

The C. Chase Company

Available Properties
Industrial/Office

First Quarter 2010

Listing Agent(s)	Building Address/Suite	Total Sq. Ft. Available	Office Sq. Ft. Available	Warehouse Sq. Ft. Available	Lease Rates P.S.F./Sale Price	2009 Est. Real Estate Taxes & CAM	Loading Dock Door/ Drive-in	Clear Height	Comments
Dave Bruce Sherm Malkerson Kyle Malkerson	Anoka County Airport Hangar 9444 Lima Street Blaine, MN	8,089 sf.	0 sf.	0 sf.	\$305,000				<ul style="list-style-type: none"> • 2 bays - 3,800 SF each (approx.) • Offices/full kitchen/shower in bathroom • Private vehicle parking included
Bruce Bernel	830 Boone Avenue Golden Valley, MN	8,279 sf.	8,279 sf.	0 sf.	\$8.00 Gross	\$6.40	NA	NA	<ul style="list-style-type: none"> • Remodeled 2001 • Can subdivide • Operating Expenses include sewer/water/electric
Sherm Malkerson	Caswell/Meggitt 2540 Second St NE Minneapolis, MN	51,087 sf.	13,980 sf.	37,107 sf.	\$296,000/yr Net \$2,950,000	\$1.67	6/2	20'	<ul style="list-style-type: none"> • For sale or lease • Docks and drive-in doors • Land for expansion
Jerry Clark	200 Centennial Drive Buffalo, MN	32,000 sf.	6,000 sf.	26,000 sf.	\$4.00 NNN	\$1.25			<ul style="list-style-type: none"> • For sale or for lease • Currently clean room but can be converted. • 6:1 parking ratio
Sherm Malkerson Kyle Malkerson	Coachman Building 6660 Shingle Creek Parkway Brooklyn Center, MN	10,000 sf.	250 sf. (A) 1,545 sf. (B)	3,737 sf. (A) 6,263 sf. (B)	\$4.50 NNN \$4.00 - \$7.00 NNN	\$2.37	0/1 (A) 2/1 (B)	12'	<ul style="list-style-type: none"> • Suites A & B can be combined for 10,000 sf.
Bruce Bahneman Peter Tanis	1330 County Road B West Roseville, MN	3,000 sf.			\$449,000				<ul style="list-style-type: none"> • Former optician's office • Ideal for medical, business services or retail user
Sherm Malkerson	Ecumen 3530 Lexington Avenue North Shoreview, MN	5,021 sf.	5,021 sf.	0 sf.	\$10.00 Net	\$7.12			<ul style="list-style-type: none"> • Can divide • 3,269 sf. • 1,640 sf.
Dave Bruce Bruce Bahneman Peter Tanis	Encore Industrial Park 11300 K-Tel Drive Minnetonka, MN	70,540 sf.		29,300 sf.	\$4.00 NNN	\$2.24	9/1	19'	<ul style="list-style-type: none"> • Hopkins/Minnetonka border • Flexible bay sizes (4,800 sf - 41,000 sf.) • Heavy power
Bruce Bahneman Peter Tanis	3605 France Avenue North Robbinsdale, MN	1,485 sf.	1,485 sf.		\$225,000		0		<ul style="list-style-type: none"> • Excellent owner/investor opportunity
Dave Bruce	14420 Glenda Drive Apple Valley, MN	13,970 sf.	13,970 sf.	0 sf.	\$14.00 NNN/ \$2,095,000	\$3.49			<ul style="list-style-type: none"> • Great access to I-35W via Cedar. • Planned expansion
Dave Bruce	Intaglio Properties I 4200 Norex Drive Chaska, MN	20,165 sf. (Direct) 20,045 sf. (Sub)	BTS 3,200 sf.	BTS 16,965 sf.	\$4.50 NNN \$8.50 NNN	\$2.33	1/1 1/1	18'	<ul style="list-style-type: none"> • Fabcon • Sublease available now • Direct lease available April 1st
Sherm Malkerson Kyle Malkerson	Kaltec 307 Chelsea Road Monticello, MN	33,462 sf.	2,842 sf.	30,621 sf.	\$1,950,000	\$42,981.41	1/1	16' - 16.5'	<ul style="list-style-type: none"> • For sale • Storage mezzanine area of 2,842 sf. above office. • Crane
Bruce Bahneman Peter Tanis	Keg House 34 13 th Avenue NE Minneapolis, MN	360 - 2,379 sf.	360 - 2,379 sf.		\$2.00 - \$10.00	\$5.34	0	10' - 14'	<ul style="list-style-type: none"> • Overlooks Mississippi River • Historic brick building
Bruce Bahneman Peter Tanis	2937 Lyndale Avenue South Minneapolis, MN	13,800 sf. 888 sf.	7,446 sf. 888 sf. (2 nd fl)	0 sf.	\$2,750,000 \$18.50 Net (2 nd fl. Office)	\$13.56			<ul style="list-style-type: none"> • Great Lyn/Lake location • 888 SF 2nd floor office available. • Restaurant/Retail/Investment opportunity
Bruce Bernel	Midwest Automation 2645 26 th Avenue South Minneapolis, MN	43,672 sf.	8,072 sf.	32,100 sf.	\$2,195,000.00 \$4.00 - \$7.50 Net	\$59,232	5/1	14' - 15'	<ul style="list-style-type: none"> • For sale or lease • Manufacturing/warehouse/showroom • Heavy power • Cranes
Jerry Clark	Parkway Business Center 5600 International Parkway New Hope, MN	2,600 sf.	0 sf.	2,600 sf.	\$4.00 Net - whse	\$3.40	1 dock	18'	<ul style="list-style-type: none"> • Close to Highway 169
Jerry Clark	Plasma Coatings Building 14351 Ewing Avenue South Burnsville, MN	25,610 sf.	3,045 sf.	22,565 sf.	\$8.50 - office/\$4.50 whse	\$2.25	3/1	18'	<ul style="list-style-type: none"> • 3/1000 parking • Heavy power
Bruce Bahneman Peter Tanis	Ripsaw Photography 2902-2908 Garfield Avenue South Minneapolis, MN	2,800 sf.	2,800 sf.	0 sf.	\$650,000	\$5.00			<ul style="list-style-type: none"> • Property comprised of 4 lots. • Located along Midtown Greenway trail. • One block from Lyndale Avenue in Uptown.

