

Quarterly Report

NOTABLE TRANSACTIONS

Quarter 4, 2013



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

- Matt Anfang, Executive Director

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

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INVESTMENT SALES

NOTABLE OFFICE SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
1578 University Ave W	40,698	\$7,000,000	Saint Paul	RD Parent Investors LLC	American Bank of St Paul	No brokers involved.
2 Pine Tree Dr	207,548	\$5,700,000	Arden Hills	BAA Properties LLC	Country Life Insurance Company	Steven Strom and Karen Riley of Cresa Minneapolis represented the buyer; Bob Revoir, Pete Rand and Tom Stella of Cushman & Wakefield/NorthMarq represented the seller.
The Atrium 2626 82nd St E	97,670	\$5,250,000	Bloomington	Concord Atrium Center c/o Atwater	Ted Glasrud Associates MN LLC	Tim Stewart of TaTonka Real Estate Advisors represented the buyers.
Highland Bank Building 1730 Plymouth Rd	26,211	\$4,000,000	Minnetonka	SCP PE Minnetonka LLC	Chuck & Melisa Moos	No brokers involved.
Keg House 34 13th Ave NE	44,887	\$3,180,000	Minneapolis	Newport Partners LLC	Keg House Development LLC	Joe Owen of Colliers International Mpls-St Paul represented the buyer; Bruce Bahneman and Peter Tanis of The C Chase Company represented the seller.
14701 Victor Hugo Blvd	12,300	\$2,750,000	Hugo	Team Two Investments LLC	Everton Investments LLP	No brokers involved.
3550 River Rapids Dr	6,336	\$2,500,000	Coon Rapids	Rapids 3550 LLC	Sterling State Bank	No brokers involved.

NOTABLE OFFICE LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Wells Fargo Tower 90 7th St S	400,000	Renewal	Minneapolis	Wells Fargo	NWC Limited Partnership c/o Hines	Amy Wimmer, Sargent Johnson and Frank Clark of Hines represented the landlord.
Fifty South Sixth 50 6th St S	240,000	Renewal	Minneapolis	Dorsey & Whitney	Hines Global REIT	Jim Damiani, Nils Snyder, Bob Chodos and Michael Brehm of Colliers International Mpls-St Paul represented the tenant; Robert Pfefferle and Sargent Johnson of Hines represented the landlord.
4401 76th St W	66,000	Sublease	Edina	Prime Therapeutics	Regis Corp	Dick Keller of CBRE represented the tenant; Steven Strom and James Vos of Cresa Minneapolis represented the landlord.
510 Marquette Ave	65,000	New	Minneapolis	Campbell Mithun	Marquette Partners LLC	Jim Damiani of Colliers International Mpls-St Paul represented the tenant.
4455 White Bear Parkway	46,294	Renewal	White Bear Lake	Smart Carte	Charisse Enterprises	John Mueller of DTZ Americas represented the tenant; Lou Suski and John Chirhart of Gaughan Companies represented the landlord.
Normandale 8400 Tower 8400 Normandale Lake Blvd	40,285	New	Bloomington	Towers Watson	Normandale Holdings LLC	John Ferlita of CBRE represented the tenant; Thomas Tracy and Zach Pettus of Cushman & Wakefield/NorthMarq represented the landlord.
Fifty South Sixth 50 6th St S	21,000	New	Minneapolis	RBC	Hines Global REIT	Tina Hoye, Russ Nelson and Anna Coskran of Nelson, Tietz & Hoye represented the tenant; Robert Pfefferle of Hines represented the landlord.
Normandale 8500 Tower 8500 Normandale Lake Blvd	19,967	New	Bloomington	TEK Systems	Normandale Holdings LLC	Pete Dufour of Cassidy Turley (currently Colliers International) represented the tenant; Thomas Tracy and Zach Pettus of Cushman & Wakefield/NorthMarq represented the landlord.
BLN Office Park II 2051 Killebrew Dr	17,448	New	Bloomington	Transportation Services Administration c/o TSA	BLN Office Park Associates	Steve Kellogg of Transwestern represented the landlord.
Plaza Seven 45 7th St	12,011	New	Minneapolis	Associated Bank	Carlson Real Estate Co	Corey Whitbeck of TaTonka Real Estate Advisors represented the tenant; Brent Robertson and John Dahl of Jones Lang LaSalle Americas represented the landlord.
Court International 2550 University Ave W	11,896	Renewal	Saint Paul	Continuing Legal Education	Court International LLC	Chuck Caturia of CBRE represented the tenant; Denise Currie of Suntide Commercial Realty represented the landlord.
Sons of Norway Building 1455 Lake St	10,405	New	Minneapolis	Goodwill	Sons of Norway	Laura Moore of Moore & Co Commercial Real Estate represented the tenant; Kevin O'Neill of Colliers International Mpls-St Paul represented the landlord.
Office Depot Building 5755-5757 Wayzata Blvd	10,000	Expansion	Saint Louis Park	Magnet 360	5755 Associates LLC c/o Stahl Construction Co	No brokers involved.

