



MNCAR

MINNESOTA COMMERCIAL  
ASSOCIATION OF  
REAL ESTATE/REALTORS®

NOTABLE TRANSACTIONS

Q3 2019

Data Provided by REDiComps





We're proud to present our Notable Transactions report for the third quarter of 2019. We're confident that it will help to keep you informed on deals closing in our market. Thank you to the many MNCAR volunteers for dedicating your time and expertise in developing this report.

- Matt Anfang, Executive Director

## OFFICE



**Mary Burton**  
Newmark Knight Frank



**Jason Butterfield**  
Frauenshuh



**Reed Christianson**  
Transwestern



**Sean Coatney**  
Core Commercial  
Real Estate



**Rob Davis**  
Excelsior Group



**Matt Delisle**  
Colliers International



**Jerry Driessen**  
CBRE



**Mike Honsa**  
Transwestern



**Brent Karkula**  
CBRE



**Eric King**  
Cushman &  
Wakefield



**Sam Maguire**  
Cushman &  
Wakefield



**Andrew Manthei**  
KW Commercial  
Midwest



**Jim Montez**  
Transwestern



**Jeff Nordness**  
Essence Real Estate



**Kevin O'Neil**  
Colliers  
International



**Eric Ordway**  
Newmark Knight  
Frank



**Eric Rapp**  
Colliers International



**Ann Rinde**  
CBRE



**Brent Robertson**  
JLL



**Chas Simcox**  
Avison Young



**Mike Phalen**  
JLL



**Kevin Salmen**  
JLL



**Nils Snyder**  
Colliers International



**Tom Stella**  
Cushman &  
Wakefield



**Mark Stevens**  
Cushman & Wakefield



**Kai Thomsen**  
Lee & Associates



**Brian Wasserman**  
CBRE



**Mike Wilhelm**  
CBRE

## INDUSTRIAL



**Eric Batiza**  
Colliers International



**Alex Baron**  
Transwestern



**Tom Dunsmore**  
Avison Young



**Wayne Elam**  
Commercial Realty  
Solutions



**Nate Erickson**  
Transwestern



**Peter Fooshe**  
Cushman & Wakefield



**Chris Garcia**  
Lee & Associates



**Chris Hickok**  
JLL



**Jonathan Juris**  
Frauenshuh



**Dan Lofgren**  
Excelsior Group



**Brent Masica**  
Cushman & Wakefield



**Matt Oelschlager**  
CBRE



**Duane Poppe**  
Lee & Associates



**Phil Simonet**  
Paramount



**Jack Tornquist**  
CBRE



**Chris Weirens**  
Cushman & Wakefield

## RETAIL



**Lisa Christianson**  
Christianson & Company



**David Daly**  
CBRE



**Patrick Daly**  
Ryan Companies



**Lisa Diehl**  
Diehl & Partners



**Jen Helm**  
Newmark Knight Frank



**Tim Igo**  
Suntide



**Brad Kaplan**  
Colliers International



**Ben Krsnak**  
Hempel



**Leah Maurer**  
Cushman & Wakefield



**Dan Mossey**  
Kraus-Anderson  
Realty



**Tricia Pitchford**  
Mid America



**Terese Reiling**  
Colliers International



**Jim Rock**  
Avison Young



**Zach Stensland**  
Upland Real  
Estate Group



**Tony Strauss**  
Colliers International



**Justin Wing**  
CSM Corporation



**Robert Wise**  
CBRE

# NOTABLE OFFICE SALES TRANSACTIONS

Data Provided by REDIComps

PROPERTY	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
BMO Harris Bank Building 5050 France Ave S	15,910	\$5,535,000	\$348	Edina	5050 France Ave, LLC c/o O'Brien-Staley Partners	BMO Harris Bank	No brokers reported.
601 2nd Ave S	29,660	\$4,750,000	\$160	Hopkins	LD Acquisition Company 19, LLC	2075 Ford Parkway, LLC c/o Robert Lunieski	No brokers involved.
4719 Park Nicollet Ave	22,364	\$2,905,000	\$130	Prior Lake	VCB Properties, LLC c/o Robert Erkel	Village Commerce Building, LLC	No brokers involved.
Former Captionmax Bldg 2438 27th Ave S	25,536	\$2,900,000	\$114	Minneapolis	Leech Lake Band of Ojibwe	Green Duck, LLC c/o Mordecai Duckler	Jim Kenney of Colliers International represented the seller.
Northeast Business Center 3989 NE Central Ave	102,453	\$2,800,000	\$27	Columbia Heights	Columbia Heights Economic Development Authority	500, LLC	No brokers reported.
9001 E Bloomington Fwy	23,897	\$2,250,000	\$94	Bloomington	Bonjean Properties II, LLC c/o Blake Bonjean	J.O. Property, LLC	No brokers reported.
7201 Washington Ave S	12,078	\$2,125,000	\$176	Edina	FamEP, LLC c/o Braj Agrawal	Park Plaza 108, LLC c/o Richard LaMettry	Bill Rothstein, Tom Dahl, and Kris Smeltzer of Cushman & Wakefield represented the seller.
Midway Professional Bldg 1630-1636 University Ave W	20,621	\$2,100,000	\$102	Saint Paul	Ridgecrest St. Paul I, LLC c/o TOLD Development	Rixmann Midway, LLC; RFP, LLC c/o Bradley K. Rixmann and Wayne Rixmann	Jim Rock of Avison Young and David Stokes of Cushman & Wakefield represented the seller.
Rock Creek Plaza 16180 Hastings Ave	17,127	\$2,000,000	\$117	Prior Lake	Bonjean Properties II, LLC c/o Blake Bonjean	Rock Creek Plaza, LLC	No brokers reported.