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Sherm Malkerson Kyle Malkerson	Second Avenue Warehouse 216 Colfax Avenue North Minneapolis, MN	10,194 sf.	1,200	8,994 sf.	\$3.50 Net	\$1.02	1/0	13'	• One block from International Market Square
Sherm Malkerson Kyle Malkerson	Second Street Business Center 2800-2930 2nd Street North Minneapolis, MN	22,600 sf. 19,000 sf. 12,504 sf. 10,820 sf. 22,080 sf. 41,409 sf. 28,905 sf.	3,600 sf. 0 sf. 1,684 sf. 0 sf. 2,700 sf. 7,089 sf. 5,400 sf.	19,000 sf. 19,000 sf. 10,820 sf. 10,820 sf. 19,380 sf. 34,320 sf. 23,505 sf.	\$7.50-\$6.00 - office \$3.85-\$4.00 - whse \$6,500,000	\$1.83	4/1 4/1 2/1 2/1 4/0 6/1 4/0	23'	• Close to Minneapolis CBD • Easy access to I-94 • Office and warehouse space • For sale or lease
Bruce Bahneman Peter Tanis	Second Street Lofts 129 North Second Street Minneapolis, MN	2,000 sf.	2,000 sf.	0 sf.	\$18.00 Gross			15'	• Warehouse district • Renovated in 1997 • Ample off-street parking
Dave Bruce	Sentinel Building 5151 Edina Industrial Boulevard Edina, MN	3,328 sf. 10,688 sf. 2,021 sf. 1,717 sf.	3,328 sf. 10,688 sf. 2,021 sf. 1,717 sf.	0 sf. 0 sf. 0 sf. 0 sf.	\$12.00	\$9.25			• Heated underground parking • Smaller suites available
Dave Bruce	3131 Snelling Avenue Minneapolis, MN	67,500 sf.	2,500 sf.	65,000 sf.	\$4.25 NNN \$2,200,000	\$1.07	3 (oversized)	16'	• Excellent older building for sale • Near light rail • 4 oversized drive-in doors
Bruce Bahneman Peter Tanis	SoHo Building 714-718 Washington Avenue N. (Unit 404) Minneapolis, MN	6,182 sf.	6,182 sf.	0 sf.	\$14.50 Gross \$279,000	\$6.50			• Warehouse District location • Great glass line • Many options on build out and term.
Bruce Bahneman Peter Tanis	SoHo Building 718 Washington Avenue N. (Units 203/205/214/301/303/305) Minneapolis, MN	2,473 sf. 1,493 sf. 1,756 sf. 1,583 sf. 2,552 sf. 1,493 sf.	2,473 sf. 1,493 sf. 1,756 sf. 1,583 sf. 2,552 sf. 1,493 sf.	0 sf.	\$222,500 \$155,000 \$200,000 \$180,000 \$250,000 \$160,000				• Warehouse District location • Own for same price as lease • Shell space • Available immediately
Dave Bruce	1994 South Robert Street West St. Paul, MN	8,100 sf.	8,100 sf.	0 sf.	\$995,000				• 24,000 Average daily traffic. • Great signage on building
Bruce Bahneman Peter Tanis	Thomas Lake Executive Center 1585 Thomas Center Drive Eagan, MN	206 - 2,261 SF	206 - 2,261 sf		\$24.00 Gross	\$6.50	0	0	• 45 day occupancy • 5:1000 parking ratio • 2 conference rooms available
Dave Bruce	2301 Traffic Street NE Minneapolis, MN	33,470 sf.	7,900 sf.	25,570 sf.	\$8.50 - office/\$4.50 whse \$1,950,000		4/0	28'	• Exceptionally well maintained building • Expansion capability of 20,000 sf.
Bruce Bahneman Peter Tanis	Union Plaza 333 Washington Avenue North Minneapolis, MN	5,031 sf.	5,031 sf.	0 sf.	\$16.00				• Flexible sublease • Great for creative firm
Sherm Malkerson Kyle Malkerson	Welcome Square 6301-6317 Welcome Avenue Brooklyn Park, MN	1,500 sf. 1,650 sf. 1,650 sf.	131 sf. 0 sf. 250 sf.	1,369 sf. 1,650 sf. 1,400 sf.	\$5.35 \$5.35 \$5.50	\$2.59	0/1	12'	• Small bays • Short term leases available. • Variety of uses
Sherm Malkerson Kyle Malkerson	550-560 Willow Drive Long Lake, MN	7,934 sf.	2,178 sf.	5,756 sf.	\$40,000 per year \$435,000	\$1.81 (taxes)	0/8	12'	• 2 buildings (bldg 1 office/warehouse; bldg 2 cold storage) • Fenced yard of 10,000 sf.
Jerry Clark	ZipSort 63 Saint Anthony Parkway Minneapolis, MN	153,890 sf.	30,079 sf.	123,811 sf.	\$5,100,000		11/2	17'	• 12.13 acres of land • 2 drive-in doors/11 dock doors • 2 drive-in truckwells