NOTABLE INDUSTRIAL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Hopkins Business Center 8098 Excelsior Blvd	355,000	\$9,135,000	Hopkins	Ugorets 8098 LLC	Continental Decatur LLC	Nick Leviton of Colliers International Mpls-St Paul represented the buyer; Traci Tomas of Tomas Management represented the seller.
3045 Hwy 13	127,000	\$3,500,000	Eagan	BMOMN LLC c/o Building Materials Outlet	Sowles Properties Limited Partnership & Valley Building Products Co	Ted Carlson of Carlson Commercial represented the buyer; Tom Sullivan of Cushman & Wakefield/NorthMarq represented the seller.
RTC Manufacturing Building 1777 Oakdale Ave	92,607	\$3,200,000	West Saint Paul	1777 Oakdale Properties LLC	SZB Enterprises LLC	Dean Trongard of Options Real Estate represented the buyer; Michael Dolan of Core Commercial Real Estate and George Janssen of MarketPoint represented the seller.
13010 Co Rd 6	60,780	\$2,875,000	Plymouth	Gilmore Lake Partners LLC	R & K II LLC	Fred Hedberg of Paramount Real Estate represented the buyer; Tom Simon of CBRE represented the seller.
2845 W Service Rd	39,634	\$2,350,000	Eagan	CJ Holdings LLC	Karbank Real Estate Co	John Thompson and Duane Poppe of Transwestern represented the buyer; Phil Simonet of Paramount Real Estate represented the seller.
900 Montreal Cir	37,796	\$2,290,000	Saint Paul	Summit Brewing Comp	Twin City Tile & Marble	No brokers involved.
5261 Ashton Ave NE	49,766	\$2,271,744	Fridley	Advantage Properties LLC	B&R Properties LLC	Bruce Hoberman and John Yanta of Cushman & Wakefield/NorthMarq represented the buyer; Matt Oelschlager and John Ryden of CBRE represented the seller.
Meadowbrook/ Wellington Windows 3938 Meadowbrook Rd	43,966	\$2,160,000	Saint Louis Park	Roseland Properties LLC	Meadowford LLC	Matt Klein of KW Commercial Midwest represented the buyer; Hudson Brothen and Jason Meyer of Cushman & Wakefield/NorthMarq represented the seller.
8800 Xylon Ave N	38,000	\$1,820,000	Brooklyn Park	Xylon Properties LLC	James & Maxine Lorence	No brokers involved.
SI Industries Building 9983 Baltimore St NE	32,580	\$1,650,000	Blaine	Finzer Minnesota Real Estate LLC	Peggy & James Marciniak	No brokers involved.
1200 Hwy 13 E	32,415	\$1,610,000	Burnsville	Quirk's 1200 East Highway 13 LLC	Security State Bank	Chris Weirens of Cushman & Wakefield/NorthMarq represented the buyer; Ryan Kzmarzick of Colliers International Mpls-St Paul represented the seller.
Palmer Lake Plaza 6850-6860 Shingle Creek Pkwy	156,080	\$1,335,000	Brooklyn Center	Palmer Lake BC LLC	Brian F. Leonard Trustee of Palmer Lake Plaza LLC	Peter Rand and Scott Pollock of Cushman & Wakefield/NorthMarq represented the seller.
220 W 90th St	20,000	\$1,175,000	Bloomington	MICS Services LLC c/o Scale Services Group	Neil Brastad Revocable Trust	Nate Erickson of Cushman & Wakefield/NorthMarq represented the buyer; Ryan Kzmarzick of Colliers International Mpls-St Paul represented the seller.