# NOTABLE OFFICE LEASE TRANSACTIONS

Data Provided by REDIComps

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
RSM Plaza 801 Nicollet Mall	125,000	Renewal Expansion	Minneapolis	RSM	Golub Real Estate	Brent Robertson and Jessica Maidl of JLL represented the landlord.
Baker Center 705 & 733 Marquette Ave	78,000	New	Minneapolis	Merrill Corp	St. Paul Properties, Inc	Kevin O'Neil and Bill Ritter of Colliers International represented the tenant; Teresa Borgen, Reed Christianson, and Michael Honsa of Transwestern represented the landlord.
Target West 3701 Wayzata Blvd	70,000	New	Minneapolis	SRF Consulting	Wayzata Venture, LLC	Ann Hansen of Cresa represented the tenant; David Marschinke of CBRE represented the landlord.
Capella Tower 225 S 6th St	55,000	New	Minneapolis	US Bank	SRI Eleven Minneapolis 225, LLC	Paul Donovan and Bill Rothstein of Cushman & Wakefield represented the tenant; Larissa Bodine, Anne Rinde, and Mark McCary of CBRE represented the landlord.
Colonnade 5500 Wayzata Blvd	45,914	Sublease	Golden Valley	Inspire Medical	Buffalo Wild Wings	Brian Wasserman and Anna Kubes of CBRE represented the sublessor.
The BLOC 1550 American Blvd E	40,726	New	Bloomington	Matrix Care	Lsref 4 Bison, LLC c/o Hudson Americas, LLC	Tom DeSautel of CBRE represented the tenant; Bill Rothstein and Tom Sampair of Cushman & Wakefield represented the landlord.
The Marq 250 S Marquette Ave	37,424	New	Minneapolis	Nilan Johnson	KBS	Tad Jellison and John Lorence of CBRE represented the tenant; Mark McCary, Ann Rinde, and Joe Conzemius of CBRE represented the landlord.
Crescent Ridge II 10900 Wayzata Blvd	34,654	Renewal	Minnetonka	Siemens	Wells Operating Partnership, LP	Tyler Kollodge of CBRE represented the tenant; Steve Shepherd and Matt Elder of Newmark Knight Frank represented the landlord.
Northland Center I 3500 American Blvd W	33,446	Renewal	Bloomington	NorthMarq Capital	GKII Northland Center, LLC	Bill Rothstein, Dan Wicker, and Peter Fitzgerald of Cushman & Wakefield represented the landlord.
Norman Pointe II 5600 American Blvd W	33,100	New	Bloomington	Vanco	Boyd Bloomington II GSA, LLC	John Ferlita of CBRE represented the tenant; Michael Gelfman and Nathan Karrick of Colliers International represented the landlord.
Golden Triangle Technology Center 7905 Golden Triangle Dr	32,389	Expansion	Eden Prairie	Advantage Sales & Marketing	MN Golden 1/MN Golden 2, LLC	John McCarthy and Peter Tanis of Newmark Knight Frank represented the landlord.
Prior Works 747-755 Prior Ave N	25,000	New	Saint Paul	College Possible	Orion Development	Thomas Lelich and Gerald Driessen of CBRE represented the landlord.
Banks Building 615 1st Ave NE	21,096	Renewal	Minneapolis	Media Loft	615 Properties, LLC	Mike Olson of Schafer Richardson represented the landlord.
CityPlace Medical II 215 Radio Dr	20,000	New	Woodbury	Shriner's Healthcare for Children	Woodbury Medical Building II, LLC	Jill Rasmussen and Anne Madyun of Davis Real Estate represented the landlord.
PwC Plaza 45 S 7th St	19,088	Renewal	Minneapolis	Jacobs Marketing	Franklin Street Partners	Dan Gleason of Cushman and Wakefield represented the tenant; Brent Robertson and Teig Hutchinson of JLL represented the landlord.
Crosstown Preserve 10050 Crosstown Cir	18,193	New	Eden Prairie	CX Loyalty	Hudson Properties	Kevin Salmen of JLL represented the tenant; Bill Rothstein, Jack Cummings, and Tom Sampair of Cushman & Wakefield represented the landlord.
Twin Cities Orthopedic 4425 W 77th St	17,122	Expansion	Edina	Twin Cities Orthopedic	DFR Edina Medical Building, LLC	Jason Butterfield, Sami Reber, and Ross Hedlund of Frauenshuh represented the landlord.
Wells Fargo Center 90 S 7th St	15,821	New	Minneapolis	Lewis Brisbois	Starwood Capital Group	Robert Youngquist of Avison Young represented the tenant; Reed Christianson, Erin Fitzgerald, and Morgan Rethlake of Transwestern represented the landlord.
RBC Gateway 250 Nicollet Mall	15,000	New	Minneapolis	JLL	United Properties	Jon Dahl, Jessica Maidl, and Brent Robertson of JLL represented the tenant and landlord.
Northland Center II 3600 American Blvd W	14,539	Renewal	Bloomington	ECI Jobboss, LLC	GKII Northland Center, LLC	Bill Rothstein, Dan Wicker, and Peter Fitzgerald of Cushman & Wakefield represented the landlord.

Metro Office Park 3001 Metro Dr	14,509	New	Bloomington	Wilson McShane	DRFC Metro, LLC	Jason Butterfield and Sami Reber of Frauenshuh represented the landlord.
The BLOC 1550 American Blvd E	13,092	New	Bloomington	Matrix Care	Lsref 4 Bison, LLC c/o Hudson Americas, LLC	Tom DeSautel of CBRE represented the tenant; Bill Rothstein and Tom Sampair of Cushman & Wakefield represented the landlord.
Waterfront Commons III 9000 Quantrelle Ave	12,929	Renewal	Otsego	Accurate Home Care	WFCIII, LLC	Steven Fischer and Chad Weeks of Arrow Real Estate represented the landlord.
Centre Pointe V 1160 Centre Pointe Dr	12,286	New	Mendota Heights	Holland Center	Roseville Property Management Co	John Young of Paramount Real Estate Corporation represented the tenant; Hugh Cullen of St. Paul Commercial Real Estate represented the landlord.
Pence Building 800 Hennepin Ave	11,835	New	Minneapolis	Computer Forensics	Turnstone 800, LLC	Kai Thomsen and Lamar Newburn of Lee & Associates represented the landlord.
University Centre at 1919 1919 University Ave W	11,569	New	Saint Paul	Ammons and Olivier	University Centre at 1919, LLP	Dan Alstatt of Colliers International represented the tenant; Norma Jaeger of Transwestern represented the landlord.
201 Irving Ave N	10,755	New	Minneapolis	Way to Grow	Northpond Partners	Larissa Bodine, Mark McCary, and Ann Rinde of CBRE represented the landlord.
Loose-Wiles Building 701 N Washington Ave	10,022	Sublease	Minneapolis	ClickSwitch	701 Washington Investment, LLC	Tim Stewart of TaTonka Real Estate Advisors represented the sublessor.

# NOTABLE INDUSTRIAL SALES TRANSACTIONS

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PROPERTY	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
21673 Cedar Ave S	100,013	\$5,800,000	\$58	Lakeville	Numerically Automated Cutting Systems, LLC c/o ShopSabre	NLSC Properties, LLC c/o Nathan Steiren	Bruce Rydeen of Cerron Commercial Properties represented the buyer and seller.
7105 Northland Terrace N	63,981	\$5,650,000	\$88	Brooklyn Park	7105 Northland Terrace North (Minnesota), LLC c/o Centaur Capital Partners, Inc	Dane Technologies, Inc c/o Dan Johnson	Steve Nilsson and Andrew Odney of Colliers International represented the seller.
Former Sealy Mattress Factory 825 Transfer Rd	4,170	\$4,700,000	\$50	Saint Paul	Transfer Industrial, LLC c/o Interstate Development	Sealy Mattress Manufacturing Company, LLC c/o Tempur Sealy International	Chris Hickok of JLL represented the seller.
5240 257th St	83,282	\$4,270,204	\$51	Wyoming	Kirvida Holdings, LLC c/o Kevin Kirvida	United States Small Business Administration	Dan Friedner, Jay Chmielecki, and Patrick Cullen of Newmark Knight Frank represented the buyer and seller.
Highway 212 Corporate Center 7400 Flying Cloud Dr	32,136	\$3,900,000	\$121	Eden Prairie	Burnhaven Atrium, LLC	AR Flying Cloud Owner, LLC	No brokers reported.
99 NE 77th Way	121,000	\$3,700,000	\$31	Fridley	BT99-77WAY, LLC c/o EMSCO	Air System Components, Inc	Matt Oelschlager of CBRE represented the buyer; Matt Oelschlager, John Ryden, Mike Bowen, and JP Maloney represented the seller.
Quality Manufacturing 969 Labore Industrial Ct	45,144	\$3,500,000	\$78	Vadnais Heights	969 Labore Industrial Court, LLC c/o Adrian Kadue	Huber Properties, LLC c/o Mort J Huber	No brokers reported.
600 Kasota Ave	58,638	\$3,400,000	\$58	Minneapolis	Northway Apartment Property II, LLC	C.P. Williams Family Limited Partnership	No brokers reported.
1225 Lakeview Dr	41,654	\$3,100,000	\$74	Chaska	Lakeview Drive, LLC	CPEC Exchange 42574-5-6, LLC	Mark Steingas of Copperwood Investments represented the buyer; Ryan Krzmarzick and Kyle Rafshol of Colliers International represented the seller.
22 Empire Dr	51,716	\$3,050,000	\$59	Saint Paul	Research and Diagnostic Systems, Inc	Molex, LLC	Rick Graf and Jim DePietro of CBRE represented the seller.
7300 Washington Ave S	34,780	\$2,870,000	\$83	Eden Prairie	Black Diamond Investments, LLC c/o Craig Dauffenbach	ATA Development, LLC	Kris Smeltzer and Daniel McNamara of Cushman & Wakefield represented the seller.
801 Cliff Rd E	62,325	\$2,825,000	\$45	Burnsville	Aero Properties, LLC	Badgerland Partners, LLC	No brokers reported.
2440 Enterprise Dr	31,320	\$2,715,000	\$87	Mendota Heights	Garland, Inc	Manna Properties, Inc	Tom Sullivan and Peter Fooshe of Cushman & Wakefield represented the buyer; Phil Simonet, John Young, and Joseph Schultz of Paramount represented the seller.
JMJ Business Center 6230 McKinley St NW	48,000	\$2,605,000	\$54	Ramsey	Big River McKinley, LLC c/o Big River Real Estate	McKinley Properties, LLC	No brokers reported.
2200 Old Highway 8 NW	22,205	\$2,500,000	\$113	New Brighton	The Old Highway 8 Company Real Estate Group LLC	Murco, Inc	No brokers reported.
6701 23rd St W	31,355	\$2,450,000	\$78	Golden Valley	JSR Holdings, Inc c/o Jason Ripley	APC Partnership c/o Adolfsen & Peterson	Dean Trongard of Options Real Estate represented the buyer; Tom Bennett and Tom Hayhoe of CBRE represented the seller.
8300 10th Ave N	31,482	\$2,310,000	\$73	Golden Valley	Ace Properties, LLC c/o Larry Palm	T.I.D. LLC c/o Gregory R Tripp	Matt Oelschlager, Mike Bowen, and JP Maloney of CBRE represented the seller.
Enterprise Business Center 415 60th St W	36,206	\$2,262,247	\$62	Minneapolis	MIP Crosstown, LLC	OIVF Crosstown, LLC	No brokers reported.

