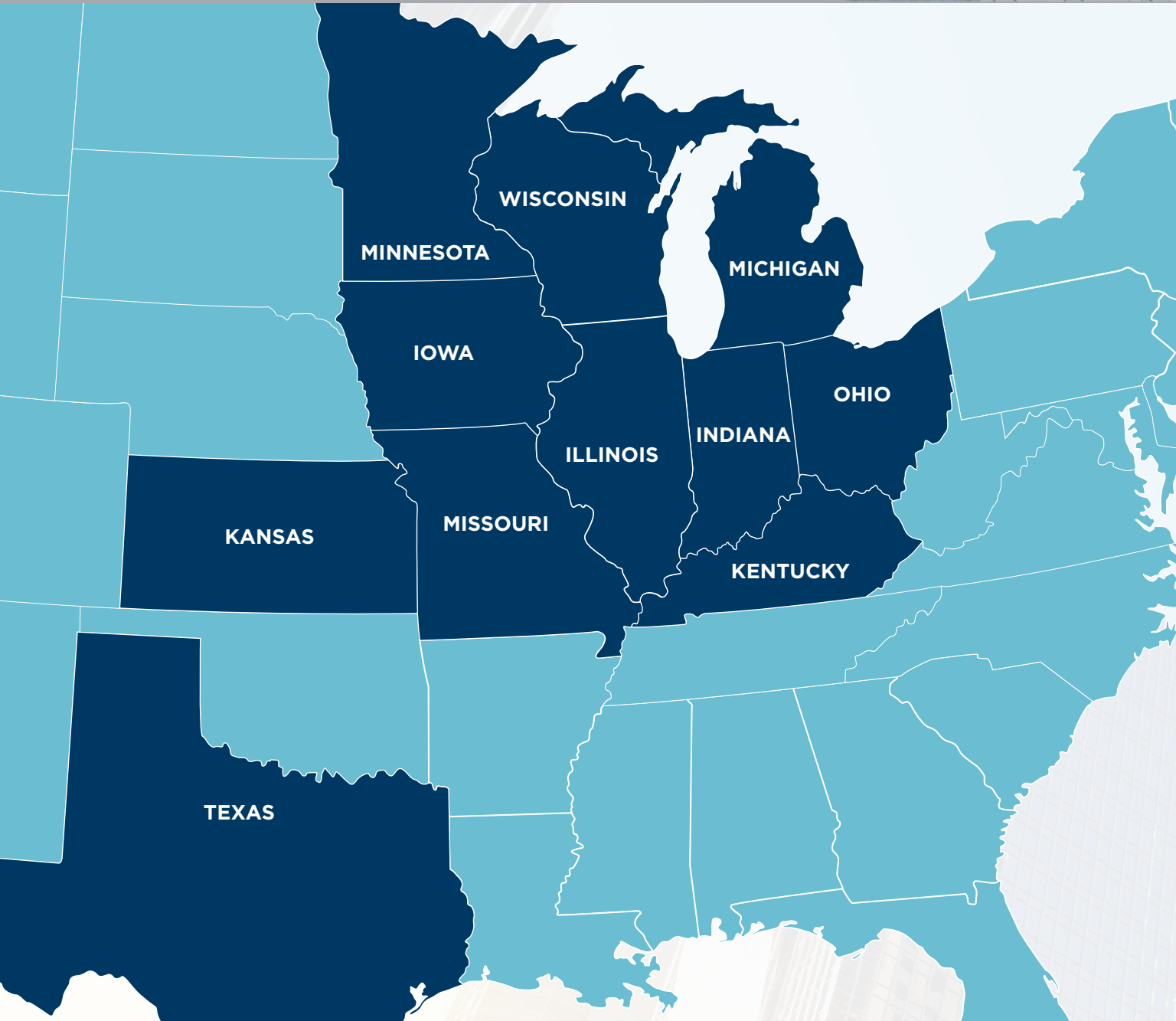




CUSHMAN &
WAKEFIELD

MIDWEST
**CAPITAL
MARKETS**
GROUP

MIDWEST CAPITAL MARKETS GROUP
INVESTMENT OFFICE SALES SINCE 2012



MIDWEST CAPITAL MARKETS GROUP
INVESTMENT OFFICE SALES SINCE 2012



128 TRANSACTIONS
COMPLETED



\$4.3B IN
TRANSACTIONS



38M SQUARE
FEET

THE CUSHMAN & WAKEFIELD CAPITAL MARKETS ADVANTAGE

\$48B

TRANSACTIONS
IN 2015

350+

BROKER
PROFESSIONALS

45

UNITED STATES
LOCATIONS

National reach with key
connections in the **brokerage,**
investment, and **finance**
communities