NOTABLE INDUSTRIAL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
6035 Queens Ave NE	300,000	New	Otsego	Ruan	Duke Realty	Patrick Schneider of DTZ Americas represented the tenant; Dan Swartz of CBRE represented the landlord.
Liberty Industrial Park 13225 Brockton Ln	227,054	New	Rogers	Graco	Liberty Property LTD Partnership	Bill Ritter of Colliers International Mpls-St Paul represented the tenant; Joshua Budish of Liberty Property Trust represented the landlord.
2305 Walnut St	185,407	New	Roseville	St Jude Medical	Artis REIT	Mark Kolsrud & Robin Zellmer of Colliers International Mpls-St Paul represented the tenant; Matt Oelschlager and John Ryden of CBRE represented the landlord.
Kennebec Distribution Center 3703 Kennebec Dr	155,050	New	Eagan	Citi-Cargo & Storage Co Inc	TA Associates	Ted Carlson of Carlson Commercial represented the tenant; Dave Paradise, Tom Sullivan and Sydney Johnson of Cushman & Wakefield/NorthMarq represented the landlord.
135 Distribution Center 2300 W Hwy 13	124,109	New	Burnsville	NC Minerals LLC	First Industrial	Joe Owen of Colliers International Mpls-St Paul represented the tenant; Bryan Van Hoof and Jeff Przytarski of CBRE represented the landlord.
1930 Energy Park Dr	94,345	Renewal	Saint Paul	Interline Brands	Artis REIT	Matt Oelschlager and John Ryden of CBRE represented the landlord.
4837 Azelia Ave N	87,105	Renewal	Brooklyn Center	Supply Tech	Artis REIT	Matt Oelschlager and John Ryden of CBRE represented the landlord.
Highway 55 Distribution Center 2811 Beverly Dr	85,200	Renewal Expansion	Eagan	Alexander's Moving and Storage	TA Associates	Jason Meyer of Cushman & Wakefield/NorthMarq represented the tenant; Dave Paradise, Tom Sullivan and Sydney Johnson of Cushman & Wakefield/NorthMarq represented the landlord.
1930 Energy Park Dr	70,000	Renewal	Saint Paul	Spicers Paper	Artis REIT	Patrick Schneider of DTZ Americas represented the tenant; Matt Oelschlager and John Ryden of CBRE represented the landlord.
Old Shakopee Business Center 6301 Old Shakopee Rd W	47,000	Renewal	Shakopee	Thrane	CSM Family Holdings LLC	Mike Zirbes of North Rock represented the tenant; Andrew McIntosh of CSM Corporation represented the landlord.
Interstate Distribution Center 701 Lady Bird Ln	42,000	Renewal	Burnsville	Pack Rat	CSM Lakeside LP	Ryan Krzmarzick of Colliers International Mpls-St Paul represented the tenant; Andrew McIntosh of CSM Corporation represented the landlord.
315 Harrison St NE	31,600	New	Minneapolis	Brede	Sam Miller Bag Co	Matt Oelschlager and John Ryden of CBRE represented the tenant; Eric Batiza and Brian Doyle of Colliers International Mpls-St Paul represented the landlord.
Arboretum Business Park 8075-8085 Century Blvd	31,200	New	Chanhassen	Pitch2Pitch	Coeur Terra LLP	Dan Lofgren of Cushman & Wakefield/NorthMarq represented the tenant; Peter Kordonowy of Summerhill Commercial Real Estate represented the landlord.
Hadley Avenue Commerce Center-I 6866 Upper 33rd St	29,110	Renewal	Oakdale	Great Plains Millwork	CSM Corporation	Phil Simonet of Paramount Real Estate represented the tenant; Bruce Carland of CSM Corporation represented the landlord.

NOTABLE RETAIL SALE TRANSACTIONS

PROPERTY	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
501 78th St W	90,000	\$3,000,000	Chanhassen	New Chanhassen Holding Co LLC	Bloomberg Cos Inc	No brokers involved.
Family Dollar/O'Reilly Auto Parts 3536 Nicollet Ave S	15,911	\$2,555,000	Minneapolis	KingPin Foods 404 LLC	IDNIC35 LLC c/o Abdo Market Place	No brokers involved.
9000-9056 Penn Ave (Three properties)	22,923	\$2,500,000	Bloomington	CPM3 LLC c/o CPM Companies	Bloomington Investments LLC	Mark Krogh of Java Properties represented the buyer; Julie Bauch of Bauch Enterprises represented the seller.
1910-1930 Chicago Ave 732 Franklin Ave E	18,024	\$2,400,000	Minneapolis	Baraka Plaza LLC	Fidelity Group	No brokers involved.
15304 Grove Cir N	19,187	\$1,811,178	Maple Grove	Villa Vino Partners LLC c/o Haskell's Inc	Ryan Companies US Inc	Angela Demonte and Peter Dugan of CBRE represented the buyer.
17830 Kenwood Trl	6,879	\$1,775,000	Lakeville	Paul Herzip 2006 Living Trust	AAP Lakeville LLC c/o United Properties	No brokers involved.
2801 Hennepin Ave S	10,300	\$1,760,000	Minneapolis	Namakan Properties	KAS 28 Hennepin LLC	Michael Finkelstein of The Ackerberg Group represented the buyer and seller.
TGI Fridays 3087 White Bear Ave	4,897	\$1,700,000	Maplewood	TJX88 Property LLC	FAE Holdings 369893R LLC	Jim Leary, Mindy Rietz, Jeff Budish and Steve Lysen of CBRE represented the seller.
6500 Cahill Ave	8,411	\$1,275,000	Inver Grove Heights	Cahill Road Partners c/o Robert Lunieski	Linn Property Holding LLC	Jim Leary, Mindy Rietz, Jeff Budish and Steve Lysen of CBRE represented the seller.