Universal Stone 3019 133rd St W	27,827	\$2,150,000	\$77	Shakopee	Bold Eagle, LLC c/o David R Ramnarain	Vital Realty, LLC	Charlie Merwin and Mark Sims of Cushman & Wakefield represented the seller.
2231 Edgewood Ave	19,668	\$2,143,812	\$109	Saint Louis Park	HH Edgewood, LLC	Swanson & Youngdale, Inc	Charlie Merwin and Mark Sims of Cushman & Wakefield represented the seller.
17226 Lincoln St NE	26,400	\$2,096,250	\$79	Ham Lake	Roofers Local No. 96 Journeyman and Apprentice Training Trust Fund	Midwest Property Management, LLC	Marty Fisher and Michael Fisher of Premier Commercial Properties represented the seller.
655 19th Ave NE	50,524	\$1,800,000	\$36	Minneapolis	655 19th Avenue NE, LLC c/o Joshua Howe	PR Properties of Maple Grove, LLC c/o Rakesh Atreya	No brokers reported.
9600 Newton Ave S	18,700	\$1,800,000	\$96	Bloomington	Lunseth Holdings, LLC c/o Shay Lunseth	The LeRenard Living Trust	No brokers reported.
Lyndale Business Center 9051 Lyndale Ave S	40,694	\$1,750,000	\$43	Bloomington	Lyndale Avenue Investors, LLC	Steinel America Inc	No brokers reported.
5465 Hwy 169 N	10,500	\$1,750,000	\$167	Plymouth	Twin City Jacuzzi, LLC c/o Mark Roering	Ace Properties, LLC c/o Larry Palm	Brent Masica and Jason Meyer of Cushman & Wakefield represented the seller.
5200 12th Ave E	18,347	\$1,658,580	\$90	Shakopee	Birch River Real Estate, LLC c/o Kathryn & Neil Sticha	REP Alliance, LLC c/o Thomas McDonough	Brian Netz of Newmark Knight Frank represented the seller.
5900 Quam Ave NE	16,000	\$1,500,000	\$94	Saint Michael	Reilly Properties, LLC c/o Robert Reilly	R. Everett Properties, LLC	No brokers reported.
7922 Ranchers Rd NE	17,340	\$1,440,000	\$83	Fridley	Twin City S&K Properties, LLC Robert Lindell	S&T Chacon Real Estate, LLC c/o Tom Chacon	No brokers reported.
2130 107th Ln NE	15,570	\$1,420,000	\$91	Blaine	IQA Properties, LLC c/o Jason Todd Sokolik	Catherine & David Challman	No brokers involved.
8920 W 35W Service Rd NE	21,664	\$1,375,000	\$63	Blaine	ICA Land Holdings, LLC c/o Stephn M Hoaglund	Estate of Roger W Boie	No brokers involved.
Techscan Corp 85 2nd Ave SE	21,154	\$1,350,000	\$64	New Brighton	Premier Grain Building, Inc	Ellis Properties, LLP	No brokers involved.
4300 Main St NE	17,295	\$1,250,000	\$72	Fridley	4300 Main Street, LLC c/o Robert W Bras	J Hamlin & Associates, LLC	Jacob Gerads of Fort, Inc represented the seller.
15970 Jarvis St NW	11,754	\$1,200,000	\$102	Elk River	Hemmer Companies, LLC c/o Cynthia Hemmer	NAIS Minnesota Realty, LLC	Annie Deckert of Acuity Group represented the seller.
Midwest Northern Nut 45 31st Ave NE	35,058	\$1,150,000	\$33	Minneapolis	Burtamere Real Estate Holdings, LLC c/o Michael Burt	2 Sisters Holding Company, LLC	Tom Sullivan, Peter Fooshe, and J.P Perpich of Cushman & Wakefield represented the seller.
15777 Jarvis St NW	20,453	\$1,050,000	\$51	Elk River	Jarvis St Holdings, LLC	Local Oil Co of Anoka, Inc	No brokers reported.
4759 Old Highway 8	16,844	\$1,040,000	\$62	Mounds View	JHM Mounds View Properties, LLC c/o Jan H Magnusson	GL Technology, Inc c/o Gregg C Lien	No brokers involved.
300 83rd St W	19,320	\$1,000,000	\$52	Bloomington	Integrity Commercial Capital, LLC c/o Dan L. Schmidt	DNI Properties c/o Dakota News Inc	Chris Grabek of Grabek, LLC represented the seller.
320 Ervin Industrial Dr	14,640	\$1,000,000	\$68	Jordan	Valve Properties, LLC	Nelson Land Company, LLC	James Halbur of KW Commercial represented the seller.

# NOTABLE INDUSTRIAL LEASE TRANSACTIONS

Data Provided by REDiComps

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Highway 101 Distribution Center II 14585 Northdale Blvd	110,000	New	Rogers	Cantel	GL Rogers Properties I, LLC	Jason Simek of Colliers International represented the landlord.
Eagle Creek 8641 Eagle Creek Pkwy	83,662	Renewal Expansion	Savage	Sick, Inc	AX TC Industrial, LP	Jack Tornquist and Tom Hayhoe of CBRE represented the landlord.
Park of Commerce II 5691 E River Rd NE	75,845	New	Fridley	Hajoca	Industrial Equities- River Road, LLC	Eric Riemer of CRE Partners represented the tenant; John Allen of Industrial Equities represented the landlord.
Whitewater Corporate Center 12500 Whitewater Dr	75,785	New	Minnetonka	Antares Pharma	Whitewater Properties I, LLC	James Depietro, Tom Bennett, and Tom Hayhoe of CBRE represented the landlord.
Highcrest II 2501 Walnut St	71,860	New	Roseville	Quality Custom Distribution Services	Meritex- Highcrest DC III, LLC	David Stokes and Chris Weirens of Cushman & Wakefield represented the tenant; Todd Hanson and Jason Sell of Cushman & Wakefield represented the landlord.
Trenton Business Center 6105 Trenton La N	42,822	New	Plymouth	Parsons Electric	Icon Ownr Pool 3 Midwst/SE	John Ryden, Matt Oelschlager, and Mike Bowen of CBRE represented the landlord.
University Industrial Park III 2000 - 2090 SE Elm St	41,313	Renewal	Minneapolis	Cumulus Media	CSM Investors, Inc	John Ryden, Matt Oelschlager, Mike Bowen, and JP Maloney of CBRE represented the landlord.
Valley View Business Center III 2700 4th Ave E	31,500	Expansion	Shakopee	Cherne Industries	Scannell Properties #337, LLC	Jeff Jones, Joe Keske, and Rich Reynolds of AREA represented the tenant; Tom Bennett, Matt Oelschlager, and Jack Tornquist of CBRE represented the landlord.
West Glen Corporate Center I 16305 36th Ave N	28,530	New	Plymouth	Histosonics	Moen Leuer	Tom Hauschild of Tegra represented the tenant; Brent Masica and Jason Meyer of Cushman & Wakefield represented the landlord.
Plymouth Ponds Business Park IV 3600 Holly Ln N	28,339	New	Plymouth	Entellus Medical	MU Plymouth Ponds, LLC	Brent Masica and Jason Meyer of Cushman & Wakefield represented the landlord.
7030 6th St N	28,295	New	Oakdale	Oakdale Precision	7030 6th St N, LLC	Jay Chmielewski, Dan Friedner, and Patrick Cullen of Newmark Knight Frank represented the landlord.
Energy Park Corporate Center 1240-1270 Energy Ln	28,195	New	Saint Paul	All Energy Solar	1240 Energy Lane, LLC	Bruce Bahneman of Avison Young represented the tenant; Daniel Larew and Connor Ott of JLL represented the landlord.
Beacon Bluff Business Center 878 Duchess St	26,329	New	Saint Paul	Dynamic Sheet Metal	Opus	Todd Hanson, Jason Sell, and Ian Thompson of Cushman & Wakefield represented the landlord.
Northern Stacks VI 40 NE 51st Way	26,183	New	Fridley	Laird Plastics	Northern Stacks VI, LLC	Eric Batiza of Colliers International represented the landlord.
Prior Works 747-755 Prior Ave N	25,000	New	Saint Paul	College Possible	Orion Development	Thomas Lelich and Gerald Driessen of CBRE represented the landlord.
12th Avenue Distribution Center 13100 N 12th Ave	24,287	New	Plymouth	Pioneer Paper	AX TC Industrial III, LP	Dan Swartz of CBRE represented the landlord.
Plymouth Ponds VIII 17400 Medina Rd	22,729	New	Plymouth	Reprise Medical	United Properties Investment, LLC	Jeff Minea of Lee and Associates represented the tenant; Brent Masica and Jason Meyer of Cushman & Wakefield represented the landlord.
Aurora Industrial Warehouse 2500 Walnut St	20,314	Renewal	Roseville	Logix Transportation	AX TC Industrial II, LP	Mike Bowen of CBRE represented the tenant; John Ryden, Matt Oelschlager, Mike Bowen, and JP Maloney of CBRE represented the landlord.
Plymouth Business Center V 3550 Annapolis Ln N	20,086	New	Plymouth	Polaris	St Paul Properties, Inc	Douglas Fulton of Avison Young represented the tenant; Jason Meyer, David Paradise, and Sydney Johnson of Cushman & Wakefield represented the landlord.
Northwest Business Campus II 2800 Campus Dr	19,956	New	Plymouth	Allstream	AR Northwestern II Owner, LLC	Brent Masica of Cushman & Wakefield represented the tenant; Tom Bennett, Tom Hayhoe, and John Marshall of CBRE represented the landlord.



