

The C. Chase Company

**Available Properties
Industrial/Office**

Second Quarter 2009

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
Bruce Bahneman Peter Tanis	Art Holdings 6210 Wayzata Boulevard Golden Valley, MN	8,000-26,000 sf.			\$3,100,000		2 docks		<ul style="list-style-type: none"> • Highway 394 visibility • Signage available • Additional 0.7 acres available
Bruce Bahneman Peter Tanis	20110 Auger Avenue Corcoran, MN	8,910 sf.	4,310 sf.	4,600 sf.	\$670,000		1/3	16'	<ul style="list-style-type: none"> • Built in 1997 • 11 private offices • Minutes from Highway 55
Bruce Bernel	830 Boone Avenue Golden Valley, MN	8,279 sf.	8,279 sf.	0 sf.	\$8.25 Net	\$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 \$3,120,000	\$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
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
Peter Tanis	1201 Currie Minneapolis, MN	5,293-12,252 sf.	5,293 sf.	0 sf.	\$1,500,000				<ul style="list-style-type: none"> • Historic building • Owner/user opportunity
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	70,000 sf.		48,000 sf.	\$4.00 NNN	\$2.24	9/1	19'	<ul style="list-style-type: none"> • Hopkins/Minnetonka border • Flexible bay sizes (4,800 sf - 70,000 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	5036 France Avenue South Edina, MN	7,398 sf.	7,398 sf.	0 sf.	\$2,100,000				<ul style="list-style-type: none"> • Prime location at 50th & France in Edina • Available now
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	20,045 sf.	3,200 sf.	16,845 sf.	\$4.60 NNN	\$2.10	1/1	18'	<ul style="list-style-type: none"> • Fabcon • Sublease to 12/31/2011
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 - 8,938 sf.	360 - 8938 sf.		\$2.00 - \$10.00	\$5.19	0	10' - 14'	<ul style="list-style-type: none"> • Overlooks Mississippi River • Suite 104 has 14' ceilings • Historic brick building
Bruce Bahneman Peter Tanis	2937 Lyndale Avenue South Minneapolis, MN	13,800 sf.	7,446 sf.	0 sf.	\$2,750,000				<ul style="list-style-type: none"> • Great Lyn/Lake location • Restaurant/Retail/Investment opportunity
Sherm Malkerson	Park Place West 6465 Wayzata Boulevard St. Louis Park, MN	2,963 sf.	2,963 sf.	0 sf.	\$16.50 gross				<ul style="list-style-type: none"> • Sublease available now • End unit • Space in move-in condition
Jerry Clark	Parkway Business Center 5600/5620 International Parkway New Hope, MN	1,860 sf. 12,583 sf.	860 sf. 6,583 sf.	1,000 sf. 6,000 sf.	\$10 - office/\$5 - whse \$9.50 office/\$4.50 whse	\$3.40	1 drive-in 2 docks	18'	<ul style="list-style-type: none"> • 5600 - End cap; near 169; can be combined with 5604 • 5620 - Can accommodate users with office/warehouse needs

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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.
Sherm Malkerson Kyle Malkerson	Robinson Industries 1313 Winter Street Minneapolis, MN	28,586 sf.	3,200 sf.	26,565 sf.	\$1,400,000.00				<ul style="list-style-type: none"> • 1.3 acres • Separate production area
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'	<ul style="list-style-type: none"> • 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'	<ul style="list-style-type: none"> • Close to Minneapolis CBD • Easy access to I-94 • Office and warehouse space • For Lease or For Sale
Dave Bruce	Sentinel Building 5151 Edina Industrial Boulevard Edina, MN	538 sf. 3,328 sf. 10,688 sf. 2,021 sf. 1,717 sf.	538 sf. 3,328 sf. 10,688 sf. 2,021 sf. 1,717 sf.	0 sf. 0 sf. 0 sf. 0 sf. 0 sf.	\$12.00	\$9.25			<ul style="list-style-type: none"> • 538 sf. on first floor • 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'	<ul style="list-style-type: none"> • Excellent older building for sale • Near light rail • 4 oversized drive-in doors
Bruce Bahneman Peter Tanis	SoHo Building 714-718 Washington Avenue N. Minneapolis, MN	6,182 sf.	6,182 sf.	0 sf.	\$10.00 - \$11.00 NNN \$279,000	\$6.50			<ul style="list-style-type: none"> • Warehouse District location • Great glass line • Many options on build out and term.
Dave Bruce	1994 South Robert Street West St. Paul, MN	8,100 sf.	8,100 sf.	0 sf.	\$1,200,000				<ul style="list-style-type: none"> • 24,000 Average daily traffic. • Great signage on building
Bruce Bahneman Peter Tanis	Thomas Lake Executive Center 1590 Thomas Center Drive Eagan, MN	1,250-12,550 SF	1,250-12,550 SF		\$16.00 Net	\$6.50	0	0	<ul style="list-style-type: none"> • 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 \$2,100,000		4/0	28'	<ul style="list-style-type: none"> • 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				<ul style="list-style-type: none"> • 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'	<ul style="list-style-type: none"> • Small bays • Short term leases available. • Variety of uses
Jerry Clark	ZipSort 63 Saint Anthony Parkway Minneapolis, MN	153,890 sf.	30,079 sf.	123,811 sf.	\$5,100,000		11/2	17'	<ul style="list-style-type: none"> • 12.13 acres of land • 2 drive-in doors/11 dock doors • 2 drive-in truckwells

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Available Properties

Land

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Bruce Bahneman Peter Tanis	20120 Auger Avenue Corcoran, MN	2.12 acres	\$195,000		• 8,190 sf. building also available.
Jerry Clark	Shakopee Land 169 & 12 th Avenue East Shakopee, MN	5 lots - total of 10.8 acres	\$6.00		

Available Properties

Retail

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Jerry Clark	A to Z 3550 Cedar Ave. S Minneapolis, MN	7,000 sf.	\$1,050,000		• Excellent corner lot • 40,000 sf. outside storage
Bruce Bernel	Boulevard Commons 615 W 53rd Street Minneapolis, MN	1,528 sf.	\$22.00	\$9.11	• Free standing building • On busline, 75 parking spaces • Building and pylon signage available
Bruce Bahneman Peter Tanis	Fulton Lofts 3100 50 th Street West Minneapolis, MN	1,826 SF (for lease) 21,00 SF (for sale)	\$2,000,000		• Mixeduse retail/housing development. • Excellent 50 th & Xerxes location.
Bruce Bahneman Peter Tanis	8443 University Avenue NE Spring Lake Park, MN	5,000 sf.	\$949,000	\$4.68 (tax)	• Decorative concrete brick exterior • Auto/retail opportunity • Service lifts included