NOTABLE RETAIL LEASE TRANSACTIONS

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Plaza 3000 3000 White Bear Ave	48,059	New	Maplewood	Hobby Lobby	Azure Properties	Anita Johnson of Christianson & Company Commercial Real Estate Services represented the tenant; Bob Minks of Colliers International Mpls-St Paul represented the landlord.
Co Rd 42 & Alabama	20,622	New	Savage	Goodwill	42 Alabama LLC c/o The Driessen Group	Laura Moore of Moore & Co Commercial Real Estate represented the tenant.
801 Louisiana Ave	18,125	New	Golden Valley	Minneapolis Motor Sports	Jim Lupient Oldsmobile Co	Greg Hayes of Midwest Management represented the landlord.
Burnhill Plaza 1230 Co Rd 42 W	8,300	New	Burnsville	Lumber Liquidators	M-M Burnsville Associates Ltd Partnership	Brian Goodwin of Metro Commercial represented the tenant; Justin Wing of CSM Corporation represented the landlord.
Arden Plaza Retail Center 3527 Lexington Ave N	6,844	New	Arden Hills	Title Boxing	Arden Plaza LLC	Mike Brass of Colliers International Mpls-St Paul represented the tenant; Kara Frank of Wellington Management represented the landlord.
Southdale Shopping Center 6750 France Ave S	6,500	New	Edina	Buffalo Wild Wings	Southdale Center LLC	Stefanie Meyer and Johnny Reimann of Mid-America Real Estate represented the tenant.
Northcourt Commons 634-784 Co Rd 10 NE	5,892	New	Blaine	Sola Salon Studios	Northcourt Commons Retail LLC	Tony Strauss of Colliers International Mpls-St Paul represented the tenant; Doug Seward and Dan Mossey of Kraus-Anderson Realty represented the landlord.
Edina Gateway 4900-4940 77th St W	5,000	New	Edina	Café Inc	Orange 77th Street Holdings LLC	Nick Klozak of Channel Drive represented the tenant; George Daniels of Boulder Properties represented the landlord.
Former Lyndale Theater 934 Lyndale Ave	5,000	New	Minneapolis	Lyn Lake Tap Room	Gregory & Lorraine Scott	Ross Hedlund of Frauenshuh represented the tenant; Jeff Mitchell of Hoyt Properties represented the landlord.
Burnsville Auto Mall 500-620 Southcross Dr	4,905	New	Burnsville	Meineke	Burnsville Auto Mall LLC	Nancy Powell of Paramount Real Estate Group represented the tenant; Luke Rieger and Ole Froystad of Mid-America Real Estate represented the landlord.

7908 Main St N	4,524	New	Maple Grove	Sola Salon Studios	Opus	Tony Strauss of Colliers International Mpls-St Paul represented the tenant; Jim Damiani, Bryan Beltrand, Molly Murnane, Kris Schisel and Chris Simmons of Colliers International Mpls-St Paul represented the landlord.
2014-2016 Washington Ave N	3,750	New	Minneapolis	Boom Island Brewing	Broadway Washington LLC	Linda Zelm of Small Business Real Estate Advisors represented the tenant; Ryan Hoveland and Richard Yablonsky of Yablo Commercial Real Estate represented the landlord.
15624 Pilot Knob Rd	3,084	New	Apple Valley	GO Forward Brands LLC c/o Orange Theory	Bear Cobblestone LLC	Laura Moore of Moore & Co Commercial Real Estate and Jen Helm of Cushman & Wakefield/NorthMarq represented the tenant; Ben Krsnak of Hempel represented the landlord.
Hopkins Glenrose Retail Center 715 Mainstreet	3,000	New	Hopkins	LTD Brewing Co	Richard & Monica Rommel	Kevin Peck and Tom Baker of KW Commercial Midwest represented the landlord.
Edina Gateway 4900-4940 77th St W	2,600	New	Edina	Red Savoy Pizza	Orange 77th Street Holdings LLC	George Daniels of Boulder Properties represented the tenant and landlord.
Knollwood Crossing 525 Blake Rd N	2,400	New	Hopkins	Pizza Rev	Hopkins Blake Retail LLC	Stefanie Meyer of Mid-America Real Estate represented the tenant; Mark Robinson and Robert Wise of Mid-America Real Estate represented the landlord.
Blaine Central Retail 10888 Madison Way	2,327	New	Blaine	Starbucks	MF Blaine LLC	Patrick Daly, Johnny Reimann and Stefanie Meyer of Mid-America Real Estate represented the tenant and landlord.
Commerce Hill 421-449 Commerce Dr	2,176	New	Woodbury	Verizon Wireless	NLD Woodbury LLC	Daryle Henry of TaTonka Real Estate Advisors represented the tenant; Carrie Charleston and Robert Wise of Mid-America Real Estate represented the landlord.
Crystal Town Center 5612 West Broadway	1,200	New	Crystal	Sports Clips	Paster Enterprises	Molly Townsend of Cassidy Turley represented the tenant; Mike Sturdivant of Paster Enterprises represented the landlord.
Woodbury Village Green 1475-1575 Queens Dr	1,032	New	Woodbury	Sports Clips	Woodbury Village Green LP	Molly Townsend of Cassidy Turley represented the tenant; Robert Wise and Jesseka Doherty of Mid-America Real Estate represented the landlord.
Paragon Outlet Twin Cities At Eagan 3885-3995 Eagan Outlet Pkwy	N/A	New	Eagan	Adidas American Eagle Outfitters Asics Calphalon Chico's Outlet The Children's Place Converse Cole Haan Crabtree & Evelyn Destination Maternity Famous Footwear Fossil Helzberg Diamonds Outlet Jockey Samsonite Skechers PacSun Watch Station White House/Black Market	Paragon Outlets Eagan LLC	Lisa Kessler of Paragon Outlets represented the landlord.