# NOTABLE RETAIL SALES TRANSACTIONS

Data Provided by REDIComps

PROPERTY	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
Pet Smart 2370 White Bear Ave N	26,387	\$5,215,000	\$198	Maplewood	Broadway Property Group, LLC	PM Maplewood, LLC c/o Joel Rietz	Zach Harris of Stan Johnson Company represented the seller.
CVS 2800 Hwy 10	15,300	\$5,211,483	\$341	Mounds View	ExchangeRight Net Leased Portfolio 29 DST	JK & SK MN, LLC	No brokers reported.
731 Hennepin Ave	25,333	\$4,500,000	\$178	Minneapolis	731 Hennepin Building, LLC c/o Kamran Talebi	Zel-Wel, LLC	No brokers reported.
Buffalo Wild Wings 7551 Egan Dr	5,548	\$2,857,000	\$515	Savage	Alouise Associates, LLP c/o Diane Spande Trust	Blazin Wings, Inc	Mike Philbin and Sam Alison of CBRE represented the seller.
3536 Nicollet Ave S	16,240	\$2,720,000	\$167	Minneapolis	Finkle Einhorn, LLC; M Club Investments, LLC c/o Cam McCambridge and Marc Snover	Kingpin Foods 404, LLC c/o Caryl Abdo	No brokers reported.
Chili's 4000 Vinewood Ln N	6,167	\$2,375,236	\$385	Plymouth	Southfield Melrose Partners, LLC c/o Edward Dawda	BLGL Plymouth, LLC	Jason Schwartz and Jon Carlson of Syndicated Equities represented the seller.
Kid's Place 5448 140th St N	8,630	\$2,347,375	\$272	Hugo	STORE Master Funding XIV, LLC c/o STORE Capital	Dragonfly Group, LLC	No brokers reported.
Christian Brother's Automotive 1716 Bunker Lake Blvd NW	4,945	\$2,332,000	\$472	Andover	The Arthur E. Eldridge and Gail S. Eldridge Revocable Trust	The Unified Credit Trust created under the Koller Family Trust	No brokers reported.
Wildwood Shopping Ctr 921-961 Wildwood Rd	30,113	\$2,100,000	\$70	White Bear Lake	Dang Properties, LLC c/o Chung Dang	Michael W Callas	Dan Hebert and John Chirhart of Gaughan Companies represented the seller.
2300 50th St W	21,384	\$2,000,000	\$94	Minneapolis	Maria O'Connell	50th Penn, LLC c/o Scott Weber	No brokers reported.

# NOTABLE RETAIL LEASE TRANSACTIONS

Data Provided by REDIComps

PROPERTY	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Arbor Lakes 12550 Elm Creek Blvd N	32,572	New	Maple Grove	Burlington	Kir Maple Grove, LP	Stefanie Meyer and Johnny Reimann of Mid-America represented the tenant.
Ridgehaven Shopping Center 13081-13101 Ridgedale Dr	26,210	Renewal	Minnetonka	Barnes & Noble	Ridgehaven Mall, Inc	James Larson of Cushman & Wakefield represented the landlord.
The Promenade of Wayzata Lake St & Superior Blvd	20,588	New	Wayzata	The Commonwell	The Promenade Master Assn	Tom Martin of Cushman & Wakefield represented the tenant; Jesseka Doherty and Stefanie Meyer of Mid-America represented the landlord.
Salem Square 5300 S Robert Trail	19,482	New	Inver Grove Heights	Berean Church	D & T Property, Inc	Mark Kolsrud, Brad Kaplan, and Lauren Kessler of Colliers International represented the tenant; Roz Peterson of Cerron Properties represented the landlord.
Rosedale Center 1705 W Hwy 36	18,000	New	Rosedale	H&M	Ppf Rtl Rosedale Shopping Cntr	JLL represented the landlord.
Mara Mi 201 Main St S	11,854	Renewal	Stillwater	russell+hazel	Gartner Properties, LLC	Robert Clark of Lynskey Real Estate Company represented the landlord.
Time Square Shopping Center 7525-7665 150th St W	9,752	New	Apple Valley	Brand Name Outlets	Time Square Shopping Center II, LLP	Zachary Stensland of Upland Real Estate Group represented the landlord.
Valley Creek Mall 1750 Weir Dr E	9,666	New	Woodbury	Birdi Gold	Valley Creek Mall, LLC	Mark Young of Crossroads Properties represented the tenant; Kathy Bayliss of Wellington Management represented the landlord.
Quarry Retail 1540-1730 New Brighton Blvd	9,038	New	Minneapolis	Five Below	IRC Quarry Retail, LLC	Ted Gonsor of Colliers International represented the tenant; Rick Plessner of IRC Retail Centers represented the landlord.
Prairieview Center 930-970 Prairie Center Dr	8,000	New	Eden Prairie	Pet Supply Plus	Prairieview Retail, LLC	Stefanie Meyer and Johnny Reimann of Mid-America represented the tenant; Kim Meyer of Cushman & Wakefield represented the landlord.
Eagan Promenade 1259 - 1299 Promenade Pl	7,669	New	Eagan	Phoenix Salon Suites	Eagan Promenade, Inc	Sara Martin of Colliers International represented the tenant; Tricia Pitchford and Holly Robinson of Mid-America Real Estate represented the landlord.
Robert Square Shopping Center 1660-1724 S Robert St	5,768	Renewal	West Saint Paul	Pawn America	Comreco, LLC	Laura Gill and Mary Lindell of Christianson & Company represented the landlord.
310 Main St S	5,459	New	Stillwater	Phoenix Salon Suites	Justin and Jill Kaukenberg	Sara Martin of Colliers International represented the tenant; Robert Clark of Lynskey Real Estate Company represented the landlord.
3924 - 3926 W 50th St	5,430	New	Edina	The Hair District	JSG Company, LLC	Lisa Christianson and Mary Lindell of Christianson & Company represented the landlord.
17375 US 10	5,000	New	Elk River	Elk River Academy, LLC	APS Enterprises, LLC	Lisa Diehl of Diehl and Partners represented the landlord.
2701 Mounds View Blvd	4,544	New	Mounds View	Superior Hail	Empire One, LLC	Marty Fisher and Michael Fisher of Premier Commercial Properties represented the landlord.
Crosscreek Shoppes W 800 Lake St E	4,113	Renewal	Wayzata	Graham Jeweler's	The Dietrich Co Family Ltd Ptn	Lisa Christianson and Mary Lindell of Christianson & Company represented the landlord.
Rice Creek Retail Center 5999 Rice Creek Pkwy	4,055	New	Shoreview	BF Yang Trading	Thorpe Real Estate Investments	Jeffrey Larson of JBL Companies represented the landlord.
Zanebrook Shopping Center 7628-7638 Brooklyn Blvd	4,014	New	Brooklyn Park	Mama Ti's	Zanebrook Land, LLC	Jeremy Grittner and Zac Hoang of Colliers International represented the landlord.
1795 Radio Dr	3,412	New	Woodbury	3P Boxing	Bellwood, LLC	Kathy Bayliss of Wellington Management represented the landlord.
Spirit Hills Mall 6501-6511 Ware Rd	3,240	New	Lino Lakes	The Kids Cooking School	Rice Creek Properties, LLC	Martha Anderson of Parkwood Properties represented the landlord.
Central Plaza 755 - 923 NE 45th Ave	3,200	New	Hilltop	Peace Market	Central Plaza Baceline, LLC	Jeff Horstmann of Horstmann Enterprises represented the landlord.
Cedar Point 5320-5340 Cedar Lake Rd	3,064	New	Saint Louis Park	Chase Bank	Cedar Point SC, LLC	Kim Meyer and Ned Rukavina of Cushman & Wakefield represented the tenant; Brady Walen of Mid-America represented the landlord.
Riverdale Crossing 12900 NW Riverdale Dr	3,029	New	Coon Rapids	Comcast/Xfinity	Riverdale 2005, LLC	Brian Merz and Chris Moe of HJ Development represented the landlord.

