

Lease Comps Summary

Lease Comps Report

Deals

510

NNN Asking Rent Per SF

\$16.28

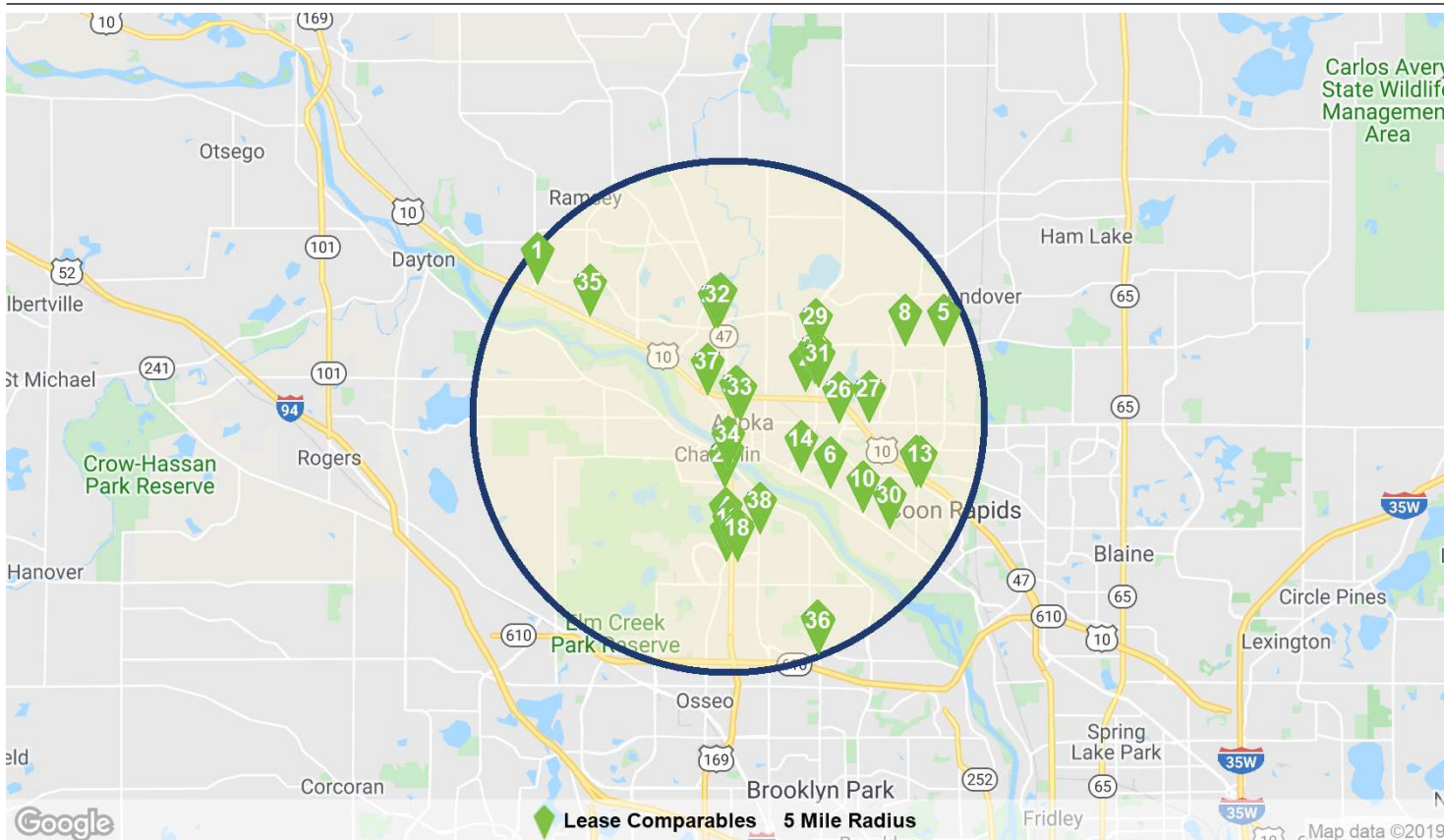
NNN Starting Rent Per SF

\$19.93

Avg. Months On Market

21

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
NNN Asking Rent Per SF	187	\$5.00	\$16.28	\$17.00	\$30.00
NNN Starting Rent Per SF	29	\$6.00	\$19.93	\$14.00	\$40.79
NNN Effective Rent Per SF	26	\$4.01	\$18.28	\$13.00	\$44.16
Asking Rent Discount	21	-45.6%	-14.4%	0.0%	30.0%
TI Allowance	5	\$0.00	\$3.48	\$1.66	\$13.47
Months Free Rent	41	0	2	2	6

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	466	0	21	12	111
Deal Size	510	150	3,370	1,668	55,338
Lease Deal in Months	249	7.0	45.0	36.0	240.0
Floor Number	506	LL	1	1	3