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Land

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Bruce Bahneman Peter Tanis	xxx Ferndale Avenue North Plymouth, MN	4 acres	\$295,000		<ul style="list-style-type: none"> Zoned multi-family Located on the corner of Ferndale Avenue North & County Road 6
Jerry Clark	Shakopee Land 169 & 12 th Avenue East Shakopee, MN	5 lots - total of 10.8 acres	\$6.00		

Available Properties

Retail

First Quarter 2010

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Bruce Bernel	Boulevard Commons 5309-5325 Lyndale Avenue South Minneapolis, MN	7,500 SF	\$18.00 PSF Net	\$9.84 PSF (2010)	<ul style="list-style-type: none"> Up to 7,500 SF available Prime office/retail/showroom/medical space
Bruce Bahneman Peter Tanis	Fulton Lofts 3100 50 th Street West Minneapolis, MN	1,826 SF (for lease) 21,00 SF (for sale)	\$12.50 Net \$1,750,000	\$12.73 PSF (2010)	<ul style="list-style-type: none"> For sale or lease Mixed use retail/housing development. Excellent 50th & Xerxes location.
Sherm Malkerson Kyle Malkerson	Historic Crane Building 400 - 404 Third Avenue North Minneapolis, MN	10,320 SF	\$19,380 per month		<ul style="list-style-type: none"> For lease Previously Visage Nightclub
Bruce Bahneman Peter Tanis	2901 Lyndale Avenue South Minneapolis, MN	3,547 SF	\$550,000		<ul style="list-style-type: none"> For sale or lease Great Lyn-Lake location
Bruce Bahneman Peter Tanis	8443 University Avenue NE Spring Lake Park, MN	3,000 sf. (For lease) 5,000 sf. (For sale)	\$17.90 Modified Gross \$949,000	\$4.68 (tax)	<ul style="list-style-type: none"> Decorative concrete brick exterior Auto/retail opportunity Service lifts included
Bruce Bahneman Peter Tanis	4833 123 rd Street W Savage, MN	6,590 sf.	\$1,050,000		<ul style="list-style-type: none"> 100% leased New in 2004 Potential multi-tenant in future