# GREATER MN NOTABLE SALES TRANSACTIONS

Data Provided by REDiComps

PROPERTY	USE	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
Post Bulletin 18 1st Ave SE	Office	138,580	\$10,500,000	\$76	Rochester	PB Rochester Investments, LLC	PD Dissolution Co, LLC	Merl Groteboer of ReMax Results represented buyer and seller.
Seneca Foods 1217 3rd Ave SE	Industrial	239,285	\$5,600,000	\$23	Rochester	Olmsted County	Seneca Foods Corporation	No brokers reported.
Walgreen's 602 Front St	Retail	17,875	\$2,201,000	\$123	Mankato	Tailwind 602 South Front, LLC c/o Michael Sather, Reggie Reed, and Kenneth Smith	Mankato Associates, LLP	No brokers reported.
201 Carmichael Rd	Retail	11,405	\$2,200,000	\$193	Hudson	HGC, LLC	Hanson Bros XII, LLC	Brian Zeller of Telus Property Services & Solutions represented the seller.
Former Lowe's 2015 Basset Dr	Retail	139,291	\$2,200,000	\$16	Mankato	Growth Holdings, LLC	Lowe's Home Centers, LLC	No brokers reported.
2227 7th St NW	Industrial	20,250	\$1,850,000	\$91	Rochester	AGI Properties of Oronoco, LLC c/o Alan G Ihde	M.F Holdings c/o Jaw Weis and Erik Weis	No brokers reported.
3855 Independence Rd	Industrial	34,800	\$1,800,000	\$52	Baxter	Fleet Properties, LLC c/o Fleet Farm Properties, LLC	Potlatch Lake State Timberlands, LLC	Jim Buss of JBC Commercial represented the buyer; Christopher Close and Nate Grotzke of Close Converse represented the seller.
Mattress Firm 14230 Dellwood Dr	Retail	6,020	\$1,460,000	\$243	Baxter	2801 Investments, LLC c/o Chad Marsden	DIRON Properties, LLC	Branson Blackburn and Chance Hales of Trinity Real Estate Investment Services represented the seller.
Caribou Coffee 2 E Central Entrance	Retail	1,652	\$1,148,000	\$695	Duluth	JBK Properties, LLC c/o James Bowen	Kleinman IV, LLC c/o Jason Kleiman	Matt Hazelton and Corry Villaume of CBRE represented the seller.
3308-3310 Southway Dr	Industrial	24,549	\$1,140,000	\$46	Saint Cloud	Sauer Properties, LLC	JB Holdings, LLC	Maria Berdan and Steven Feneis of Granite City Real Estate represented the seller.

# GREATER MN NOTABLE LEASE TRANSACTIONS

Data Provided by REDiComps

PROPERTY	USE	SIZE (SF)	TYPE	CITY	TENANT	LANDLORD	AGENTS INVOLVED
Benton Business Park; Phase V 1000 S Benton Dr	Industrial	14,174	New	Sauk Rapids	Renewal by Anderson	Benton Business Park, LLC	Casey O'Malley of Rice Real Estate Services represented the landlord.
1698 Greenview Dr SW	Office	10,281	New	Rochester	Post Bulletin	IBM Mid-America Employees Federal Credit Union Bank	Merl Groteboer of RE/MAX Results represented the tenant; Michael Busch and Scott Hoss of Paramark Corporation represented the landlord.
Marketplace Shopping Center 110 2nd St S	Retail	8,170	New	Waite Park	Avivo	Marketplace, LLC	Kevin Brink of TriVista Brink Commercial Real Estate 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
Two22 222 9th St S	Office	1,119,477	\$81,000,000	\$72	Minneapolis	LCP Minneapolis, LLC c/o Lingerfelt CommonWealth	222 South Ninth Street, LLC	Tom Holtz, Judd Welliver, Ryan Watts, and Sonja Dusil of CBRE represented the seller.
Midway Industrial Park Portfolio 2228 Territorial Rd, 720-795 Vandalia St	Industrial	742,957	\$36,050,000	\$49	Saint Paul	G&I IX Midway Vandalia, LLC c/o Capital Partners and DRA Advisors	LIT-Midway, LLC c/o Clarion Partners	Dave Berglund, Colin Ryan, and Mark Kolsrud of Colliers International represented the seller.
Midway Industrial Park Portfolio 429-478 Prior Ave N	Industrial	621,651	\$33,500,000	\$54	Saint Paul	G&I IX Midway Prior, LLC c/o Capital Partners and DRA Advisors	LIT-Midway, LLC c/o Clarion Partners	Dave Berglund, Colin Ryan, and Mark Kolsrud of Colliers International represented the seller.
Summit Orthopedic 2620 Eagan Woods Dr	Office	70,000	\$29,400,000	\$420	Eagan	HSRE 2620 Eagan MOB, LLC c/o Harrison Street	Kara-Mia, LLC; Terrain Holdings, LLC; MAAK, LLC; Pierre, LLC c/o MSP Commercial	Louis Suarez and Brian Bruggeman of Colliers International represented the seller.
6820 Wedgwood Rd N	Office	101,011	\$22,770,731	\$225	Maple Grove	SE Maple Grove Transitory, LLC c/o Syndicated Equities	WRP Maple Grove, LLC c/o Westminster Capital	Avery Ticer, Terry Kingston, Tom O'Brien, Scott Pollock, and Sam Maguire of Cushman & Wakefield represented the seller.
NorthPark II 10301 Xylon Ave N	Industrial	201,200	\$22,324,000	\$111	Brooklyn Park	LYK Xylon, LLC c/o Lum Yip Kee, Limited - Mr. Tan Tek Lum	Scannell Properties #285, LLC c/o Scannell Properties	Ryan Krzmarzick and Bill Wardwell of Colliers International represented the buyer; Dave Berglund of Colliers International represented the seller.
Midway Industrial Park Portfolio 692-710 Prior Ave N	Industrial	254,940	\$15,500,000	\$61	Saint Paul	G&I IX Midway Minnehaha, LLC c/o Capital Partners and DRA Advisors	LIT-Midway, LLC c/o Clarion Partners	Dave Berglund, Colin Ryan, and Mark Kolsrud of Colliers International represented the seller.
5050 Lincoln Dr	Office	132,086	\$15,450,000	\$117	Edina	Creekside Partners, LLC; Edina Partners MN, LLC c/o Larry Searles	LSREF4 Bison, LLC c/o Lone Star Funds	Tom Holtz, Judd Welliver, Ryan Watts, Sonja Dusil, and Bentley Smith of CBRE represented the seller.
Northland Interstate Business Center IV 9300 75th Ave N	Industrial	184,646	\$14,700,000	\$80	Brooklyn Park	MIP Northland IV, LLC c/o Onward	Altus Northland, LLC c/o Altus	Colin Ryan, Mark Kolsrud, and Dave Berglund of Colliers International represented the seller.
Valley View Business Center III 2700 4th Ave E	Industrial	136,500	\$14,603,000	\$107	Shakopee	LYK Fourth, LLC c/o m Yip Kee, Limited - Mr. Tan Tek Lum	Scannell Properties #285, LLC c/o Scannell Properties	Ryan Krzmarzick and Bill Wardwell of Colliers International represented the buyer; Dave Berglund of Colliers International represented the seller.
Duffey Paper Co 500-528 Washington Ave N	Industrial	174,852	\$13,000,000	\$74	Minneapolis	Duffey Cedar Property Owner, LLC c/o Cedar Street Cos	520 North Washington, Inc c/o John W Duffey	Lamar Newburn of Lee and Associates represented the buyer.
Crown Iron Works 9879 Naples St NE	Industrial	66,740	\$12,747,577	\$191	Blaine	Keva Blaine LLC; Apex Blaine LLC; Polo Crown LLC; MA Holdings LLC c/o Ashish Aggarwal	MDI Naples Blaine, LLC c/o Morteson Development	Nick Leviton of Colliers International represented the buyer; Dave Berglund, Collin Ryan, and Mark Kolsrud of Colliers International represented the seller.
Quadrant Office Building 7100 Northland Cir N	Office	122,703	\$11,850,000	\$97	Brooklyn Park	Quadrant Office Building Property Group, LLC c/o SARA Investment Real Estate	MSP Brooklyn Park Office Building, LLC c/o Hempel Cos	Tom Holtz, Judd Welliver, Ryan Watts, Sonja Dusil, and Bentley Smith of CBRE represented the seller.
Commons Plaza 700 Commons Dr	Retail	13,808	\$11,580,000	\$839	Woodbury	A.E. Peterson Enterprises, Inc	700 Comm LLC	Jeff Lefko of Hanley Investment Group represented the seller.
Midway Industrial Park Portfolio 2299 Territorial Rd	Industrial	259,542	\$11,000,000	\$42	Saint Paul	G&I IX Midway Vandalia LLC c/o Capital Partners and DRA Advisors	LIT-Midway, LLC c/o Clarion Partners	Dave Berglund, Colin Ryan, and Mark Kolsrud of Colliers International represented the seller.