GREATER MN NOTABLE SALE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
4041 West Division St	Retail	7,609	\$3,535,000	Saint Cloud	The Philipose Group LLC	Joplin Crossroad LLC	No brokers involved.
4505 Superior St W	Industrial	59,292	\$1,825,000	Duluth	One-Oneota LLC c/o AtWater Group	IRET Properties	Brian Forcier of AtWater Group represented the buyer; Ryan Watts, Steven Buss, Tom Holtz and Judd Welliver of CBRE represented the seller.
7025 Hwy 63 N	Office	64,438	\$1,579,282	Rochester	Countryside Self Storage Realty LLC	Thein Brothers	No brokers involved.
2077 & 2103 Frontage Rd	Retail	19,000	\$1,346,000	Waite Park	Riverwood Mall LLC	Honer Homes Inc	No brokers involved.
Home Design Center 3777 40th Ave NW	Retail	30,000	\$1,300,000	Rochester	Event Studio LLC	Partnership 10	Merl Groteboer of ReMax Results represented the buyer; George Bayrd of Hamilton Real Estate represented the seller.
24238 Smiley Rd	Retail	25,288	\$1,300,000	Nisswa	Crow Wing Properties LLC	Business Property Lending	No brokers involved.
329 2nd St	Industrial	90,000	\$1,200,000	Proctor	Dynamic Proctor LLC	Wisconsin Central Ltd	No brokers involved.
5912 Waseca St	Industrial	30,000	\$975,000	Duluth	Hawks Boots LLC	Duluth Paper Specialties	Greg Follmer of Messina & Associates Realty represented the buyer; Sandy Hoff of F I Salter represented the seller.
Hostess Retail Store 406 37th St Ne	Industrial	13,800	\$720,000	Rochester	Mason Lea Building Partnership c/o Overhead Door	New HB Acquisitions (TS) LLC	Jon Espy of Infinity Real Estate represented the buyer; George Bayrd of Hamilton Real Estate represented the seller.
20 11th Ave S	Office	6,875	\$630,000	Saint Cloud	Falcon Building LLC	JADACA LLC	Kate Hanson of Granite City Real Estate represented the buyer; Mark Williams and Kate Hanson of Granite City Real Estate represented the seller.
Dairy Queen 1213 & 320 12th St SE	Retail	1,268	\$625,000	Rochester	Michael and Kari King	Neal, Laurence and Sheryl Winter & Stephen and Candice Oelkers	No brokers involved.
13 N 1st Ave	Retail	8,700	\$610,000	Waite Park	Blue Sky Coast LLC	Sjobeck Properties LLC	Mike Schmitt of Coldwell Banker Commercial Orion represented the buyer and seller.
Homestead United Methodist	Office	31,384	\$550,000	Rochester	Word of Life People of Christ	Homestead	David Marris of ReMax Results represented the buyer; George Bayrd of Hamilton Real Estate represented the seller.
The Granite Bowl 1740 St Germain St W	Office	15,100	\$510,000	Saint Cloud	Inventure Properties LLC	Bremer Bank	Mike Bobick of Granite City Real Estate represented the buyer; Casey O'Malley of INH Commercial Real Estate Services represented the seller.
5267 Hwy 14 E	Industrial	7,192	\$500,000	Rochester	KK & G Properties LLC	Glenn E Prehn	No brokers involved.
521 10th Ave S	Retail	7,800	\$450,000	Waite Park	Sheepdog Properties LLC	Lori J Anderson 2009 Revocable Trust	Mike Schmitt of Coldwell Banker Commercial Orion represented the buyer and seller.
2001 32nd Ave NW	Industrial	4,507	\$425,000	Rochester	Zwei Bier LLC	D.D.T. Properties	Scott Hoss of Paramark represented the buyer; Mike Haley of Braasch Commercial Real Estate represented the seller.
32018 125th St NW	Retail	5,440	\$415,000	Princeton	Baldwin North LLC	Hiway Federal Credit Union	No brokers involved.
4202 Superior St W	Industrial	11,936	\$410,000	Duluth	Peterson Properties	Glendenning Properties	No brokers involved.
Shred Right Building 720 15th Ave NE	Industrial	12,800	\$405,000	Saint Joseph	Steve Strzyk	US Small Business Admin	Kate Hanson and Jim Pfllepsen of Granite City Real Estate represented the buyer; Jean Cushman, Kate Hanson and Jim Pfllepsen of Granite City Real Estate represented the seller.
927 9th Ave S 922 10th Ave S	Retail	5,252	\$401,000	Saint Cloud	Nexus Direct IRA LLC & MB Advisors LLC	Central Minnesota Credit Union	No brokers involved.
4201 W 1st St	Industrial	11,565	\$385,000	Duluth	K&L Buck Properties	GRW Properties	Dave Holappa of Holappa Commercial Real Estate represented the seller.
54 Thomsen Rd	Retail	3,240	\$250,000	Esko	M. Strohmman LLC	ETC Holdings	Dave Holappa of Holappa Commercial Real Estate represented the seller.
1113-1119 Ogden Ave	Industrial	8,000	\$189,000	Superior	Kortesmaki Properties	National Bank of Commerce	Dave Holappa of Holappa Commercial Real Estate represented the buyer.

