



## **Steiner Companies and Summerhill Announcement**

January 2nd, 2018 – Summerhill Commercial Real Estate, LLC President Peter Kordonowy announced that it has acquired Steiner Development and Steiner Commercial Realty from David Kordonowy and Phillip Baum.

Effective January 2<sup>nd</sup>, 2018, Phillip Baum, President of Steiner Construction Services, Inc., announced a stock purchase of shares held by long time business partner David Kordonowy, CEO of Steiner Construction Services, Inc. After a long and successful career as CEO of these companies David Kordonowy has moved on to other ventures.

With Summerhill's acquisition, they now have a combined management portfolio consisting of 35 buildings totaling 1,947,000 sf, and will continue to provide property management and brokerage to its clients throughout the Twin Cities with Joe Smith, Patrick Lensing, and J. Free as integral members of the combined company.

Steiner Construction Services, Inc., a licensed General Contractor in 35 States will continue its services throughout the Twin Cities, and nationally. The company will continue to be led by President, Phillip Baum and Vice President, Justin Iverson.

Summerhill Commercial Real Estate, LLC and Steiner Construction Services, Inc., as separate companies, will continue operations at the current location of 3610 County Road 101, Wayzata, MN 55391, with Summerhill keeping a second office location in Chanhassen, MN.



# SUMMERHILL

Commercial Real Estate, LLC

## **ANNOUNCEMENT**

September 7, 2017

Dear Summerhill Commercial Real Estate, LLC Contact,

We have had a very busy year since our last company announcements between November of 2015 and June of 2016. Time seems to go by very fast when things are busy, which might explain the lapse of almost an entire year since you have heard from us in this format. Our intention is to send updates more often in the future. We're also in the early phases of updating our company website.

We are pleased to announce that since September 10, 2015, Summerhill has successfully completed approximately (57) transactions consisting of (32) new lease transactions, (5) sales transactions, (14) lease renewal transactions, (5) light construction/general contracting projects, and (2) refinance transactions. Our (5) light construction/general contracting jobs, which we provide to our clients as a value add service when appropriate, and which we do on an open book basis, had a total gross value of \$1.09M and our (2) refinances we coordinated for our clients had a total loan value of over \$5.0M.

Our Brokerage Services team consisting of Peter, Andy, and Nick is active throughout the Twin Cities. Summerhill's Brokerage Services include Tenant/Buyer representation and Landlord leasing/sales representation in the areas of industrial, office, retail, and investment. With three (3) active brokers with over thirty four (34) years of combined commercial real estate experience, we provide expert service to our clients with a good depth of resources and capabilities to take on a broad range of commercial real estate assignments. For more information on our brokers, please click here: [http://www.summerhillcommercial.com/broker\\_bios.htm](http://www.summerhillcommercial.com/broker_bios.htm).

In addition to Brokerage Services, and as a value add to our clients, Summerhill provides Property Management and light construction/general contracting services. We currently manage nine (9) properties totaling 436,598 square feet with forty (40) tenants and help a client on an additional three (3) building portfolio with approximately 85,000 square feet and fifteen (15) tenants. Kelly Willis, Office Administrator, provides support for this part of our business, and works in other areas as well.

### **Featured Lease Transaction:**

Senior Representative Andy Richards represented Angel's Learning Center in a new lease transaction at Zanebrook Shopping Center in Brooklyn Park. They will be moving in to their new 7,414 SF space on or around October 1, 2017. Angel's Learning Center provides child care services for children ages 6 to 12.

### **Featured light construction/general contracting project:**

We ran a job for a long time client in downtown Minneapolis, MN. They relocated from another, nearby, building into an historical, skyway connected, building on Nicollet Mall. The new space consists of approximately 10,000 SF on the street level, with an additional 5,000 SF on a 2<sup>nd</sup> level. Architectural design, and the construction specification work, began in earnest in May of 2016. After a number of revisions in scope and design, we were able to get a permit, and begin construction in October of 2016. Project completion occurred in January of 2017. Nick Houwman, Sales Associate, helped with project supervision and coordination. This project had tight timelines between getting the permit and when the client had to move in. We were able to achieve completion of the project on time and on budget. The overall project construction cost came in at approximately \$650,000. The project was a challenge, but it was fun to do, and added to the skill set we are able to provide to our clients.