Northland Interstate Business Center V 7601 Northland Dr	Industrial	111,690	\$10,900,000	\$98	Brooklyn Park	MIP Northland V, LLC c/o Onward Investors	Altus Northland, LLC c/o Altus	Dave Berglund, Colin Ryan, and Mark Kolsrud of Colliers International represented the seller.
9's on Nicollet Mall 915-927 Nicollet Mall	Retail	31,440	\$10,120,000	\$322	Minneapolis	St. Armands Circle Investments, LLC	TJR Properties, LLC ADR Property, LLC; Kathryn Albergotti Trust, LLC; Andrew Rush Trust, LLC	Harrison Wagenseil of Standard Commercial represented the buyer; Russ McGinty of North Central Commercial Real Estate and Deb Vanneli of Upland Real Estate represented the seller.
Gateway Distribution Center 6035 Queens Ave NE	Industrial	155,364	\$9,600,000	\$62	Otsego	Ahava Realty (Gateway Distribution Center MN) c/o Dalfen Industrial	Duke Realty	Tom Holtz, Judd Welliver, Ryan Watts, Sonja Dusil, and Bentley Smith of CBRE represented the seller.
12730 Elm Creek Blvd	Retail	11,097	\$9,140,000	\$824	Maple Grove	JLYND Joint, LLC	EC North, LLC c/o OneCorp	Jeff Lefko of Hanley Investment Group represented the seller.
Ridgedale Plaza 1800 Plymouth Rd	Retail	15,640	\$9,067,500	\$580	Minnetonka	Blackhawk Ridgedale, LLC c/o Taylor Hara	Ridgedale Plaza Center, LLC c/o Anne Larsen Hooley	Jeff Peterson of Commercial Partners Exchange represented the buyer; Terese Reiling and Jeff Budish of Colliers International represented the seller.
Minnetonka Corporate Center 5900 Clearwater Dr	Industrial	94,561	\$8,900,000	\$94	Minnetonka	MIP Minnetonka Corporate Center, LLC c/o Onward	Altus MCC, LLC c/o Altus	Dave Berglund, Colin Ryan, and Mark Kolsrud of Colliers International represented the seller.
Valley Green Business Center 4895 12th Ave E	Industrial	115,276	\$8,000,000	\$69	Shakopee	Research and Diagnostic Systems, Inc	CSM Ventures, LLC c/o CSM Corp	Brian Brisky of Brisky Commercial represented the buyer.
Riverdale Village 3550 River Rapids Dr NW	Retail	11,100	\$7,900,000	\$712	Coon Rapids	Blackhawk Coon Rapids, LLC c/o Taylor Hara	River Rapids Prop, LLC	No brokers reported.
Roseville Industrial Center 2265 County Rd C	Industrial	120,848	\$7,710,529	\$64	Roseville	MIP Roseville, LLC	OIVF Roseville, LLC c/o Onward Investors	No brokers reported.
Northland III 7115 Northland Ter	Industrial	59,830	\$7,000,000	\$117	Brooklyn Park	MIP Northland III, LLC c/o Onward	Altus Northland, LLC c/o Altus	Dave Berglund, Colin Ryan, and Mark Kolsrud of Colliers International represented the seller.
Park Place on France 10700 France Ave S	Retail	19,607	\$6,815,835	\$348	Bloomington	Sea Park Ventures, LLC c/o Kiran K Simhadri	Park Place Bloomington, LLC	Keith Sturm of Upland Real Estate Group represented the seller.
Walgreen's 1301 1st St S	Retail	14,161	\$6,713,179	\$474	Willmar	ZE 45th WAG MN Realty, LLC	Labelle Willmar, LLC	No brokers reported.
Technology Park II 9700 76th St W	Industrial	80,862	\$6,538,562	\$81	Eden Prairie	Tech Park Owner MN, LLC c/o Ameritus	FR National Life, LLC c/o First Industrial	Tom Holtz, Judd Welliver, Ryan Watts, Sonja Dusil, and Bentley Smith of CBRE represented the seller.
Lofts 1633 1633 Monks Ave	Retail	46,446	\$6,350,000	\$137	Mankato	CAM 2 Properties, LLC c/o Arthur Symens	Tailwind Group c/o Craig Dahl, Kenneth Smith, Michael Sather, Reggie Reed, Landon Smith, and Kyle Smith	No brokers reported.
El Dorado Packaging 2750 145th St W	Industrial	172,581	\$6,339,518	\$37	Rosemount	G&I IX Apollo El Dorado, LLC c/o DRA Advisors	STORE Master Funding XV, LLC c/o STORE Capital	No brokers reported.
11633 Ulysses Ln NE	Retail	33,500	\$6,325,000	\$189	Blaine	Cloutier Properties #14, LLC c/o Tom Cloutier	Cole MT Blaine MN, LLC c/o Cole Capital	No brokers reported.
WesTech Business Center 15151-15161 Technology Dr	Industrial	65,505	\$6,000,000	\$92	Eden Prairie	Cities Properties, LLLP c/o Tim Boatman	The Hilgren Family, LP c/o Andrea Hilgren	Russ Crawford of Standard Holdings represented the buyer; Brian Netz of Newmark Knight Frank represented the seller.
Bald Eagle Mini Storage 13465 Fenway Blvd N	Industrial	68,800	\$5,990,000	\$87	Hugo	PS Mid-West One, LLC c/o Public Storage	Seisin, LLC c/o Edward Pardee	No brokers reported.