FULL SERVICE CAPITAL MARKETS PLATFORM

Investment Sales

Equity, Debt & Structured Finance

Corporate Finance & Investment Banking

Global Capital Advisory

INTEGRATED TEAM APPROACH

In-depth Market Knowledge

Skilled Underwriting

Proven Processes





THE CUSHMAN & WAKEFIELD CAPITAL MARKETS ADVANTAGE

SELECT INSTITUTIONAL CLIENTS

Duke Realty Corporation

Equity CommonWealth

CW Capital Asset

TA Realty Associates

Altus Properties

Mepco Finance Corporation

JP Morgan

Franklin Street Properties

Bentall Kennedy

Torchlight Investors

Phillips Edison & Company

Fortress Investment Group

Guggenheim Partners

Brookfield Global

Lowes Enterprises

Griffin Capital

Talcott Realty

Five Mile Capital

Wells Fargo

Madison Capital

Invesco

United Properties

Metropolitan Life Insurance

Zeller Realty

RREEF America REIT III

Marquette Partners, LLC

Angelo Gordon

United Properties Investments

Liberty Property Trust

Highbrook

Inland Real Estate

MIDWEST CAPITAL MARKETS GROUP

RECENT OFFICE TRANSACTIONS



**20880 STONE OAK
SAN ANTONIO, TX**

Buyer: Stone Oak 17
Seller: iHeart Media
\$21,100,000



**200 E BASSE ROAD
SAN ANTONIO, TX**

Buyer: 200 Basse Partnership, LTD
Seller: iHeart Media
\$13,200,000



**MARYVILLE CENTRE
ST. LOUIS, MO**

Buyer: Starwood Capital
Seller: Duke Realty Corp
\$140,300,000



**WEST PARK I & PINE VIEW
POINTE
ST. LOUIS, MO**

Buyer: Fulcrum Asset Advisors
Seller: Equity Commonwealth
\$14,300,000



**200 N. BROADWAY
ST. LOUIS, MO**

Buyer: Mariner Energy, Inc.
Seller: CW Capital Asset
Management
\$12,800,000



**WEST PARK II
ST. LOUIS, MO**

Buyer: Fulcrum Asset Advisors
Seller: TA Realty Associates
\$12,500,000



**CORPORATE HILL CAMPUS
ST. LOUIS, MO**

Buyer: Sangita, LLC
Seller: Altus Properties
\$32,000,000



**1600 S. BRENTWOOD BLVD.
ST. LOUIS, MO**

Buyer: Drury Development
Corporation
Seller: White Company
\$15,600,000



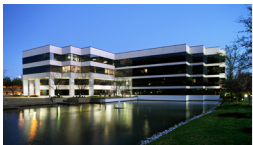
**100 MALL PARKWAY
WENTZVILLE, MO**

Buyer: FS Investments
Seller: Meppo Finance Corporation
\$6,500,000



**14000 RIVERPORT DRIVE
ST. LOUIS, MO**

Buyer: Private Investor
Seller: Duke Realty Corp
\$10,200,000



**CREVE COEUR CENTER
ST. LOUIS, MO**

Buyer: Fireside Financial
Seller: JP Morgan
\$78,000,000



**THE GRANDVIEW OFFICE PARK
ST. LOUIS, MO**

Buyer: Altus Properties
Seller: Bakewell Investment
\$12,000,000



**2500-3501 TRI CENTER BLVD
DURHAM, NC**

Buyer: Clarion Partners
Seller: Northwood Investors LLC
\$115,000,000



**312 ELM & 312 PLUM
CINCINNATI, OH**

Buyer: Strategic Capital Partners
Seller: Smith/Halleman Partners
\$88,330,000



**6380-6440 AVIATION WAY
WEST CHESTER, OH**

Buyer: Griffin Capital Corp
Seller: Franklin Street Properties
\$66,000,000

MIDWEST CAPITAL MARKETS GROUP

RECENT OFFICE TRANSACTIONS



GOVERNOR'S POINTE
MASON, OH

Buyer: Smith/Halleman Partners
Seller: Duke Realty Corp
\$43,800,000



5181 & 5191 NATORP BLVD
MASON, OH

Buyer: Apollo/Glenstar
Seller: Duke Realty Corporation
\$41,500,000



225 PICTORIA DRIVE
CINCINNATI, OH

Buyer: Fairbridge Partners
Seller: Bentall Kennedy
\$27,100,000



5920 GREEN POINTE DRIVE
GROVEPORT, OH

Buyer: Clarion Partners
Seller: Waxman Industries
\$19,000,000



7870 EAST KEMPER ROAD
CINCINNATI, OH

Buyer: Smith/Halleman Partners
Seller: Torchlight Investors
\$9,000,000



100 ALEXANDRIA PIKE
ALEXANDRIA, KY

Buyer: Albanese Cormier Holdings
Seller: Phillips Edison & Company
\$8,500,000



APPLE VALLEY OFFICE PARK
BEAVERCREEK, OH

Buyer: Shopoff Realty Investments
Seller: Fortress Investment Group
\$7,200,000



100 EAST BUSINESS WAY
CINCINNATI, OH

Buyer: JL Bates LLC
Seller: Guggenheim Partners
\$6,000,000



2045 ANDERSON FERRY RD
CINCINNATI, OH

Buyer: Mascia Development
Seller: PD Real Estate Ventures
\$4,700,000



7697 SNIDER ROAD
CINCINNATI, OH

Buyer: Robinson & Sons, LLC
Seller: Dandon Associates, LLC
\$4,700,000



602 MAIN STREET
CINCINNATI, OH

Buyer: Matrix Holdings, LLC
Seller: Gwynne Building, LLC
\$4,300,000



5406-5474 SPELLMIRE DR
CINCINNATI, OH

Buyer: RGW Development
Seller: Elkhorn OH, LLC
\$4,000,000



505 INDUSTRIAL DRIVE
NORTH VERNON, IN

Buyer: Agracel, Inc.
Seller: 505 Drive Thrives, LLC
\$3,600,000



608 READING ROAD
MASON, OH

Buyer: Block Funds
Seller: Christ Hospital
\$3,600,000



380 CENTRE VIEW BLVD
CRESTVIEW HILLS, KY

Buyer: Block Real Estate Services
Seller: Hemmer Mgmt Group
\$3,000,000

MIDWEST CAPITAL MARKETS GROUP

RECENT OFFICE TRANSACTIONS



**AVIATION WAY
WEST CHESTER, OH**

Buyer: Kubicki Real Estate Partners
Seller: Duke Realty Corporation
\$2,400,000



**6951 CINTAS BOULEVARD
MASON, OH**

Buyer: Great Scott & Caller Prop.
Seller: 625 Investments, LLC
\$2,300,000



**LEGACY POINTE & LANDINGS
BLUE ASH, OH**

Buyer: VanTrust Real Estate
Seller: Duke Realty Corporation
\$2,306,030



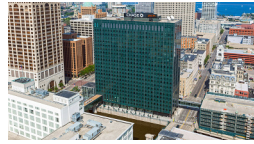
**8655 SEWARD ROAD
FAIRFIELD, OH**

Buyer: Stanton Properties, LLC
Seller: 8655 Seward LLC
\$2,000,000



**2300-2500 WARRENVILLE ROAD
DOWNERS GROVE, IL**

Buyer: Patriot Equities
Seller: Aramark Corporation
\$11,000,000



**111 EAST WISCONSIN
AVENUE
MILWAUKEE, WI**

Buyer: Farbman Group
Seller: Brookfield Global
\$30,500,000



**8501 WEST HIGGINS ROAD
CHICAGO, IL**

Buyer: Phoenix Publishing
Seller: Lowe Enterprises
\$23,000,000



**8909 PURDUE ROAD
INDIANAPOLIS, IN**

Buyer: Onward Investors
Seller: Griffin Capital
\$14,300,000



**10300-10350 ORMSBY PARK
PLACE
LOUISVILLE, KY**

Buyer: Vision Equities
Seller: Talcott Realty
\$77,300,000



**1350 EAST TOUHY AVENUE
DES PLAINES, IL**

Buyer: Steinc
Seller: Five Mile Capital
\$6,000,000



**12101-12125 WOODCREST EXEC-
UTIVE
CREVE COEUR, MO**

Buyer: Bamboo Equities
Seller: Wells Fargo
\$9,000,000



**1415 WEST DIEHL ROAD
NAPERVILLE, IL**

Buyer: Select Income REIT
Seller: Marlin Equity
\$187,500,000



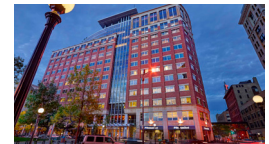
**333 W. VINE STREET
LEXINGTON, KY**

Buyer: Webb Properties
Seller: Madison Capital
\$17,000,000



**407 SOUTH DEARBORN STREET
CHICAGO, IL**

Buyer: CA Ventures
Seller: Sid Ferenc/Jeff Silver
\$13,300,000



**380 ST. PETER STREET
ST. PAUL, MN**