# SUMMERHILL

Commercial Real Estate, LLC

### Featured Local News Story:

After (3) years in the works with the most recent developer, it appears that Chanhassen, MN will be getting a new 114 acre retail, medical office, hotel, and housing development on NW corner of Highway 212 and Powers Boulevard. Final approval occurred in July of 2017, with permitting and construction soon to follow. Here is the developers Facebook page: <https://www.facebook.com/shopavienda/>. It will be interesting to see this project progress. Chanhassen has seen an explosion of development, it seems, in the past few years, mainly in retail and housing, and it is continuing to boom and develop.

### Featured Industry News Story:

Where is commercial real estate today, and where is it going in 2017, 2018, and after? Which sectors have further upside, which ones are at the end of the up cycle, and about to fall? Which ones are already declining. Where are there bright spots and not to bright spots? I'm curious if industrial property values have peaked, or, will they continue to increase? Following is an article from the CCIM/CIRE Magazine addressing some of these topics from a more national perspective: <http://www.ccim.com/cire-magazine/articles/2017/07/slow-fuse/>.

Do you, or someone you know, have any upcoming commercial real estate needs? Or just any questions in general? If yes, please do not hesitate to contact me, or refer somebody to contact me, and I will be happy to discuss the potential requirement, or question, further.

**PLEASE VISIT <http://www.summerhillcommercial.com/properties.htm> TO VIEW ALL OF OUR CURRENTLY LISTED PROPERTIES. We would be very interested to talk with you about ANY of our listed properties. Thank you to all of our clients for the opportunity to work with you in the past year and for your business. We would welcome hearing from you, or people you know, regarding their commercial real estate needs.**

For more information on any of the above, please contact Peter at 952.556.5151 x 1 or [peterk@summerhillcommercial.com](mailto:peterk@summerhillcommercial.com) or visit our website at [www.summerhillcommercial.com](http://www.summerhillcommercial.com) for additional information on Summerhill.

Sincerely,

**Summerhill Commercial Real Estate, LLC**

Peter A. Kordonowy, CCIM  
President/Broker



# SUMMERHILL

Commercial Real Estate, LLC

## **ANNOUNCEMENT**

September 10, 2015

Dear Summerhill Commercial Real Estate, LLC Contact,

We have had a very active year since our last company Announcement on September 30, 2014. Time seems to go by very fast when things are busy, which might explain the lapse of almost an entire year since you have heard from us in this format. Our intention is to send updates more often in the future.

We are pleased to announce that since September 30, 2014, Summerhill has successfully completed twenty five (25) transactions consisting of six (6) lease renewals, sixteen (16) new lease transactions, and three (3) purchase/sale transactions representing a total of approximately 95,000 square feet of property and \$2,125,000 of consideration for our clients.

Our Brokerage Services team consisting of Peter, Andy, and Nick is active throughout the Twin Cities. Summerhill's Brokerage Services include Tenant/Buyer representation and Landlord leasing/sales representation in the areas of industrial, office, retail, and investment. With three (3) active brokers with over twenty eight (28) years of combined commercial real estate experience, we provide expert service to our clients with a good depth of resources and capabilities to take on a broad range of commercial real estate assignments. For more information on our brokers, please click here: [http://www.summerhillcommercial.com/broker\\_bios.htm](http://www.summerhillcommercial.com/broker_bios.htm).

In addition to Brokerage Services, and as a value add to our clients, Summerhill provides Property Management and light Construction Services. We currently manage nine (9) properties totaling 436,598 square feet with forty (40) tenants and help a client on an additional three (3) building portfolio with approximately 85,000 square feet and fifteen (15) tenants.

Featured Local News Story:

We are happy to announce Excelsior now has a grocery store!!! See the following Kare 11 News story for more information:

<http://www.kare11.com/story/life/2015/08/01/kowalskis-now-open-in-excelsior/30980719/>

This is exciting news for us to finally see the redevelopment of this entire corner almost completed after having sold 4 of the 5 redeveloped properties to the developer over 2 years ago on behalf of our client Raymond W. Mason Irrevocable Trust, Bill Mason, and Ryan Mason, and having been involved with the city process early on. Finally seeing it almost completed is really great news!