GREATER MN NOTABLE LEASE TRANSACTIONS

PROPERTY	USE	SIZE (SF)	LEASE TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Apache Mall 0 12th Mall	Retail	149,000	New	Rochester	Scheels	General Growth Properties	No brokers involved.
1485 10th Ave NE	Office	55,000	Renewal	Sauk Rapids	CentraCare/SCH	JH Property LLC	Kevin Brink of INH Commercial Real Estate Services represented the tenant.
Voorhees Building 130 W 2nd St	Office	40,000	New	Duluth	Lake Superior College	Advance Acquisitions LLC	Sandy Hoff of F I Salter represented the tenant; Greg Follmer of Messina & Associates Realty represented the landlord.
Waterfront Plaza 325 Lake Ave S	Office	40,000	New	Duluth	Barr Engineering	Marine Iron Ship Building Company	Shannon Reilly of Frauenschuh represented the tenant; Brian Forcier and Shelley Jones of Atwater Group represented the landlord.
Voorhees Building 130 W 2nd St	Office	25,000	New	Duluth	ARI Network Services	Advance Acquisitions LLC	Greg Follmer of Messina & Associates Realty represented the landlord.
1740 St Germain St W	Office	17,000	New	Saint Cloud	Quinlivan and Hughes PA	Redevelopment Holdings One LLC	Jean Cushman and Jim Pfllepsen of Granite City Real Estate represented the tenant.
3730 Quail Rd NE	Industrial	14,400	New	Saint Cloud	St Cloud Motors	Fitwell Properties	Casey O'Malley of INH Commercial Real Estate Services represented the tenant.
1105 Port Terminal Dr	Industrial	10,000	New	Duluth	Waste Management	Duluth Seaway Port Authority	Dave Holappa of Holappa Commercial Real Estate represented the tenant.
310 S Broadway	Office	8,325	New	Rochester	Exhibitor Media Group Inc	City Center Rochester LLC	Scott Hoss and Mike Busch of Paramark represented the tenant; Barb Phelps and LeighAnn Peltoma of Paramark represented the landlord.
300 E Superior St	Retail	8,000	New	Duluth	Duluth Trading Company	WKK Inc	Matt Fetter of Baum Realty Group represented the tenant; Greg Follmer of Messina & Associates Realty represented the landlord.
1143 2nd St S	Retail	7,500	New	Waite Park	Anytime Fitness	MN School of Business	Casey O'Malley of INH Commercial Real Estate Services represented the tenant; Kate Hanson of Granite City Real Estate represented the landlord.
131 W 1st St	Office	7,000	New	Duluth	HCL	Advance Acquisitions LLC	Greg Follmer of Messina & Associates Realty represented the landlord.
402 Red River Ave	Office	5,385	Renewal	Cold Spring	US Cable	Kolmer Partnership	Tom Braman of Braman & Associates represented the tenant; Kevin Brink of INH Commercial Real Estate Services represented the landlord.
Bahr Condo 4131 26th St NW	Office	4,333	New	Rochester	Thrivent Financial	Rochester Building LLC	Stephanie Severson of Cushman & Wakefield/NorthMarq represented the tenant; Jamey Shandley of Hamilton Real Estate represented the landlord.
400 S Broadway	Retail	2,404	New	Rochester	Cambria USA	Riverside LLC	Doug Fulton of Cushman & Wakefield/NorthMarq and LeighAnn Peltoma and Barb Phelps of Paramark represented the tenant; Bucky Beeman of Realty Growth represented the landlord.
1202 7th St NW	Retail	1,800	New	Rochester	Waynes Fine Jewelry	Prow Companies	Darci Fenske of Paramark represented the tenant; LeighAnn Peltoma and Barb Phelps of Paramark represented the landlord.
Badger Village 3155 Superior Dr NW	Office	1,350	New	Rochester	PSI	Badger Village T/C	Jamey Shandley of Hamilton Real Estate represented the landlord.
521 N Broadway	Retail	1,029	New	Rochester	Special Day Consignment	Amy Lantz	Amy Lantz of Realty Executives represented the landlord.
3900 55th St NW	Retail	700	New	Rochester	First Alliance Credit Union	LNI VA LLC	Scott Hoss of Paramark represented the tenant; Kent Hall of Nelson Investments represented the landlord.
Bahr Condo 4131 26th St NW	Office	700	New	Rochester	Lakewood Dental	Rochester Building LLC	Stephanie Severson of Cushman & Wakefield/NorthMarq represented the tenant; Jamey Shandley of Hamilton Real Estate represented the landlord.