Technology Park IV 10120 76th St W	Industrial	58,644	\$5,661,437	\$97	Eden Prairie	Tech Park Onwer MN, LLC c/o Ameritus	First Industrial, LP	Tom Holtz, Judd Welliver, Ryan Watts, Sonja Dusil, and Bentley Smith of CBRE represented the seller.
Superior Plaza 1000 Shelard Pkwy	Office	64,494	\$5,600,000	\$87	Saint Louis Park	SLP Partners, LP c/o Redline Poperty Partners	LSREF4 Rebound, LLC c/o Lone Star Funds	Tom Holtz, Judd Welliver, Ryan Watts, Sonja Dusil, and Bentley Smith of CBRE represented the seller.
Willow Creek Plaza 9800 Shelard Pkwy	Office	58,186	\$5,025,000	\$86	Plymouth	SLP Partners, LP c/o Redline Poperty Partners	LSREF4 Rebound, LLC c/o Lone Star Funds	Tom Holtz, Judd Welliver, Ryan Watts, Sonja Dusil, and Bentley Smith of CBRE represented the seller.
7725 Washington Ave S	Industrial	58,286	\$5,000,000	\$86	Edina	E&R Investments, LLC c/o Gregory R Ebert	Rimage Corporation	No brokers reported.
610 Zane Shopping Center 5901 94th Ave N	Retail	9,000	\$5,000,000	\$556	Brooklyn Park	DJB 610, LLC c/o Sherrie Thomas	Ryan Companies Us, Inc	Jeff Budish and Ted Gonsior of Colliers International represented the seller.
3088 White Bear Ave N	Retail	8,491	\$4,825,000	\$568	Maplewood	ONSK Investments, LLC; Toro MN, LLC; GSTYK MN, LLC	ECC White Bear Avenue, LLC	Brandon Duff of Stan Johson Co represented the seller.
CVS 3665 Central Ave NE	Retail	15,108	\$4,725,979	\$313	Minneapolis	John J Huegel	SCP 2004E-055, LLC c/o Ocean Block Capital	No brokers reported.
4205 - 4255 White Bear Pkwy	Industrial	114,369	\$4,550,000	\$40	White Bear Lake	PNL Devine, LLC c/o PNL Companies	WBCMT 2007-C31 White Bear, LLC c/o C-III Capital Partners	NAI represented the seller.
Caliber Collision 16750 96th Ave N	Retail	18,000	\$4,517,645	\$251	Maple Grove	Getty Leasing, Inc	KTJ 313, LLC c/o Oppidan	No brokers reported.
Caliber Collision 8620 Central Ave	Retail	18,026	\$4,484,510	\$249	Blaine	FSC AB Blaine MN, LLC	KTJ 314, LLC c/o Oppidan	No brokers reported.
Harbor Freight 11727 Ulysses Ln	Retail	16,225	\$4,150,000	\$256	Blaine	Campbell Properties Limited Partnership II	Blaine HFT 2018, LLC	Tom Fritz and Brandon Duff of Stan Johnson Company represented the seller.
CVS 810 Maryland Ave E	Retail	15,460	\$3,939,249	\$255	Saint Paul	John J Huegel	SCP 2004E-057, LLC c/o Ocean Block Capital	No brokers reported.
Lil Explorers Child Care Center 705 Highway 55	Retail	22,086	\$3,870,968	\$175	Buffalo	STORE Master Funding XV, LLC c/o STORE Capital	Lil Explorers Properties Buffalo, LLC c/o Jeremy Spaude	No brokers reported.
Sixth Street Station 500-508 3rd St	Retail	35,317	\$3,500,000	\$99	Monticello	EBH 127 Building, LLC c/o Ellen Herman	DF/SSS, LLC c/o Richard T Demeules	James Leary and James Polk of CBRE represented the seller.
Rainbow Rascals 19811 Idealic Ave	Retail	10,813	\$3,394,456	\$314	Lakeville	MDC Coast 16, LLC c/o Realty Income	EIG14T FUND 1 Lakeville, LLC c/o Reed Fenton and Jeff Julius	No brokers reported.
Chipotle & Starbucks - Portfolio 1112-1114 Hazeltine Blvd	Retail	4,574	\$3,330,000	\$728	Chaska	GEM-MN, LLC c/o Karen G Ucer	Ridgecrest Chaska I, LLC	Jeff Lefko and Bill Asher of Hanley Investment Group represented the seller.
Ulta Beauty 11633 Ulysses Ln NE	Retail	10,067	\$3,325,000	\$330	Blaine	Cloutier Properties #14, LLC c/o Tom Cloutier	Ryan Companies Us, Inc	No brokers reported.
14199 Edgewood Dr N	Retail	6,004	\$3,200,000	\$533	Baxter	Regent Plaza, Inc	Retail Partners Baxter, LLC c/o Retail Partners Development, LLC	No brokers reported.
Applebee's 5855 Blaine Ave	Retail	5,099	\$3,177,368	\$623	Inver Grove Heights	Joe Properties LLC; NVRTHRU Group, LLC c/o Steven Joe	Broadstone APLB Minnesota, LLC	Will Pike and Christopher Bosworth of CBRE represented the seller.

# NOTABLE MUH SALES TRANSACTIONS

Data Provided by REDIComps

PROPERTY	SIZE (SF)	UNITS	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
The Burlington 1150-1180 Cushing Dr	601,622	438	\$81,000,000	\$135	Saint Paul	WOP Burlington, LLC c/o White Oak Partners	AMFP III Burlington, LLC c/o Abacus Capital Group	Keith Collins, Abraham Appert, and Ted Abramson of CBRE represented the seller.
City Walk at Woodbury 10300 City Walk Dr	283,804	245	\$55,707,000	\$196	Woodbury	City Walk TIC I-V, LLC c/o The Connor Group	Uptown City Walk, LLLP	Keith Collins, Abraham Appert, and Ted Abramson of CBRE represented the seller.
Flux 2838 Fremont Ave S	295,036	216	\$54,000,000	\$183	Minneapolis	USCMF Flux, LLC c/o Nuveen	BIT Uptown Apartments c/o PNC Financial Services Group	Keith Collins, Abraham Appert, and Ted Abramson of CBRE represented the seller.
Southwind Village 15001 Greenhaven Dr	311,900	320	\$53,500,000	\$172	Burnsville	New Southwind, LLC c/o Birge & Held Asset Management	Southwind Village LL, LLC c/o Investcorp International Realty	Keith Collins, Abraham Appert, and Ted Abramson of CBRE represented the seller.
City Walk Flats 10150-10220 City Walk	258,928	208	\$51,370,500	\$198	Woodbury	City Walk TIC I-V, LLC c/o The Connor Group	City Walk Flats Acquisition, LLC	Keith Collins, Abraham Appert, and Ted Abramson of CBRE represented the seller.
The Barrington 7250-7255 Guider Dr	262,758	282	\$49,500,000	\$188	Woodbury	Tilden Fundamental Barrington Apartments, LLC c/o Tilden Fundamental Holdings, LLC	VRS/CA Classic at the Preserve Apartments, LLC c/o Prudential Real Estate Investors	No brokers reported.
Lake Calhoun Flats Apartments 3036 Lake St W	170,290	158	\$33,000,000	\$194	Minneapolis	MN Lake Calhoun Apartments, LLC c/o Weidner Apartment Homes	L&B CIP Lake Calhoun Apartments, LLC c/o L&B Realty Advisors	No brokers reported.
Eastwood Ridge 3031 Towne Club Pkwy SE	229,014		\$30,500,000	\$133	Rochester	Timberland Partners	Rochester Apartments, LLLP c/o Schafer Richardson	Keith Collins, Abraham Appert, and Ted Abramson of CBRE represented the seller.
Aeon Apartment Portfolio	159,300	220	\$26,900,000	\$169	Minneapolis	Villa Nova Preservation JV, LLC c/o Aeon	Villa Nova Real Estate Holdings, LLC c/o Just Home Property	No brokers reported.
Parkview Apartments 1201 12th Ave N	181,992	223	\$26,000,000	\$143	Minneapolis	PV Apartments, LLC c/o SAGE Apartment Communitites and Investment Property Group	Parkview Apartment Associates, LP	No brokers reported.
Freightyard Townhomes & Flats 50 4th Ave N	91,882	96	\$26,000,000	\$283	Minneapolis	IRET Minneapolis Realty, LLC c/o IRET Apartments	GRE Riverwalk Apartments, LLC c/o Goodman Real Estate	Lance Steiger, Robert Dulin, and Erin Dammen of Cushman & Wakefield represented the seller.
Oak Park Village Apartments 7267 Oak Park Village Dr	101,442	100	\$15,750,000	\$155	Saint Louis Park	Oak Park Village Partners, LP c/o Vitus	Oak Park Village Apartments, LLC c/o Jon Dickerson	Evan Miller, Abe Roberts, and Chris Collins of Marcus & Millichap represented the seller.
The Lodge 2800 Rice St	151,599	79	\$15,700,000	\$104	Little Canada	The Lodge Apartments at Little Canada, LLC c/o Highland Management, Inc	The Lodge at Little Canada, LLC c/o Sherman Associates	Steve Michel and Ben Michel of Michel Commercial represented the seller.
Brunsfeld Northloop Apartments 915 Washington Ave N	92,854	47	\$14,650,000	\$158	Minneapolis	Phoenix - North Loop, LLC	Brunsfeld Place, LLC c/o Kuala Lumpur	Evan Miller, Abe Roberts, and Chris Collins of Marcus & Millichap represented the seller.