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Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Northstar Marketplace 7962 Sunwood Dr	★★★★★	1,025	1st	10/11/2019	New	-	-
2 Riverdale Crossing 12900-13020 Riverdale Dr...	★★★★★	3,029	1st	9/26/2019	New	-	-
3 13939-13949 Saint Franci...	★★★★★	1,200	1st	9/18/2019	New	\$16.00/+util	Asking
4 Champlin Station Retail... 11571-11597 Theatre Dr N	★★★★★	2,500	1st	8/26/2019	New	\$14.00/nnn	Asking
5 Shops at Andover 13650 Hanson Blvd NW	★★★★★	1,280	1st	8/25/2019	New	\$30.00/nnn	Asking
6 Round Lake Shoppes 3351-3397 Coon Rapids B...	★★★★★	1,566	1st	8/19/2019	New	-	-
7 11490 Hanson Blvd NW	★★★★★	868	1st	8/1/2019	New	\$9.00/mg	Starting
8 Bldg II 2218-2258 NW Bunker La...	★★★★★	1,600	1st	7/17/2019	New	-	-
9 Elm Creek Center 11175-11191 Commerce...	★★★★★	967	1st	7/3/2019	New	\$9.00/nnn	Effective
10 2831 Coon Rapids Blvd...	★★★★★	2,766	1st	6/17/2019	New	\$15.00/nnn	Asking
11 Park Place Promenade -... 9640-9660 Colorado Ln N	★★★★★	1,419	1st	6/4/2019	New	-	-
12 11452-11468 Jefferson Ct	★★★★★	1,515	1st	5/2/2019	New	\$12.00	Asking
13 11436-11476 Martin St NW	★★★★★	1,566	1st	5/1/2019	New	\$9.96/mg	Asking
14 Coon Rapids Marketplace 11650 Round Lake Blvd	★★★★★	2,400	1st	4/24/2019	New	-	-
14 Coon Rapids Marketplace 11650 Round Lake Blvd	★★★★★	1,200	1st	4/24/2019	New	-	-
14 Coon Rapids Marketplace 11650 Round Lake Blvd	★★★★★	1,200	1st	4/24/2019	New	-	-
15 Riverdale Crossing 13055 NW Riverdale Dr	★★★★★	966	1st	4/17/2019	New	-	-
16 South Pond Shoppes 11351 N Aquila Dr	★★★★★	5,180	1st	4/2/2019	New	\$15.00/nnn	Starting
17 115 E Main St	★★★★★	1,200	1st	2/7/2019	New	\$28.80/+elec	Asking
18 Champlin South Pond 11350 Aquila Dr N	★★★★★	2,700	1st	2/1/2019	New	\$12.00/nnn	Asking
1 Northstar Marketplace 7962 Sunwood Dr	★★★★★	1,499	1st	1/30/2019	New	-	-

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19 Hayden Lake Square 12454-12496 Champlin Dr	★★★★★	1,258	1st	1/29/2019	New	-	-
20 Riverdale Crossing Star... 13131 Riverdale Dr	★★★★★	1,588	1st	12/28/2018	New	-	-
21 Champlin Plaza 12325-12455 Champlin Dr	★★★★★	1,274	1st	11/28/2018	New	-	-
21 Champlin Plaza 12325-12455 Champlin Dr	★★★★★	2,940	1st	11/28/2018	New	-	-
22 Rivers Bend Plaza 14001-14077 Saint Franci...	★★★★★	1,050	1st	11/21/2018	New	\$14.00/nnn	Asking
23 Rum River Crossings 440 Bunker Lake Blvd	★★★★★	1,136	1st	11/8/2018	New	\$15.00/nnn	Asking
24 2013 2nd Ave	★★★★★	348	GRND	10/23/2018	New	-	-
19 Hayden Lake Square 12454-12496 Champlin Dr	★★★★★	1,729	1st	10/19/2018	New	-	-
25 2006 1st Ave	★★★★★	935	1st	10/16/2018	New	-	-
6 Round Lake Shoppes 3351-3397 Coon Rapids B...	★★★★★	2,160	1st	10/14/2018	New	-	-
26 12475 NW Riverdale Blvd	★★★★★	1,240	1st	9/5/2018	New	-	-
27 2740 Main St NW	★★★★★	1,115	1st	8/29/2018	New	-	-
27 2740 Main St NW	★★★★★	1,599	1st	8/29/2018	New	-	-
28 Wendy's Rum River Cros... 480 Bunker Lake Blvd NW	★★★★★	3,437	1st	8/28/2018	Renewal	\$17.67/nnn	Effective
29 3507 NW Round Lake Blvd	★★★★★	1,874	1st	8/10/2018	New	-	-
8 Bldg II 2218-2258 NW Bunker La...	★★★★★	1,600	1st	7/19/2018	New	-	-
30 2421-2423 Coon Rapids...	★★★★★	6,000	1st	7/1/2018	New	-	-
31 Raising Cane's 13001 Round Lake Blvd	★★★★★	2,780	1st	6/7/2018	New	-	-
21 Champlin Plaza 12325-12455 Champlin Dr	★★★★★	1,499	1st	5/7/2018	New	-	-
32 Rum River Crossings 3841 Saint Francis Blvd	★★★★★	1,740	1st	4/18/2018	New	\$14.00/nnn	Effective
33 Main Street Square 222 E Main St	★★★★★	650	1st	3/20/2018	New	\$14.00/fs	Effective