INVESTMENT SALES TRANSACTIONS

PROPERTY	USE	SIZE (SF)	PRICE	CITY	BUYER	SELLER	AGENTS INVOLVED
Eden Prairie Center 8251 Flying Cloud Dr 400 Prairie Center Dr J.C Penney's 8201 Flying Cloud Dr	Retail	908,005	\$100,000,000	Eden Prairie	CAPREF Eden Prairie LLC, CAPREF Eden Prairie Anchor Building LLC c/o Cypress Equities	Eden Prairie Mall LLC c/o General Growth Properties	Matt Friday of SRS Real Estate Services (currently CBRE) represented the buyer; HFF represented the seller.
Excelsior Crossings 9380 Excelsior Blvd	Office	260,000	\$64,075,500	Hopkins	Colony Financial REIT	Excelsior Crossings Investment LLC c/o Real Estate Capital Partners	Steven Buss, Tom Holtz, Ryan Watts and Judd Welliver of CBRE represented the seller.
Excelsior Crossings 9350 Excelsior Blvd	Office	260,000	\$58,674,500	Hopkins	Colony Financial REIT	Excelsior Crossings Investment LLC c/o Real Estate Capital Partners	Steven Buss, Tom Holtz, Ryan Watts and Judd Welliver of CBRE represented the seller.
5600-5610 Rowland Rd 2905 Northwest Blvd 2800 Campus Dr 2955 Xenium Ln N 7660-7716 Golden Triangle Dr 7400 Flying Cloud Dr 7550 Meridian Cir 7805 Hudson Rd 4600 Nathan Ln 9600 54th Ave N 6321-6325 Bury Dr 550-590 Hale Ave	Industrial	914,600	\$55,930,000	Minnetonka Plymouth Eden Prairie Maple Grove Woodbury Oakdale	LSOP 3C II LLC and LSOP MN LLC c/o Greenfield Real Estate LLC	Liberty Property LP	No brokers involved.
Canadian Pacific Plaza 120 6th St S	Office	393,902	\$51,520,000	Minneapolis	CanPac Owner LLC c/o Ladder Capital Finance LLC	NEH I LLC	Scott Pollock of Cushman & Wakefield/NorthMarq represented the seller.
505 Waterford Park	Office	260,016	\$33,000,000	Plymouth	505 Waterford LLC c/o CA Ventures	FSP 505 Waterford Corp c/o Ventures in Chicago	Scott Pollock and Tom O'Brien of Cushman & Wakefield/NorthMarq represented the seller.
Nasseff Specialty Center 225 Smith Ave N	Office	131,441	\$27,000,000	Saint Paul	Allina Health	Smith Avenue Realty Associates II LLP	Steven Buss, Tom Holtz, Ryan Watts and Judd Welliver of CBRE represented the seller.
Gaviidae Common 601 & 629 Nicollet Mall	Office	224,193	\$26,500,000	Minneapolis	NG 651 Nicollet Mall LLC c/o Nightingale Group LLC & David Werner Real Estate	Brookfield Market LLC & Minneapolis Community Development Agency	Tom O'Brien and Terry Kingston of Cushman & Wakefield/NorthMarq represented the seller.
4300 Round Lake Rd 1887-1971 Gateway Blvd 1987-2071 Gateway Blvd	Industrial	379,672	\$25,225,000	Arden Hills	Space Center Arden Hills LLC	Arden Hills Industrial LLC	Steven Buss, Tom Holtz, Ryan Watts and Judd Welliver of CBRE represented the seller.
US Bank Center 101 5th St	Office	582,142	\$21,000,000	Saint Paul	U.S. Bank Center LLC c/o Madison Equities	Griffin Cap St Paul Inv LLC	Gina Dingman, Thomas Dunsmore, Claire Roberts and Cory Miller of NAI Everest represented the seller.
Gander Mountain 12160 Technology Dr	Retail	64,500	\$18,567,888	Eden Prairie	Mountain Prairie LLC c/o Greg Sanders	Eden Prairie 1031 DST c/o Inland Real Estate Group	Keith Sturm and Deb Vannelli of Upland Real Estate Group represented the seller.
Hastings Marketplace 1729 Market Blvd	Retail	94,745	\$15,900,000	Hastings	Hastings Marketplace Station LLC c/o Phillips Edison-ARC Shopping Center REIT	Hastings Center LLC	Joe Girardi of Mid-America Real Estate represented the buyer; Bryan Larson of Madison Equities represented the seller.
673-677 Brianna Dr S	Office	86,834	\$15,200,000	Sartell	IRET Properties	Heritage Place of Sartell LLC	Thomas Commerford of Paramount Real Estate represented the seller.