Buyer: 1944 Rice Street LLC
Seller: Lawson Commons, LLC
\$68,400,000

MIDWEST CAPITAL MARKETS GROUP

RECENT OFFICE TRANSACTIONS



1935 WEST COUNTY ROAD
ROSEVILLE, MN

Buyer: 724 Associates LLP
Seller: Timerland Partners
\$6,600,000



7900 XERXES AVENUE S
BLOOMINGTON, MN

Buyer: DRA/City Center Realty
Partners, LLC
Seller: Invesco
\$46,300,000



5775 & 6465 WAYZATA
BOULEVARD
ST. LOUIS PARK, MN

Buyer: Middleton Park Place
Property Owner
Seller: VIF Park Place East/West
\$61,000,000



801 NICOLLET AVENUE
MINNEAPOLIS, MN

Buyer: Golub
Seller: United Properties
\$78,400,000



1600/1650/1700 82ND ST W
BLOOMINGTON, MN

Buyer: Sterling Real Estate Trust
Seller: Metropolitan Life Insurance
Company
\$52,500,000



900 LONG LAKE ROAD
NEW BRIGHTON, MN

Buyer: Long Lake Executive
Center, LLC
Seller: Ralph & Elsie Turnquist
Family LP
\$7,900,000



5201 EDEN AVENUE
EDINA, MN

Buyer: Capital Partners, LLP
Seller: Eden Avenue, LLC
\$19,000,000



2520 PILOT KNOB ROAD
MENDOTA HEIGHTS, MN

Buyer: Dakota UPREIT
Seller: Wyatt Pudel Pointer
\$7,500,000



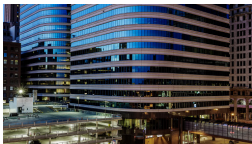
1 IMATION WAY
OAKDALE, MN

Buyer: Larson Family Real Estate
LLP
Seller: Imation Corp
\$11,500,000



350 BURNSVILLE PARKWAY
BURNSVILLE, MN

Buyer: Gateway Office Plaza LLC
Seller: Kraus-Anderson
\$9,300,000



FIFTH STREET TOWERS
MINNEAPOLIS, MN

Buyer: Pimco
Seller: Zeller Realty Corp
\$154,000,000



7900 & 8000 WEST 78TH ST
EDINA, MN

Buyer: Felton Properties, Inc
Seller: RREEF America REIT III
Corp II
\$22,400,000



300 1ST AVENUE NORTH
MINNEAPOLIS, MN

Buyer: SSC IV Investor, LLC
Seller: Marquette Partners, LLC
\$87,500,000



280 N SMITH AVENUE
ST. PAUL, MN

Buyer: AHP Acquisitions, LLC
Seller: Doctors Professional
Investment
\$16,700,000



800 WASHINGTON AVE N.
MINNEAPOLIS, MN

Buyer: Goldman Sachs
Seller: City Center Realty/AG
\$54,800,000

MIDWEST CAPITAL MARKETS GROUP

RECENT OFFICE TRANSACTIONS



2740 AMERICAN BLVD A
BLOOMINGTON, MN

Buyer: Atwater Group
Seller: Heritage Exchange Corp
\$8,000,000



3500 & 3600 AMERICAN
BOULEVARD WEST
BLOOMINGTON, MN

Buyer: KBS Realty Advisors
Seller: United Properties
Investments
\$50,600,000



NORMANDALE LAKE
BLOOMINGTON, MN

Buyer: ML-AI Normandale LLC
Seller: Normandale Holdings, LLC
\$369,000,000



225 SMITH AVENUE N
ST. PAUL, MN

Buyer: St. Paul Healthcare
Investors
Seller: Allina Health System
\$34,000,000



2985 AMES CROSSING RD
EAGAN, MN

Buyer: MIS EGN LLC
Seller: Boulder Lakes V LLC
\$34,000,000



8530 EAGLE POINT BLVD
LAKE ELMO, MN

Buyer: Dakota UPREIT
Seller: United Properties
\$6,500,000



4700 NATHAN LN
PLYMOUTH, MN

Buyer: W.P. Carey
Seller: Liberty Property Trust
\$43,000,000



500 N 5TH STREET
MINNEAPOLIS, MN

Buyer: State Farm Insurance
Seller: United Properties
\$71,000,000

MIDWEST CAPITAL MARKETS GROUP

ACTIVE OFFICE LISTINGS



26 TRANSACTIONS
IN THE MARKET



\$575 IN
TRANSACTIONS



5.3M SQUARE
FEET



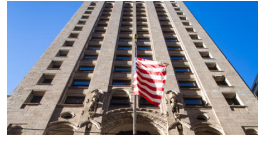
ONE CHESTERFIELD PLACE
ST. LOUIS, MO

143,473 SF
Seller: Highbrook
\$30,000,000 (est.)



