

The C. Chase Company

Available Properties  
Industrial/Office

Third 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	2010 Est. Real Estate Taxes & CAM	Loading Dock Door/ Drive-in	Clear Height	Comments
Sherm Malkerson Kyle Malkerson	Anoka Corporate Center 3500 Thurston Avenue Anoka, MN	125,540 sf.	4,260 sf.	121,280 sf.	\$3.25 - \$7.00	\$1.71	8/0	24'	<ul style="list-style-type: none"> <li>Divisible to 65,000 SF</li> <li>Office has central HVAC</li> <li>Shipping/receiving area of 440 SF.</li> </ul>
Dave Bruce	Bake Mark 14675 & 14711 Martin Drive Eden Prairie, MN	38,760 sf.	5,000 sf.	33,760 sf.	\$5.00 - \$9.00 PSF \$1,995,000	\$1.00 (taxes)	0/4	18' - 28'	<ul style="list-style-type: none"> <li>Small test kitchen</li> <li>-10 degree freezer</li> <li>First time offered</li> </ul>
Sherm Malkerson	Caswell/Meggitt 2540 Second St NE Minneapolis, MN	51,087 sf.	13,980 sf.	37,107 sf.	\$296,000/yr Net \$2,810,000	\$1.67	6/2	20'	<ul style="list-style-type: none"> <li>For sale or lease</li> <li>Docks and drive-in doors</li> <li>Land for expansion</li> </ul>
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"> <li>For sale or for lease</li> <li>Currently clean room but can be converted.</li> <li>6:1 parking ratio</li> </ul>
Sherm Malkerson Kyle Malkerson	Coachman Building 6660 Shingle Creek Parkway Brooklyn Center, MN	6,263 sf. (C) 3,737 sf. (D) 10,730 sf (G)	1,545 sf. (C) 0 sf. (D) 2,000 sf. (G)	4,718 sf. (C) 3,737 sf. (D) 8,730 sf. (G)	\$4.00 - \$7.00 (C) \$4.25 (D) \$4.00 - \$7.00 (G)	\$2.65	1/1 (C) 0/1 (D) 1/1 (G)	16'	<ul style="list-style-type: none"> <li>Great location in Brooklyn Center.</li> <li>Suites C &amp; D can be combined to create 10,000 sq.ft.</li> </ul>
Bruce Bahneman Peter Tanis	Coating Associates Building 2746 31 <sup>st</sup> Avenue South/2741 30 <sup>th</sup> Avenue South Minneapolis, MN	10,000 sf. (Lease) 20,000 sf. (Sale)			\$4.00 - 6.00		2/2	11'	<ul style="list-style-type: none"> <li>Outside storage permitted with screening</li> <li>1600 Amp; 208 Volt; 3-phase power</li> <li>On-site parking plus off-street parking</li> </ul>
Wayne Elam - CRS Sherm Malkerson Kyle Malkerson	Duffey Paper Building 300 6 <sup>th</sup> Avenue North Minneapolis, MN	18,320 sf.	875 sf.	17,445 sf.	\$3.25 Gross		2/0	9'	<ul style="list-style-type: none"> <li>Secure records storage space.</li> <li>Access to docks &amp; freight elevators.</li> </ul>
Bruce Bahneman Peter Tanis	2238 Edgewood Avenue South St. Louis Park, MN	14,463 sf. (Sale) 7,446 sf. (Lease)	3,400 sf.	5,079 sf.	\$2.00 - \$8.00 \$990,000	\$1.08 (tax)	0/1		<ul style="list-style-type: none"> <li>½ acre storage available March 2011</li> <li>Lots of parking</li> <li>Available immediately</li> </ul>
Dave Bruce	Encore Industrial Park 11300 K-Tel Drive Minnetonka, MN	70,540 sf.		29,300 sf.	\$4.50 - \$8.50	\$2.24	9/1	19'	<ul style="list-style-type: none"> <li>Hopkins/Minnetonka border</li> <li>Flexible bay sizes (4,800 sf - 41,000 sf.)</li> <li>Heavy power</li> </ul>
Jerry Clark	14351 Ewing Avenue South Burnsville, MN	25,610 sf.	3,045 sf.	21,847 sf.	\$4.50 - \$8.50	\$2.70	3/1	18'	<ul style="list-style-type: none"> <li>New skylights</li> <li>Heavy power</li> <li>Lease with option to purchase</li> </ul>
Bruce Bahneman Peter Tanis	Eye Bobs 2936/2940 Harriet Avenue South Minneapolis, MN	4,513 sf.	3,000 sf.	1,513 sf.	\$650,000	\$3.91 (taxes)	0/1		<ul style="list-style-type: none"> <li>Great Lyn-Lake location</li> <li>On-site parking</li> </ul>
Bruce Bahneman Peter Tanis	2611 First Avenue S. Building 2611 & 2613 First Avenue South Minneapolis, MN	5,400 sf.			\$4.00 - \$12.00 \$569,000	\$7.50	0/1		<ul style="list-style-type: none"> <li>Unique Moorish revival style building</li> <li>Can be converted to multi-tenant</li> <li>On-site parking - six stalls &amp; street parking</li> </ul>
Bruce Bahneman Peter Tanis	Gaytee Glass Building 2744-2748 Lyndale Avenue South Minneapolis, MN	11,000 sf.			\$975,000		1/1	11' - 13'	<ul style="list-style-type: none"> <li>3 buildings</li> <li>21,200 VPD</li> <li>Office/retail opportunity</li> </ul>
Dave Bruce	14420 Glenda Drive Apple Valley, MN	13,970 sf.	13,970 sf.	0 sf.	\$14.00 NNN/ \$1,900,000	\$3.99			<ul style="list-style-type: none"> <li>Great access to I-35W via Cedar.</li> <li>Planned expansion</li> </ul>
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"> <li>Fabcon</li> <li>Sublease available now</li> <li>Direct lease available April 1st</li> </ul>
Bruce Bahneman Peter Tanis	Keg House 34 13 <sup>th</sup> Avenue NE Minneapolis, MN	360 - 2,379 sf. 44,887 sf.	360 - 2,379 sf.		\$2.00 - \$10.00 \$3,750,000	\$5.34	0	10' - 14'	<ul style="list-style-type: none"> <li>Overlooks Mississippi River</li> <li>Historic brick building</li> </ul>
Bruce Bahneman Peter Tanis	2937 Lyndale Avenue South Minneapolis, MN	13,800 sf. 888 sf.	7,446 sf. 888 sf. (2 <sup>nd</sup> fl)	0 sf.	\$2,750,000 \$18.50 Net (2 <sup>nd</sup> fl. Office)	\$13.56			<ul style="list-style-type: none"> <li>Great Lyn/Lake location</li> <li>888 SF 2<sup>nd</sup> floor office available.</li> <li>Restaurant/Retail/Investment opportunity</li> </ul>