Blaine Town Square Apartments 2401 108th Ln NE	145,312	87	\$14,500,000	\$100	Blaine	Blaine Town Square Apartments II, LLC c/o Highland Management, Inc	Blaine Town Square Apartments, LLC c/o Sherman Associates	Steve Michel and Ben Michel of Michel Commercial represented the seller.
Stonehouse Square 215 Broadway St NE	98,112	71	\$11,000,000	\$112	Minneapolis	CB Stonehouse Holding, LLC c/o CommonBond	Stonehouse Square Associates, LLLP c/o Jon Dickerson	Abe Roberts of Marcus & Millichap represented the seller.
Holmes Greenway Housing 418 Central Ave SE	70,720	54	\$9,750,000	\$138	Minneapolis	Holmes Housing Partners, LP c/o Vitus	Central Housing Associates, LLLP c/o Jon Dickerson	Evan Miller, Abe Roberts, and Chris Collins of Marcus & Millichap represented the seller.
Edendale Residence 16700 Main St	50,210	61	\$6,800,000	\$135	Eden Prairie	Edendale Residence Senior Apartments, LP c/o California Commercial Investment Group	Edendale Residences, Inc c/o Denyse Ethridge	No brokers reported.
Marshall Street Apartments 1011 Marshall St NE	49,559	40	\$6,600,000	\$133	Minneapolis	3016 Cedar Avenue, LLC	1011 Development Partnership, LLP	No brokers reported.
756 Hall Ave	56,448	64	\$4,555,000	\$81	Saint Paul	BBHA Portfolio II, LLC	EMHA Investments, LLC	Evan Miller, Chris Collins, Abe Roberts, and Ryan Spengler of Marcus & Millichap represented the seller.
1800 & 1818 Larpenteur Ave W	39,486	36	\$4,500,000	\$114	Falcon Heights	Xerxes Avenue, LLC c/o Chad Johnson	1800 Larpenteur, LLC c/o John Stiehm	No brokers reported.
4350 Parklawn Ave	28,000	22	\$4,070,000	\$145	Edina	WG, LLC c/o Thomas Bracken	Willow Greens Apartments, LLC	No brokers reported.
Chowen Bend Townhomes 12601-12641 Chowen Bend	33,243	32	\$4,050,000	\$122	Burnsville	Chowen Bend Townhomes, LLC	Burnsville Leased Housing Associates I, LP	Maddy Butler of MBC represented the buyer.
4429 Nicollet Ave S	38,298	29	\$3,952,500	\$103	Minneapolis	44 NIC, LLC	Apex Holdings, LLC	No brokers reported.
5523-5531 Washburn Ave S & 3900 Minnehaha Ave S	27,648	33	\$3,905,000	\$141	Minneapolis	Regan Real Estate, LLC c/o Regan Capital	RJ Homes, LLC c/o Jesse Olson	No brokers reported.
10801 France Ave S	17,180	30	\$3,450,000	\$201	Bloomington	Akins Glacier Yellowstone, LLC	Alouise Associates, LLP; Wahldick Family, LP	No brokers reported.
Loftus Centre Apartments 3931 Coon Rapids Blvd NW	25,374	30	\$3,090,000	\$122	Coon Rapids	CR Flats, LLC c/o David Hornig	Michael R and Michelle M Moriarty	Terry Johnson of Preferred Properties represented the seller.
3806-3816 Stinson Blvd NE	27,874	34	\$3,060,000	\$110	Columbia Heights	GS Columbia Holdings, LLC c/o Midwest Greater Investment Real Estate Group	Bryant, LLC c/o Richard Grommes	No brokers reported.
1633 Monks Ave	46,446		\$2,351,378	\$51	Mankato	CAM 2 Properties, LLC c/o Arthur Symens	Craig Dahl; Kenneth Smith; Michael Sather; Reggie Reed; Landon Smith; Kyle Smith	No brokers involved.

# NOTABLE HOSPITALITY SALES TRANSACTIONS

Data Provided by REDiComps

PROPERTY	SIZE (SF)	PRICE	PRICE/SF	CITY	BUYER	SELLER	AGENTS INVOLVED
Tru by Hilton Hotel 503 Clearwood Dr	49,677	\$13,000,000	\$262	Duluth	Duluth Real Estate TIC, LLC; D&D Real Estate Holdings II, LC c/o Kineth Hospitality Companies	Northridge 41957 Exchange LLC; Ryan Carlson; Jon Miskavige	No brokers reported.
Courtyard Marriott 2905 Centre Point Dr N	73,918	\$9,830,000	\$133	Roseville	CYRV, LLC c/o Chris Flagg	BRE Timberwolf Property Owner, LLC c/o The Blackstone Group	No brokers reported.
Marriott Residence Inn 2985 Centre Pointe Dr N	76,354	\$9,170,000	\$120	Roseville	RIRV, LLC c/o Chris Flagg	BRE Timberwolf Property Owner, LLC c/o The Blackstone Group	No brokers reported.
Microtel Inn & Suites 3000 Denmark Ave	35,635	\$5,700,000	\$160	Eagan	Empire IV Eagan, LLC c/o Leon and Joan Endres	Eagan Hospitality, LLC	No brokers reported.
AmericInn 550 Cherry Dr	40,500	\$5,100,000	\$126	Waconia	V2, Inc c/o Neeraj Rai and Deepinder S Baveja	Waconia Mill IV, LLC c/o Darrel Sudheimer	No brokers reported.
1625 Broadway Ave	98,699	\$4,600,000	\$47	Rochester	Med Town Hospitality, LLC	Access Point Financial, LLC	No brokers reported.
Best Western Plus 3420 Northdale Blvd NW	49,603	\$4,350,000	\$88	Coon Rapids	Faraz Enterprises, Inc c/o Shakeel Amir	Shin Hospitality, Inc c/o Percy Pooniwala	No brokers reported.
Best Western 511 Marschall Rd S	36,078	\$4,275,000	\$118	Shakopee	Gayatri Hospitality, LLC c/o Apurva Thakkar	Shree Laxmi, LLC c/o Hetal Patel	No brokers reported.
5708 Bandel Rd NW	39,207	\$3,450,000	\$88	Rochester	Red Wing Lodging Group, LLC; Rochester North Lodging Group LLC c/o Nick Patel and Mike Patel	KRISAM Corporation c/o Anil Patel	No brokers reported.
Super 8 9410 Baltimore St NE	22,884	\$2,900,000	\$127	Blaine	Sarju Blaine, LLC c/o Hemant Bhakta	Schweizer Lodging, LLC c/o Andrew Schweizer	Cushman & Wakefield reprerented the seller.
752 Withers Harbor Dr	29,880	\$1,530,000	\$51	Red Wing	Nilkanth Hospitality, Inc c/o Michael Murphy	S.B Nelson, LLC c/o Bruce Nelson	No brokers reported.
Rodeway Inn 235 Withers Harbor Dr	17,306	\$1,175,000	\$68	Red Wing	Yog Shakti, LLC Jayshkumar B Bhakta	Red Wing Lodging Group, LLC	No brokers involved.