Featured Industry News Story:

Is the Industrial sector of commercial real estate turning a corner? Following is an article from the CCIM/CIRE Magazine regarding this topic from a more national perspective:

<http://www.ccim.com/cire-magazine/articles/323983/2015/09/industrial-revs>

**PLEASE VISIT <http://www.summerhillcommercial.com/properties.htm> TO VIEW ALL OF OUR CURRENTLY LISTED PROPERTIES. We would be very interested to talk with you about ANY of our listed properties. Thank you to all of our clients for the opportunity to work with you in the past year and for your business. We would welcome hearing from you, or people you know, regarding their commercial real estate needs.**

For more information on any of the above, please contact Peter at 952.556.5151 x 1 or [peterk@summerhillcommercial.com](mailto:peterk@summerhillcommercial.com) or visit our website at [www.summerhillcommercial.com](http://www.summerhillcommercial.com) for additional information on Summerhill.

Sincerely,

**Summerhill Commercial Real Estate, LLC**

A handwritten signature in blue ink that reads "Peter A. Kordonowy". The signature is written in a cursive, flowing style.

Peter A. Kordonowy, CCIM  
President/Broker



# SUMMERHILL

Commercial Real Estate, LLC

## ANNOUNCEMENT

September 30, 2014

Dear Summerhill Commercial Real Estate, LLC Contact,

I am pleased to announce two (2) very recent investment property transactions in the SW metro area that I was very excited to help facilitate. I represented my client Ball Ranch Co., LLC in its purchase of two (2) separately owned, neighboring, and fully net leased multi-tenant office/warehouse-showroom properties in Chanhassen, MN.

The Seller of the 55,845 sf Chanhassen Contractor Showroom building at 2959-2995 Water Tower Place was represented by Nate Arnold, Steve Lysen, Michael Wall, & Mindy Rietz of CB Richard Ellis and the Seller of the 59,990 sf Arboretum Business Park III property at 2885-2945 Water Tower Place was represented by Ryan Bartley & Fred Hedberg of Paramount Real Estate.

The Chanhassen Contractor Showroom Building closed on 7/29/14 for a sale price of \$3,900,000 and Arboretum Business Park III closed on 8/18/14 for a sale price of \$5,481,250. Summerhill provides property management and leasing services for the properties as well.

These two (2) buildings consist of high quality, investment grade, real estate in Chanhassen, MN. Chanhassen is a solid commercial real estate market much recovered from the most recent recession, and in fact, seeing a healthy amount of speculative and non speculative commercial real estate development, as well as rising rents and values. I am very happy to be part of activity in this market with these two (2) acquisitions representing my buyer and that we were able to put these two (2) separately owned properties with a shared truck dock area under one (1) ownership group.

**PLEASE VISIT <http://www.summerhillcommercial.com/properties.htm> TO VIEW ALL OF OUR CURRENTLY LISTED PROPERTIES. Thank you to all of our clients for the opportunity to work with you in 2014 and for your business. We would be very interested to hear from you, or people you know, regarding their commercial real estate needs. We have over twenty five (25) years of combined experience in the industry and would welcome your inquiries.**

For more information on any of the above, call Peter at 952.474.1117 x 1 or visit our website at [www.summerhillcommercial.com](http://www.summerhillcommercial.com).

Sincerely,

**Summerhill Commercial Real Estate, LLC**

Peter A. Kordonowy, CCIM  
President/Broker



# SUMMERHILL

Commercial Real Estate, LLC

## ANNOUNCEMENT

January 20, 2014

Dear Summerhill Commercial Real Estate, LLC Contact,

Best wishes from Summerhill Commercial Real Estate, LLC on Martin Luther King, Jr. Day today.

It has been close to a year since our last announcement in February 2013. In that time, we have been working hard on behalf of our clients and have completed approximately twenty seven (27) transactions. These deals break down to ten (10) Landlord representation lease transactions, five (5) Tenant representation lease transactions, three (3) Sublessor representation sublease transactions, two (2) consulting assignments, three (3) Landlord lease renewals, and four (4) general contracting construction jobs representing approximately 180,584 square feet of industrial, office, and retail commercial space.

Summerhill provides its clients with comprehensive commercial real estate services. Our primary business is commercial real estate brokerage representing owners and users of commercial real estate looking to buy or lease, or to sell or rent out, commercial property. To help maximize our effectiveness as brokers, Summerhill signed a contract to be part of LoopNet premium about a year ago, and just signed a contract to try out CoStar as a premium suite member, in addition to all of our other in house capabilities. Our in house brokerage capabilities are on par with larger organizations, and we like to take a very hands on and thorough approach with all our assignments.