2300 Berkshire Ln N	Industrial	242,830	\$14,421,169	Plymouth	OA-AREP III Berkshire Associates LLC c/o Excelsior Group	2300 Berkshire Lane LLC	Peter Rand of Cushman & Wakefield/NorthMarq represented the seller.
Northstar Marketplace 7876-7988 Sunwood Dr NW	Retail	96,322	\$14,000,000	Ramsey	Hastings Marketplace Station LLC c/o Phillips Edison-ARC Shopping Center REIT	Sophia-Ramsey LLC c/o Solomon Real Estate Group	Thomas Commerford of Paramount Real Estate represented the seller.
LA Fitness 3555 Hwy 100 S	Retail	51,305	\$13,825,000	Saint Louis Park	National Retail Properties LP c/o NNN REIT	7&41 LLC and 7&41 Crossings LP c/o PBK Investments	Jim Leary, Mindy Rietz, Jeff Budish and Steve Lysen of CBRE represented the seller.
2635 Rice St	Retail	14,736	\$11,538,500	Roseville	2635 Rice LLC c/o Wilk Auslander	Gallant Homes Inc	No brokers involved.
8020 & 8024-8076 Brooklyn Blvd	Retail	139,924	\$9,500,000	Brooklyn Park	Dragon Star Enterprises LLC	Inland Real Estate Park Square LLC	Chris Howard of Christopher W Howard represented the buyer.
Roseville Crossings 2700 Lincoln Dr	Retail	14,800	\$7,725,000	Roseville	Olive Roseville LLC	NLD Roseville LLC	No brokers involved.
Elk Ridge Health 14181 Business Center Dr NW	Office	20,814	\$7,700,000	Elk River	ARHC ERELKMN01 LLC c/o American Realty Capital Healthcare Trust	Medical Facilities LLP c/o Timco	Mark Davis of the Davis Group represented the seller.
Encore Park 11501-11595 K-Tel Dr	Industrial	134,848	\$5,750,000	Minnetonka	500 North Robert LP	Fenton SB LLC & Bowels SB LLC	Chet Masserano of Corporate Real Estate Brokers represented the buyer; Tim Prinsen and Bob Pounds of Colliers International Mpls-St Paul and Steve Nelson of Hoyt Properties represented the seller.
Tamarack Hills 779 Bielenberg Dr	Retail	22,584	\$4,650,000	Woodbury	F6-779 Bielenberg Drive LLC	North American Banking Co	Chad Anvery of Colliers International Mpls-St Paul represented the buyer and seller.
1307 Miller Trunk Hwy	Retail	35,591	\$4,570,362	Duluth	Miller Trunk Highway Investments LLC	KTJ Limited Partnership One Hundred Eleven	Jen Helm of Cushman & Wakefield/NorthMarq represented the buyer; Keith Sturm and Deborah Vannelli of Upland Real Estate Group represented the seller.
Wings - Brooklyn Center 6160 Summit Dr	Office	104,063	\$4,480,000	Brooklyn Center	Concord Executive Center LLC c/o Atwater	Wings Financial	Tim Stewart of TaTonka Real Estate Advisors represented the buyer; Ross Hedlund of Frauenshuh represented the seller.
Goodwill - Saint Louis Park 3575 Hwy 100 S	Retail	17,600	\$4,385,485	Saint Louis Park	GDW100 LLC	KTJ 225 LLC c/o Oppidan Investment Co	Pat Kasid of Oppidan Investment represented the seller.
5221, 5251 & 5275 Edina Industrial Blvd	Industrial	59,450	\$4,300,000	Edina	500 North Robert LP	Fenton SB LLC & Bowels SB LLC	Chet Masserano of Corporate Real Estate Brokers represented the buyer; Tim Prinsen and Bob Pounds of Colliers International Mpls-St Paul and Steve Nelson of Hoyt Properties represented the seller.
Northwest Distribution Center 4900-4948 Winnetka Ave	Industrial	128,708	\$4,200,000	New Hope	WDC LLC	Andrews Inc c/o Robert Andrews	Steve Nilsson, Peter Mork and Jason Simek of Colliers International Mpls-St Paul represented the buyer and seller.
11200 Prairie Lakes Dr	Retail	25,414	\$3,545,000	Eden Prairie	Cole PM Eden Prairie MN LLC	Stone Creek Land Venture LLC	No brokers involved.
American National Can Building 150 26th Ave SE	Industrial	198,557	\$3,510,000	Minneapolis	Maxwell Ventures LLC c/o Swervo Development Corp	CPEC Exchange 37777 LLC c/o Patrick Smith	Rory Johnson of Corporate Tenant Advisors represented the buyer; Robert Youngquist, Jonathan Juris and Douglas Fulton of Cushman & Wakefield/NorthMarq represented the seller.
Guitar Center Building 3650 Hazelton Rd	Retail	12,000	\$3,385,000	Edina	Hazelton Investments NFLP LLC and Bloomington and Hazelton Investments RG22 LLC	Freeman Family Limited Partnership	Stuart Nolan of Stuart Development Company represented the buyer; Aaron Schumm of BC Brokerage Services represented the seller.