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Bruce Bernel	Midwest Automation 2645 26 <sup>th</sup> Avenue South Minneapolis, MN	43,672 sf.	8,072 sf.	32,100 sf.	\$1,748,000 \$4.00 - \$7.50 Net	\$59,232	5/1	14' - 15'	<ul style="list-style-type: none"> <li>• For sale or lease</li> <li>• Manufacturing/warehouse/showroom</li> <li>• Heavy power</li> <li>• Cranes</li> </ul>
Jerry Clark	Northland Interstate Business Center I 9401 73 <sup>rd</sup> Avenue North Brooklyn Park, MN	32,000 sf.	12,059 sf.	20,724 sf.	\$4.50 - \$9.00 Net	\$3.73	5/0	18'	<ul style="list-style-type: none"> <li>• For lease</li> <li>• 2 suites available</li> <li>• Visibility on Highway 169</li> </ul>
Jerry Clark	Parkway Business Center 5600 International Parkway New Hope, MN	1,982 sf. 1,860 sf. 4,081 sf.	0 sf. 860 sf. 1,291 sf.	1,982 sf. 1,000 sf. 2,780 sf.	\$4.00 Net - whse \$9.00/\$4.50 NNN \$8.50/\$4.50 NNN	\$3.80	1 dock 1 drive-in 1 dock	18'	<ul style="list-style-type: none"> <li>• Close to Highway 169</li> <li>• Suite 5600 (1,860 sf) is end-cap with tons of glass</li> </ul>
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"> <li>• 3/1000 parking</li> <li>• Heavy power</li> </ul>
Bruce Bahnehan Peter Tanis	Produce Exchange Building 523 Jackson Street, Suite 105 St. Paul, MN	2,016 SF	2,016 SF		\$189,000	\$7.50			<ul style="list-style-type: none"> <li>• Great retail/salon space</li> <li>• Easy access to I-94/35E</li> </ul>
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"> <li>• One block from International Market Square</li> </ul>
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"> <li>• Close to Minneapolis CBD</li> <li>• Easy access to I-94</li> <li>• Office and warehouse space</li> <li>• For sale or lease</li> </ul>
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			<ul style="list-style-type: none"> <li>• Heated underground parking</li> <li>• Smaller suites available</li> </ul>
Bruce Bahnehan Peter Tanis	900 Sixth Avenue SE, Suite 103 Minneapolis, MN	2,670 sf.	2,670 sf.	0 sf.	\$1,500 per month Gross				<ul style="list-style-type: none"> <li>• Sublease to 10/2011.</li> <li>• Free parking</li> </ul>
Bruce Bahnehan Peter Tanis	SoHo Building 714-718 Washington Avenue N. (Unit 404) Minneapolis, MN	6,182 sf.	6,182 sf.	0 sf.	\$14.50 Gross	\$6.50			<ul style="list-style-type: none"> <li>• Warehouse District location</li> <li>• Great glass line</li> <li>• Many options on build out and term.</li> </ul>
Bruce Bahnehan 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		1 dock		<ul style="list-style-type: none"> <li>• Warehouse District location</li> <li>• Own for same price as lease</li> <li>• Shell space</li> <li>• Available immediately</li> </ul>
Dave Bruce	1994 South Robert Street West St. Paul, MN	8,100 sf.	8,100 sf.	0 sf.	\$995,000				<ul style="list-style-type: none"> <li>• 24,000 Average daily traffic.</li> <li>• Great signage on building</li> </ul>
Dave Bruce	2301 Traffic Street NE Minneapolis, MN	33,470 sf.	7,900 sf.	25,570 sf.	\$8.50 - office/\$4.50 whse \$1,750,000		4/0	28'	<ul style="list-style-type: none"> <li>• Exceptionally well maintained building</li> <li>• Expansion capability of 20,000 sf.</li> </ul>
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"> <li>• Small bays</li> <li>• Short term leases available.</li> <li>• Variety of uses</li> </ul>
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'	<ul style="list-style-type: none"> <li>• 2 buildings (bldg 1 office/warehouse; bldg 2 cold storage)</li> <li>• Fenced yard of 10,000 sf.</li> </ul>
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"> <li>• 12.13 acres of land</li> <li>• 2 drive-in doors/11 dock doors</li> <li>• 2 drive-in truckwells</li> </ul>