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 2421-2423 Coon Rapids...	★ ★ ★ ★ ★	5,400	1st	2/14/2018	New	\$8.60/mg	Asking
 Community Service Center 500-520 Jefferson Hwy	★ ★ ★ ★ ★	1,250	1st	2/7/2018	New	\$15.00/fs	Starting
 Top Ten 7129 Highway 10	★ ★ ★ ★ ★	2,645	1st	2/5/2018	New	\$11.98/fs	Asking
 Main Street Square 222 E Main St	★ ★ ★ ★ ★	350	1st	2/5/2018	New	\$14.00/fs	Starting
 Park Place Promenade -... 9610-9638 Colorado Ln N	★ ★ ★ ★ ★	1,778	1st	1/31/2018	New	-	-
 560 W Main St	★ ★ ★ ★ ★	2,500	1st	1/2/2018	New	\$7.68/+util	Effective
 Rum River Crossings 3841 Saint Francis Blvd	★ ★ ★ ★ ★	1,500	1st	1/1/2018	New	\$14.00/nnn	Asking
 Champlin Shoppes 11632-11660 Winnetka Av...	★ ★ ★ ★ ★	2,000	1st	12/13/2017	New	\$12.00/nnn	Asking

NNN Asking Rent Per SF

\$16.28

NNN Starting Rent Per SF

\$19.93

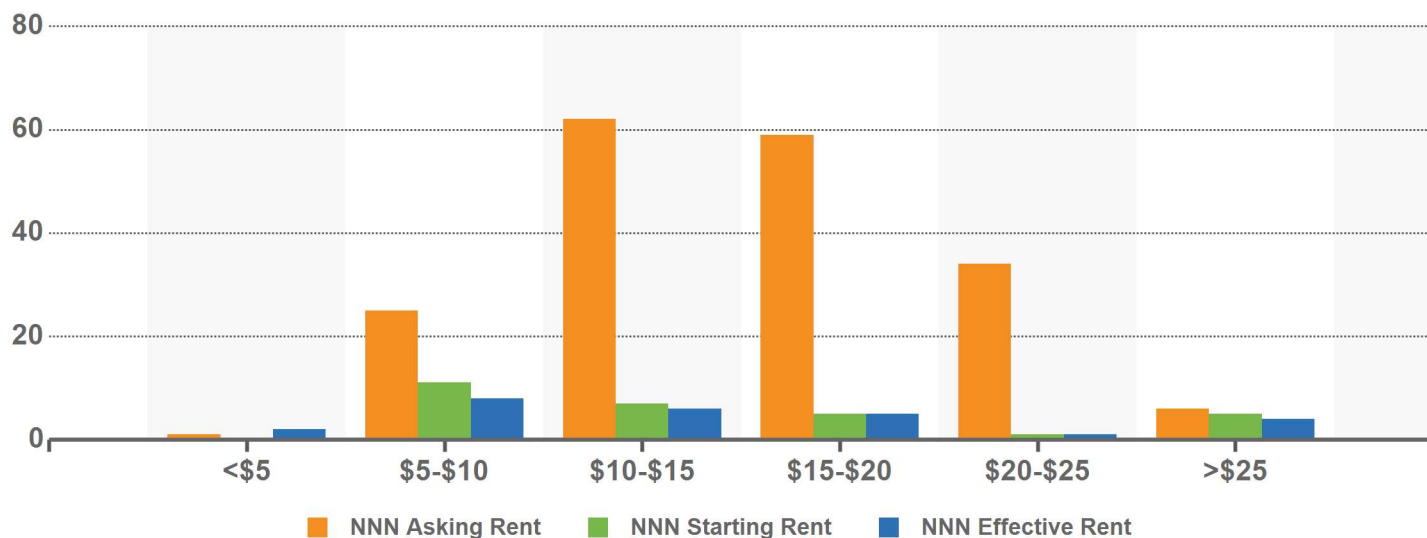
NNN Effective Rent Per SF

\$18.28

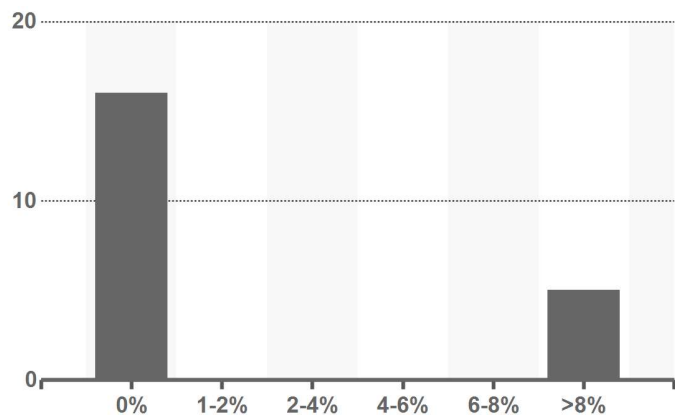
Avg. Months Free Rent

1.7

DEALS BY NNN ASKING, NNN STARTING, AND NNN EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT

