloom and Tim Bloom of Bloom Commercial Real Estate represented the seller.
Corner Shops of Maplewood 2303 White Bear Ave N	16,582	\$3,225,000	Maplewood	Anil Jain	Metropolitan Commercial Properties LLC	Shawn Doyle of Marcus and Millichap represented the seller.
Menards Building 3050 & 3100 Hwy 13	126,698	\$3,000,000	Burnsville	Fairchild Equipment	Menards	Yvonne Perkins of Edina Realty represented the buyer; Don Parnell of Menards Real Estate represented the seller.
2801 Southtown Dr	14,041	\$2,750,000	Bloomington	The After Midnight Group LLC	A G Bogen Company	Andrea Christenson of Cassidy Turley represented the seller.
470 & 505 Babcock Blvd E	37,340	\$2,221,537	Delano	TCA Real Estate LLC	John & Karen Tackaberry	No brokers involved.

## NOTABLE RETAIL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
1750 Hwy 36 W	32,000	New	Roseville	Planet Fitness	Sportmart	Chris Simmons of Colliers International   Mpls-St Paul represented the tenant; Dick Grones of Cambridge Commercial Realty represented the landlord.
Northtown Village Shopping Center 10-60 Coon Rapids Blvd E	29,876	New	Coon Rapids	Savers	WC Northtown Village LLC	John Johansson and Dick Friedrichs of Colliers International   Mpls-St Paul represented the tenant; Teresa Reiling of Colliers International   Mpls-St Paul represented the landlord.
Northcourt Commons 630-780 Co Rd 10 NE	28,500	New	Blaine	Big Lots	Northcourt Commons Retail LLC	Bob Minks of Colliers International   Mpls-St Paul represented the tenant; Dan Mossey of Kraus-Anderson Realty represented the landlord.
Paragon Outlets Southeast corner of Cedar Ave & Hwy 13	28,000	New	Eagan	OFF 5th	Paragon Outlet Partners	Michelle Dawson of Paragon represented the landlord.
Northcourt Commons 630-780 Co Rd 10 NE	14,612	New	Blaine	Office Max	Northcourt Commons Retail LLC	Stefanie Meyer and Johnny Reimann of Mid-America Real Estate represented the tenant; Dan Mossey of Kraus-Anderson Realty represented the landlord.
Burnsville Marketplace 13901 Aldrich Ave S	10,436	New	Burnsville	Tuesday Morning	JPT IND INC	Ronn Thomas of Cushman & Wakefield/NorthMarq represented the tenant; Kristine Schisel, John Johansson and Chris Simmons of Colliers International   Mpls-St Paul represented the landlord.
Park Place Plaza 1650 Park Place Blvd	9,500	New	Saint Louis Park	Liquor Boy	Inland	Josh Bloom of Bloom Commercial represented the tenant; Rick Plessner of Inland Commercial Real Estate represented the landlord.

Midland Shopping Center 2703-2751 Winnetka Ave	8,695	Expansion	New Hope	ARC Value Village	Engelsma Limited Partnership	Andrew Odney and Chad Anvary of Colliers International   Mpls-St Paul represented the tenant; Doug Seward of Kraus-Anderson Realty represented the landlord.
Bonaventure Mall 1501 Plymouth Rd S	7,539	New	Minnetonka	Pearle Vision	CSM Corporation	Peter Grones of Cambridge Commercial Realty represented the tenant; Justin Wing of CSM Corporation represented the landlord.
West Ridge Market 11210 Wayzata Blvd	6,817	New	Minnetonka	Fidelity Investments	CSM Corporation	Ted Gonsior, John Johannson and Bill Ritter of Colliers International   Mpls-St Paul represented the tenant; Justin Wing of CSM Corporation represented the landlord.
Victory Village 1500 109th Ave NE	5,800	New	Blaine	Buffalo Wild Wings	Victory Village LLC	Stefanie Meyer and Johnny Reimann of Mid-America Real Estate represented the tenant; Jen Helm of Cushman & Wakefield/NorthMarq represented the landlord.