The C. Chase Company

Land

Third Quarter 2010

Listing Agent(s)	Building Address/Suite	Total Sq. Ft. Available	Lease Rates P.S.F./Sale Price	2010 Est. Real Estate Taxes & CAM	Comments*
Bruce Bahneman Peter Tanis	xxx Ferndale Avenue North Plymouth, MN	4 acres	\$279,900		<ul style="list-style-type: none"> <li>Zoned multi-family</li> <li>Located on the corner of Ferndale Avenue North &amp; County Road 6</li> </ul>
Jerry Clark	Shakopee Land 169 & 12 <sup>th</sup> Avenue East Shakopee, MN	5 lots - total of 10.8 acres	\$6.00		

Available Properties

Retail

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Bruce Bahneman Peter Tanis	2900 Lyndale Avenue South Minneapolis, MN	18,000	\$12.00 - \$24.00		<ul style="list-style-type: none"> <li>Planned new development in Lyn Lake neighborhood.</li> <li>Can be subdivided to 1,750 SF.</li> </ul>
Bruce Bermel	Boulevard Commons 5309-5325 Lyndale Avenue South Minneapolis, MN	7,500 SF	\$18.00 PSF Net	\$9.84 PSF	<ul style="list-style-type: none"> <li>Up to 7,500 SF available</li> <li>Prime office/retail/showroom/medical space</li> </ul>
Bruce Bahneman Peter Tanis	Fulton Lofts 3100 50 <sup>th</sup> Street West Minneapolis, MN	1,510 SF (for lease) 1,826 SF (for lease) 21,00 SF (for sale)	\$16.50 Net \$12.50 Net \$1,750,000	\$12.73 PSF	<ul style="list-style-type: none"> <li>For sale or lease</li> <li>Mixed use retail/housing development.</li> <li>Excellent 50<sup>th</sup> &amp; Xerxes location.</li> </ul>
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"> <li>For lease</li> <li>Previously Visage Nightclub</li> </ul>
Bruce Bahneman Peter Tanis	8443 University Avenue NE Spring Lake Park, MN	2,000-5,000 sf. (For lease) 5,000 sf. (For sale)	\$17.90 Modified Gross \$795,000	\$4.73 (tax)	<ul style="list-style-type: none"> <li>Decorative concrete brick exterior</li> <li>Auto/retail opportunity</li> <li>Service lifts included</li> </ul>
Bruce Bahneman Peter Tanis	4833 123 <sup>rd</sup> Street W Savage, MN	6,590 sf.	\$1,050,000		<ul style="list-style-type: none"> <li>100% leased</li> <li>New in 2004</li> <li>Potential multi-tenant in future</li> </ul>