333 WEST FORT STREET
DETROIT, MI

132,332 SF
Seller: Comm Group
\$40,000,000 (est.)



535 GRISWOLD STREET
DETROIT, MI

384,424 SF
Seller: The Heico Companies
\$40,000,000 (est.)



404-412 SOUTH WELLS STREET
CHICAGO, IL

82,297 SF
Seller: Hlepas Partnership
\$18,000,000 (est.)



ONE MEDLINE PLACE
MUNDELEIN, IL

315,401 SF
Seller: Medline Industries
\$55,000,000 (est.)



1960 LUCENT LANE
NAPERVILLE, IL

516,000 SF
Seller: Alcatel-Lucent USA
\$30,000,000 (est.)



720 CITY CENTER DRIVE
CARMEL, IN

133,409 SF
Seller: Inland Real Estate
\$31,000,000 (est.)



30 EAST 7TH STREET
ST. PAUL, MN

656,302 SF
Seller: Unilev Capital Corp
\$100,000,000 (est.)



222 S 9TH STREET
MINNEAPOLIS, MN

727,170 SF
Seller: Principal Financial Group
Under Contract



275 MARKET STREET
MINNEAPOLIS, MN

301,736 SF
Seller: Geneva (TIC)
\$35,000,000 (est.)



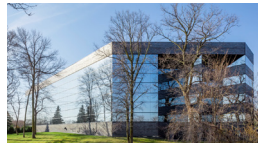
255 SMITH AVENUE N
ST. PAUL, MN

35,245 SF
Seller: Allina Health System
Under LOI



1835 W COUNTY ROAD C
ROSEVILLE, MN

70,398 SF
Seller: Tyan Companies
Under LOI



ONWARD OFFICE PORTFOLIO
MINNEAPOLIS, MN

193,200 SF
Seller: Onward Investors
Under Contract



LIBERTY OFFICE PORTFOLIO
MINNETONKA, MN

316,684 SF
Seller: Liberty Property Trust
\$27,000,000 (est.)



2685, 2675, 2665 LAKE RD
ROSEVILLE, MN

149,416 SF
Seller: Lone Star Funds
\$20,000,000 (est.)

MIDWEST CAPITAL MARKETS GROUP

ACTIVE OFFICE LISTINGS



14050 NICOLLET AVENUE S.
BURNSVILLE, MN

38,199 SF
Seller: Venstar, LLC
\$8,000,000 (est.)



5320 23RD STREET W
ST. LOUIS PARK, MN

197,258 SF
Seller: Hillcrest Development
Under Contract



807 BROADWAY STREET NE
MINNEAPOLIS, MN

168,680 SF
Seller: Hillcrest Development
Under Contract



JEWELER'S EXCHANGE
CINCINNATI, OH

60,000 SF
Seller: Local Private Owner
\$5,000,000 (est.)



830 MAIN STREET
CINCINNATI, OH

34,000 SF
Seller: Local Private Owner
\$5,000,000 (est.)



CENTRAL PARKE
CINCINNATI, OH

252,000 SF
Seller: King Partners
\$25,000,000 (est.)



ATRICURE
CINCINNATI, OH

96,000 SF
Seller: Verus Real Estate Advisors
\$20,000,000 (est.)



TRIANGLE AT MASON
CINCINNATI, OH

84,000 SF
Seller: Trimont Real Estate
Advisors
\$5,000,000 (est.)



MASONIC CENTER
CINCINNATI, OH

344,000 SF
Seller: Cincinnati Freemasons
\$10,000,000 (est.)



TECHNOLOGY WOODS
CINCINNATI, OH

66,000 SF
Seller: DCT Industrial
\$5,000,000 (est.)



CINCINNATI EYE INSTITUTE
CINCINNATI, OH

109,000 SF
Seller: Cincinnati Eye Institute
\$40,000,000 (est.)

MIDWEST CAPITAL MARKETS GROUP

TEAM OVERVIEW

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CUSHMAN &
WAKEFIELD

***CUSHMAN & WAKEFIELD** is a leader in the global real estate marketplace, putting the client at the center of everything we do.*