Denny's Restaurant 1200 98th St W	5,640	New	Bloomington	Zelo	1200 West 98th LLC	Amy Carlson of Colliers International   Mpls-St Paul represented the tenant.
Yorkdale Shoppes 6755 York Ave S	4,942	New	Edina	Chuck & Don's Pet Food Outlet	City of Edina	Michael Dolan of Core Commercial Real Estate represented the tenant; Janet Olson of Colliers International   Mpls-St Paul represented the landlord.
3624 50th St W	4,284	New	Minneapolis	Red Cow	Henry & Linda Cohen	Marc Nanne of Hoyt Properties represented the tenant; Peter Ambrust of Cushman & Wakefield/NorthMarq represented the landlord.
Tamarack Village 8278 Tamarack Village	3,955	New	Woodbury	Torrid	Tamarack Village Shopping Center	Ted Gonsior of Colliers International   Mpls-St Paul represented the tenant; Jesseka Doherty and Robert Wise of Mid-America Real Estate represented the landlord.
Mozaic 1350 Lagoon Ave	3,600	New	Minneapolis	Origami	Mozaic	Matt Shapiro of Hoyt Properties represented the tenant; Mike Finkelstein of The Ackerberg Group represented the landlord.
Savage Town Square 14075 Hwy 13	3,518	New	Savage	Chuck & Don's Pet Food Outlet	MN Savage 16 LLC	Michael Dolan of Core Commercial Real Estate represented the tenant; Zach Stensland and Sara Martin of Colliers International   Mpls-St Paul represented the landlord.
Park Place Promenade 6001 96th Ln N	3,500	New	Brooklyn Park	Comcast/Xfinity	HJ Development	Peter Dugan and Angela Demonte of CBRE represented the tenant; Chris Moe of HJ Development represented the landlord.
Savage Town Square 14075 Hwy 13	3,410	New	Savage	Massage Envy	MN Savage 16 LLC	Peter Dugan of CBRE represented the tenant; Zach Stensland and Sara Martin of Colliers International   Mpls-St Paul represented the landlord.
Crossroads On 7 415 17th Ave N	3,182	New	Hopkins	Zelo	City Center Ventures LLC	Amy Carlson of Colliers International   Mpls-St Paul represented the tenant.
Woodbury Village 7020-7250 Valley Creek Plaza	2,844	New	Woodbury	Kay Jewelers	Woodbury Village Shopping Center LP	Jesseka Doherty and Robert Wise of Mid-America Real Estate represented the landlord.
City Centre Plaza 8300 City Centre Dr	2,400	New	Woodbury	Punch Pizza	Wellington Management	Mike Finkelstein of The Ackerberg Group represented the tenant; Kathy Bayliss of Wellington Management represented the landlord.

## GREATER MN NOTABLE SALE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
New Prague Commons 200 Alton Ave	Retail	59,948	\$10,200,000	New Prague	Phillips Edison ARC Shopping Center REIT	New Prague Commons LLC	Tim Prinsen and Bob Pounds of Colliers International   Mpls-St Paul represented the seller.
1815 Madison Ave E	Retail	43,396	\$5,700,000	Mankato	Dane LLC	Rydell Management Company LLC	No brokers involved.
2324 3rd Ave	Retail	149,971	\$5,000,000	Cambridge	Mills Properties	Lowe's Home Centers	No brokers involved.
Paul Bunyan Mall 1401 Paul Bunyan Dr	Retail	297,803	\$4,750,000	Bemidji	GJ Realty	DDR	Tim Prinsen and Bob Pounds of Colliers International   Mpls-St Paul represented the seller.
2915 Valleyhigh Dr NW	Industrial	171,159	\$2,900,000	Rochester	Mayo Clinic	2915 LLC	James Bruhn of Mayo Clinic Real Estate and Property Management represented the buyer.
Winland Electronics Building 1950 Excel Dr	Industrial	58,869	\$2,650,000	Mankato	Nortech Systems	Winland Electronics	No brokers involved.
Rochester Market Square 37 Wood Lake Dr SE	Retail	56,455	\$2,100,000	Rochester	Rochester Public Schools	SA Group Properties	Mac Hamilton and Jamey Shandley of Hamilton Real Estate represented the seller.
310 Superior St E	Office	21,000	\$1,700,000	Duluth	First Northern Development LLC	David Whitaker	Brian Forcier of Atwater Group represented the buyer.
2001 S Broadway	Retail	6,225	\$981,000	Rochester	DWB Family LLC JVB Family LLC	HFR Properties	No brokers involved.
3821 Roosevelt Rd	Retail	15,120	\$975,000	Saint Cloud	Heartland Properties LLC	Jerold & Mary Lee Lane	No brokers involved.
775 Anderson Ave	Industrial	15,922	\$915,000	Saint Cloud	Skywater LLC	W.W. Grainger Inc	Sheila DeVine and Matt Studer of Warnert Commercial Real Estate represented the buyer; Sheila DeVine and Matt Studer of Warnert Commercial Real Estate and Steve Salomon of CBRE represented the seller.
135 Rice St	Industrial	51,760	\$900,000	Lewiston	Winfield Solutions	Lifetouch National School Studios	Casey Weiss of Access Commercial Real Estate and Bill Ritter of Colliers International   Mpls-St Paul represented the seller.
Verizon Wireless 2116 Maple Grove Rd	Retail	4,080	\$705,000	Duluth	Bender Property LLC	Geneva Investments LLC	No brokers involved.
2424 3rd Ave	Retail	2,940	\$698,493	Mankato	Freyberg Enterprises LLC	FK Properties LLC	No brokers involved.
401 Superior St W	Office		\$678,500	Duluth	400 West Development LLC	James & Shari Jauss	Brian Forcier of Atwater Group represented the buyer.
Zimmerman Center 12864 Fremont Ave	Retail	10,530	\$676,000	Zimmerman	The Crossings at Woodland Fellowship	The Bank of Elk River	Ron Touchette of Rock Solid Commercial represented the buyer and seller.
2806 Hwy 52	Retail	2,000	\$582,500	Rochester	Luther Auto	Daniel Holter	Dick Friedrichs of Colliers International   Mpls-St Paul represented the buyer.
Steiff-Brock White 7419 Forthun Rd	Specialty	9,652	\$550,000	Baxter	Kim Neyguen	Allen Steiff	Chris Close of Close Converse Commercial Properties represented the buyer; Nate Grotzke of Close Converse Commercial Properties represented the seller.
527 Professional Dr	Office	5,784	\$350,000	Northfield	Oberto Properties LLC	Bremer Bank	Bruce Rydeen of Cerron Commercial Properties represented the buyer; Jeff Brown and Mike Zirbes of Donnelly Development represented the seller.
4801 Burning Tree Rd	Retail	3,000	\$250,000	Duluth	Gary & Jill Bahr	Woodlands National Bank	Greg Follmer of Messina & Associates Realty represented the buyer and seller.
1309 Kenwood Ave	Office	1,200	\$205,000	Duluth	JJMAC Properties LLC	Dennis & Carole Clark	No brokers involved.



## GREATER MN NOTABLE LEASE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	LEASE TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
3100 40th Ave NW	Industrial	50,400	Renewal	Rochester	Kerry	CDP Partners II LLC	Jamey Shandley of Hamilton Real Estate represented the landlord.
1443 Service Dr W	Retail	13,500	Renewal	Winona	Salvation Army	Riverport Ventures LP	Mac Hamilton of Hamilton Real Estate represented the landlord.
300 Canal Park Dr	Retail	8,000	New	Duluth	Canal Park Brewing	Not Available	Brian Forcier of Atwater Group represented the tenant.
2424 W 5th St	Office	7,806	New	Duluth	Community Action Duluth	Sherman Associates	Kathy Marimac of Sherman Associates represented the landlord.
306 W Michigan St	Office	6,659	New	Duluth	HealthPartners	PLB LLC	Ryan Boman of Melhus Management Group represented the landlord.
367 Garfield Ave	Industrial	6,120	New	Duluth	FJS Distributors Inc	Sherman Associates	Kathy Marimac of Sherman Associates represented the landlord.
3037 40th Ave NW	Industrial	6,000	New	Rochester	Wireless Phone Service	Circle Drive Associates LLC	Make Haley of Braasch Commercial Real Estate represented the tenant; Jamey Shandley of Hamilton Real Estate represented the landlord.
K & F Properties 2768 Superior Dr NW	Office	5,400	New	Rochester	AKF Group	Stephen & Kathleen Panetta	George Bayrd of Hamilton Real Estate represented the tenant; Mac Hamilton of Hamilton Real Estate represented the landlord.
Albertville Plaza 11011 61st St	Retail	4,800	New	Albertville	Kremer's Toy & Hobby	Adam Diamond	Lisa Christianson of Christianson & Company Commercial Real Estate Services represented the landlord.
715 Central Entrance E	Office	4,200	New	Duluth	Hanger Prosthetics	Duluth Teachers' Retirement Fund	Dan Rasmussen of UGL Services represented the tenant; Brian Forcier of Atwater Group represented the landlord.
3 Superior St W	Retail	3,500	New	Duluth	Minnesota Wine Exchange	Poobah of Duluth LLC	Greg Follmer of Messina & Associates Realty represented the buyer and seller.
307 Canal Park Dr	Retail	3,300	New	Duluth	On the Rocks-Art Studio and Gallery	Not Available	Jens Torgrimson of Atwater Group represented the tenant.
Paulucci Building 525 Lake Ave S	Retail	3,000	New	Duluth	The Rustic Olive	ETOR Properties	Dave Holappa of Holappa Commercial Real Estate represented the landlord.
7 Superior St W	Retail	2,250	New	Duluth	7 West TapHouse	JB Properties LLC	Kathleen Busche of JB Properties represented the landlord.
Crossroads Plaza 90 14th St SW	Retail	2,000	New	Rochester	The Gold Guys	RP Crossroads LLC	LeighAnn Peltoma and Barb Phelps of Paramark represented the tenant and landlord.
302 Elton Hills Dr NW	Office	1,637	New	Rochester	Coordinated Business Systems	VPB LLC	Mike Haley of Braasch Commercial Real Estate represented the tenant; Jamey Shandley of Hamilton Real Estate represented the landlord.
2650 Broadway S	Retail	1,600	New	Rochester	Jabber's	RB3 LLC	Mike Haley of Braasch Commercial Real Estate represented the tenant and landlord.
220 Superior St W	Retail	1,500	New	Duluth	Z's Deli	Nick Patronas	No brokers involved.
Fannie Rose Building 105 Superior St E	Retail	1,500	New	Duluth	Duluth Coffee Company	Fannie Rose LLC	No brokers involved.
205 1st St W	Office	1,500	New	Duluth	Net Driven	Citon Computer Corp	Brian Forcier of Atwater Group represented the tenant.
1225 Tower Ave	Office	1,500	New	Superior WI	Technical Services and Consulting	Not Available	Brian Forcier of Atwater Group represented the tenant.
209 Superior St E	Retail	1,300	New	Duluth	Art in the Alley Home	City of Duluth	Steve LaFlamme of Oneida Realty represented the tenant and landlord.
4270 Maine Ave SE	Office	1,092	New	Rochester	Miracle Ear	Calli R LLC	George Bayrd of Hamilton Real Estate represented the tenant; Ron Schulz of Hexum Companies represented the landlord.
Northland Plaza 708 Elm St E	Retail	960	New	Saint Joseph	Riff City Guitar and Music Company	Northland Plaza LLLP	Tim Nelson of East West Realty represented the tenant and landlord.
600 Superior St E	Retail	Not Available	New	Duluth	Duluth Kitchen Co.	Fitgers on the Lake LLC	Greg Follmer of Messina & Associates Realty represented the landlord.
600 Superior St E	Retail	Not Available	New	Duluth	The Market	Fitgers on the Lake LLC	Greg Follmer of Messina & Associates Realty represented the landlord.
600 Superior St E	Retail	Not Available	New	Duluth	A Place for Fido	Fitgers on the Lake LLC	Greg Follmer of Messina & Associates Realty represented the landlord.

## INVESTMENT SALES TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
33 6th St S	Office	1,490,496	\$205,500,000	Minneapolis	Shorenstein Properties	Brookfield Office Properties	Eastdil Secured represented the seller.
Southdale Square 2900 66th St W 3000 66th St W 3016 66th St W 6525 York Ave S (Four Buildings)	Retail	115,647	\$29,500,000	Richfield	Frauenschuh Commercial Real Estate Group	Principal Life Insurance	Eric Bjelland and Leah Maurer of Cushman & Wakefield/NorthMarq represented the seller.
Mid-City Business Center I 451 Industrial Blvd E & W	Industrial	345,602	\$20,700,000	Minneapolis	Artis REIT	Prologis Inc	Steven Buss, Tom Holtz and Ryan Watts of CBRE represented the seller.
9191 & 9393 Wayzata Blvd	Retail	85,332	\$13,945,758	Maplewood	TCA Real Estate LLC	Larry & Jean LeJeune	No brokers involved.
2450 Hwy 61	Retail	37,653	\$13,663,257	Maplewood	TCA Real Estate LLC	Larry & Jean LeJeune	No brokers involved.
Archway Marketing Services 20000 Diamond Lake Rd S	Industrial	285,000	\$13,272,587	Rogers	Chambers Street Properties	Geneva ARCX I LLC	No brokers involved.
Prologis Humboldt Industrial 2601 49th Ave N	Industrial	129,754	\$12,575,000	Minneapolis	Artis REIT	Prologis Inc	Steven Buss, Tom Holtz and Ryan Watts of CBRE represented the seller.
Pilot Knob Distribution Center 2360 Pilot Knob Rd	Industrial	406,160	\$10,700,000	Mendota Heights	Artis REIT	Prologis Inc	Steven Buss, Tom Holtz and Ryan Watts of CBRE represented the seller.
Edinborough Corporate Center 3300 Edinborough Way	Office	101,206	\$10,470,000	Edina	Alliance Commercial Partners	American Realty Advisors	Steven Buss, Tom Holtz and Ryan Watts of CBRE represented the seller.
Bloomington Rainbow 2600 American Blvd	Retail	64,130	\$8,300,000	Bloomington	Pine Tree Commercial	Fieldmoor Holding	No brokers involved.
Industrial Park Business Center 13310 Industrial Park Blvd	Industrial	113,000	\$7,275,000	Plymouth	Artis REIT	Prologis Inc	Steven Buss, Tom Holtz and Ryan Watts of CBRE represented the seller.
3025 Lunar Ln	Industrial	118,622	\$7,250,000	Eagan	Artis REIT	Prologis Inc	Steven Buss, Tom Holtz and Ryan Watts of CBRE represented the seller.
401 Nicollet Mall	Office	31,056	\$7,200,000	Minneapolis	Nicollet Residences LLC	Opus Development Corporation	Dick Friedrichs and John Johansson of Colliers International   Mpls-St Paul represented the seller.
FirstGate Distribution Center 1150 Gateway Dr	Industrial	153,680	\$7,140,000	Shakopee	Liberty Property Trust	LNR	David Jellison of Liberty Property Trust represented the buyer; Dan Russ and Joe Gearen of Transwestern represented the seller.
Park 2000 Southwest Phase II 5555 12th Ave E	Industrial	128,537	\$6,877,500	Shakopee	Liberty Property Trust	LNR	David Jellison of Liberty Property Trust represented the buyer; Dan Russ and Joe Gearen of Transwestern represented the seller.
Freightmasters Distribution Center 3703 Kennebec Dr	Industrial	155,151	\$6,550,000	Eagan	TA Associates Realty	Dover Partners	Dave Paradise and Sydney Johnson of Cushman & Wakefield/ NorthMarq represented the buyer; Tom Sullivan and Lonnie Provencher of Cushman & Wakefield/NorthMarq represented the seller.
2780 Maplewood Dr	Retail	85,332	\$6,390,985	Maplewood	TCA Real Estate LLC	Larry & Jean LeJeune	No brokers involved.
13100 12th Ave N	Industrial	113,463	\$6,050,000	Plymouth	Artis REIT	Prologis Inc	Steven Buss, Tom Holtz and Ryan Watts of CBRE represented the seller.
Bass Creek Corporate Center 9955 59th Ave N	Office	120,122	\$5,975,000	Plymouth	LW Bass Creek LLC	Trigild Inc	Scott Pollock of Cushman & Wakefield/NorthMarq represented the seller.
Phillips & Tempo Industries 9700 74th St W	Industrial	77,821	\$5,769,689	Eden Prairie	UB II (PTI) LLC	NL Ventures VII AIC	No brokers involved.
Edgewood Business Center 2401 Edgewood Ave S	Industrial	97,094	\$5,275,000	Saint Louis Park	Artis REIT	Prologis Inc	Steven Buss, Tom Holtz and Ryan Watts of CBRE represented the seller.

Mid-City Business Center III 1301 Industrial Blvd	Industrial	343,916	\$5,000,000	Minneapolis	Artis REIT	Prologis Inc	John Ryden, Matt Oelschlager, Steven Buss and Ryan Watts of CBRE represented the seller.
Eagan Industrial Warehouse 1170 Eagan Industrial Rd	Industrial	96,372	\$4,325,000	Eagan	Artis REIT	Prologis Inc	Steven Buss, Tom Holtz and Ryan Watts of CBRE represented the seller.
11910 Business Park Blvd	Retail	20,600	\$3,350,000	Champlin	Cambridge Emery LLC	Commercial Partners Exchange Company	No brokers involved.
WestPark Plaza 2405-2415 Annapolis Ln N 13800-13810 24th Ave N	Industrial	95,720	\$3,300,000	Plymouth	WestPark Properties 494 LLC	Roseringe Holdings LLC	Barry Birnberg of Grubb & Ellis/Northco Real Estate Services represented the buyer; Peter Rand of Cushman & Wakefield/NorthMarq represented the seller.
640 Hayward Ave N	Industrial	30,780	\$2,600,000	Oakdale	Pioneer Acres Inc	Oak Creek Properties LLC	Jerry Clark of The C Chase Company represented the buyer; Ryan Doyle of Colliers International   Mpls-St Paul represented the seller.
Haskell's Square 2221 Ford Pkwy	Office	26,400	\$2,225,000	Saint Paul	Lyn-James II LLC	New Hope Estates LLP	Ryan Bartley of Paramount Real Estate represented the buyer; Peter Mark of Colliers International   Mpls-St Paul represented the seller.
Valley Oak Business Center 7115-7173 Shady Oak Rd	Industrial	78,171	\$2,200,000	Eden Prairie	Valley Oak D and P LLC	Prudential Commercial Property Holding Company LLC	Dan Lofgren of Cushman & Wakefield/NorthMarq represented the seller.
Shady Valley Business Center 7176 Shady Oak Rd	Industrial	32,289	\$1,050,000	Eden Prairie	RDA Holdings LLC	Aetna Insurance	Patrick Schneider and David Wiegatz of UGL Services represented the buyer; Bruce Hoberman and Peter Rand of Cushman & Wakefield/NorthMarq represented the seller.