As a value add to our clients, we also provide property management, construction, and consulting services. Summerhill currently manages seven (7) properties totaling 335,000 square with twenty (28) tenants. The services we provide are offered stand alone, or in combination with other services. We welcome a phone call or e-mail for opportunities you, or somebody you know, might have for 2014.

### **FEATURED TENANT REP TRANSACTION:**

**C'est Chic, 210 North 2<sup>nd</sup> Street, Suite 101, Minneapolis, MN 55401.**

In late summer of 2013, we were approached by a past client who just found out her lease would not be renewed and she needed help finding a new space fast in the busy North Loop area of downtown Minneapolis. Andy Richards in our office was able to successfully represent C'est Chic in the marketplace and put them in a new home consisting of a 2,378 square foot retail space in the North Loop.

### **FEATURED LANDLORD REP TRANSACTION:**

**Fastenal Corporation, 7801 Park Drive, Suite D, Chanhassen, MN 55317.**

Summerhill had an upcoming vacancy in Chanhassen Park Place. The existing tenant of six (6) years was wavering in their commitment, and Summerhill decided to expose the 4,121 SF office/warehouse space to the marketplace. Within a short period of time, Fastenal Corporation showed an interest in the property. They were represented by Barry Brottlund of InSite Commercial Real Estate and we were able to negotiate a long term lease for the space. However, the Lease with Fastenal was contingent on terminating the existing tenant's lease two (2) weeks early, otherwise, no deal. Summerhill was able to get the deal done, and Fastenal Corporation is now very happy in their new space that has Highway 5 exposure.

### **FEATURED SUBLESSOR REP TRANSACTION:**

**Pitch 2 Pitch, LLC, 8119 Century Boulevard, Chanhassen, MN 55317.**

Summerhill's Tenant client was interested in downsizing their large office/warehouse space in Chanhassen and approached Summerhill, who was already their property manager, about listing a portion of their space for sublease. Summerhill brought their space to market for sublease, and within months was able to get a long term sublease transaction completed with Pitch 2 Pitch, LLC as represented by Dan Lofgren with Northmarq/Cushman & Wakefield. Pitch 2 Pitch, LLC's space is a 27,640 SF office/warehouse space.



## SUMMERHILL

Commercial Real Estate, LLC

### FEATURED CONSTRUCTION TRANSACTION:

#### **National Sales & Marketing Company in the Southwest Metro.**

A Landlord client of Summerhill is also a principal in a national sales and marketing company in the southwest metro. When they decided to move their business from their long term office location in the southwest, we were asked to be their general contractor for this Class A office remodel. We decided to take on this intensive challenge, and we were able to complete this significant office remodel on time and on budget on behalf of our client. The process from start to finish took over five (5) months and began in May of 2013. Summerhill did hire a full time construction superintendent for the job, and we were very happy to complete this project successfully on behalf of all the parties. This Class A office space is over 20,000 rentable square feet, and Summerhill oversaw a budget of up to \$30 per square foot for this remodel.

As we always do for this client, and our other clients, this construction job was run in an open book, competitive, and collaborative manner and our client saw the value in hiring Summerhill for the project. We were able to skillfully and successfully navigate through all the various requirements and priorities of the involved parties to successfully complete this project on time and under budget.

PLEASE VISIT [www.summerhillcommercial.com/properties.htm](http://www.summerhillcommercial.com/properties.htm) TO VIEW ALL OF OUR CURRENTLY LISTED PROPERTIES. Thank you to all of our clients for the opportunity to work with you in 2014, and for your business in 2013 and 2014. We would be very interested to hear from you, or people you know, regarding their commercial real estate needs in 2014. We have over twenty four (24) years of combined experience in the industry and would welcome your inquiries.

For more information on any of the above, call Peter at 952.474.1117 x 1 or visit our website at [www.summerhillcommercial.com](http://www.summerhillcommercial.com).

Sincerely,  
Summerhill Commercial Real Estate, LLC

Peter A. Kordonowy – CCIM  
President





# SUMMERHILL

Commercial Real Estate, LLC

## ANNOUNCEMENT

February 13, 2013

Dear Summerhill Commercial Real Estate, LLC Contact,  
Summerhill has had a busy three (3) months since our last announcement on November 15, 2012. We are pleased to note that we have signed or closed on three (3) sale transactions, three (3) tenant representation lease transactions, and four (4) landlord representation lease transactions on behalf of our clients.

### **FEATURED SALES TRANSACTIONS:**

#### **1415 5<sup>th</sup> St. S., Hopkins, MN 55343**

Summerhill represented Carman Realty Co. (Seller) in the sale of this 30,000 square foot, multi-tenant, office warehouse property to Walker Properties, LLC for \$805,000 on November 14, 2012. The Buyer was represented by Brian Wasserman of CB Richard Ellis.

#### **612 1<sup>st</sup> Ave. E, Shakopee, MN 55379**

Summerhill represented Canterbury Car Wash, Inc. (Seller) in the sale of this 4,180 square foot, six (6) service bay, one (1) automatic bay, car wash property to Grand Avenue Self Service, LLC (Buyer) for \$400,000 on January 9, 2013.

#### **368 George St., Excelsior, MN 55331**

Summerhill represented Raymond W. Mason, Jr. (Bill Mason) and Ryan Mason (Seller) in the sale of this small commercial property to KTJ 207, LLC/Oppidan Investment (Developer) for \$362,500 on a contract for deed on February 1, 2013. This was the last piece of property for the Developer to own the entire corner of Water St. and County Rd. 19 (Oak St.), which is a major gateway to Excelsior. The property had been under contract for over one (1) year. Trader Joe's almost moved forward on the site before pulling back at the last minute in late November, many believe mistakenly. The Developer is actively marketing this attractive site to alternative anchor grocers at this time.

### **FEATURED LEASE TRANSACTION:**

#### **Normandale Tech Center, 6529 Cecilia Dr., Bloomington, MN 55439**

Andy Richards of Summerhill represented Got Game Golf, LLC d/b/a Totally Driven (Tenant) in this 11,000 square foot lease transaction signed on January 9, 2013 with DRF IV, LLLP/Frauenshuh (Landlord).

**PLEASE VISIT [www.summerhillcommercial.com/properties.htm](http://www.summerhillcommercial.com/properties.htm) TO VIEW ALL OF OUR CURRENTLY LISTED PROPERTIES. Thank you to all of our clients for the opportunity to work with you and for your business in 2013. We are excited to be working with you successfully in 2013. Summerhill Commercial Real Estate, LLC is a commercial real estate company providing diversified services to industrial, office, retail, and investment clients in the Twin Cities metropolitan area with over twenty (21) years of combined experience in the industry. For more information on any of the above, call Peter at 952.474.1117 x 1 or visit our website at [www.summerhillcommercial.com](http://www.summerhillcommercial.com).**

Sincerely,

Summerhill Commercial Real Estate, LLC

Peter A. Kordonowy, CCIM  
President/Broker



# SUMMERHILL

Commercial Real Estate, LLC

## ANNOUNCEMENT

November 12, 2012

Dear Summerhill Commercial Real Estate, LLC Contact,

It has been a little over six (6) months since our last announcement. During that time, Summerhill has been very busy with our sales, leasing, brokerage, and property management services on behalf of our clients and we wanted to highlight a few exciting items as described below.

### **FEATURED SALES TRANSACTION:**

#### **440 Water St/348 George St, Excelsior, MN 55331**

Summerhill is pleased to announce the sale of 440 Water St/348 George St on Friday November 9, 2012 to KTJ 207, LLC/Oppidan Investment (Developer). 440 Water St is the former Mason Motors property. Summerhill represented the Seller Raymond W. Mason, Jr. (Bill Mason) and Raymond W. Mason Irrevocable Trust in this transaction. The properties sold for \$1.25M and had been under contract for 11 months. The Developer is in the process of redeveloping the corner of Water St and County Rd 19 (Oak St) into a multi-tenant grocery anchored retail development which will be a major gateway to Excelsior. A combination of redevelopment of existing structures and new construction has been approved for the site. The Developer is under contract to purchase 1 remaining property at 368 George Street from Seller, with Summerhill as Seller's agent, by February 2013, at which point, the Developer will own the entire corner for its new development. Steele Fitness is opening a 5,000 square foot facility at 470 Water Street on November 16, 2012 as the first tenant in this new development. Work is expected to progress very soon on the rest of the development for completion in 2013.

### **FEATURED LEASE TRANSACTION:**

#### **Westwood I/6224 Bury Drive, Eden Prairie, MN 55346**

Summerhill is pleased to announce the signing of a long term Lease on October 25, 2012 for 11,197 square feet of office/warehouse space at Westwood I at 6224 Bury Drive, Eden Prairie, MN 55346 with My Cable Mart, LLC. Andy Radatz with RadatzWalsh, Inc. represented the Tenant and Summerhill represented the Landlord, Jorandcor, Inc., in this transaction. Westwood I is now 100% occupied.

### **COMPANY NOTES:**

On July 24, 2012, Jennifer Christ joined Summerhill as part time Office Administrator. Jen handles administrative and bookkeeping responsibilities at Summerhill. Jen earned her Bachelor's degree in Business Administration from the University of Wisconsin-Superior in 1998. Before joining Summerhill, Jen has worked in many administrative support positions. She was office manager for an electrical contractor and has held administrative support positions with Supervalu, Eastern Carver County Schools and the City of Victoria. Jen, and her husband John, live in Victoria, MN with their 3 children. Jen has been a welcome addition to Summerhill in 2012.



# SUMMERHILL

Commercial Real Estate, LLC

PLEASE VISIT [www.summerhillcommercial.com/properties.htm](http://www.summerhillcommercial.com/properties.htm) TO VIEW ALL OF OUR CURRENTLY LISTED PROPERTIES. Thank you to all of our clients for the opportunity to work with you and for your business.

Summerhill Commercial Real Estate, LLC is a commercial real estate company providing diversified services to industrial, office, retail, and investment clients in the Twin Cities metropolitan area with over twenty (20) years of combined experience in the industry.

For more information on any of the above, call Peter at 952.474.1117 x 1 or visit our website at [www.summerhillcommercial.com](http://www.summerhillcommercial.com).

Sincerely,  
Summerhill Commercial Real Estate, LLC

Peter A. Kordonowy, CCIM  
President/Broker



# SUMMERHILL

Commercial Real Estate, LLC

## ANNOUNCEMENT

April 27, 2012

Dear Summerhill Commercial Real Estate, LLC Contact,

It has been a little over a year since our last announcement. We have been very busy working on projects on behalf of our clients during that time. Our sales, leasing, brokerage, and property management services continue to be in demand from our network of existing and new clients.

### **COMPANY NOTES:**

On March 26, 2012 Summerhill Commercial Real Estate, LLC celebrated six (6) years in business.

Summerhill Commercial Real Estate, LLC successfully completed 29 industrial, office, and retail leasing or sales transactions on behalf of its clients in 2011 totaling 81,220 square feet for a total consideration of approximately \$3.76M and 10 transactions to date in 2012 totaling 28,056 square feet for a total consideration of approximately \$759K. As a value add to our clients, Summerhill provides property management services for 6 property owners totaling 320,500 sf.

Andy Richards, Senior Representative with Summerhill, was married last year and they are expecting their first child at the end of July 2012. Andy has been spearheading a large amount of Summerhill's tenant and buyer rep business.

### **FEATURED TRANSACTION:**

#### **470 WATER STREET, EXCELSIOR, MN 55331. . . .**

Peter Kordonowy of Summerhill Commercial Real Estate, LLC represented Raymond W. Mason, Jr. and Raymond W. Mason Trust in the sale of 470 Water Street, Excelsior, MN 55331 on 12/20/12 as the Seller's agent. This 8,750 square foot retail/flex building is located on the high profile corner of CR 19 and Water Street in Excelsior just off of Highway 7. The property was formerly a Red Owl grocery store and subsequently was occupied by EOS Architects and Choice, Inc. When Choice, Inc. decided to relocate their branch to Eden Prairie, MN, Bill Mason, Peter's past client and owner of the adjacent properties and the car dealership, hired Peter to list the property for sale or lease. The property was sold on 12/20/12 for the sum of \$1.25M on a Contract for Deed to KTJ 207, LLC/Oppidan Investment Company. Although the original purchase agreement had been signed with local Excelsior developer, Jon Monson of The Landschute Group, Inc., Oppidan decided to take on the purchase and redevelopment from Jon after we also entered into a contract to sell all the adjacent property for redevelopment of the entire corner of CR 19 and Water Street. Jon Monson stayed on for design and construction of the project.

On 11/30/11, with Peter Kordonowy of Summerhill as Seller's Agent for Raymond W. Mason, Jr., the Raymond W. Mason Trust, and Ryan Mason, a purchase agreement was signed selling 440 Water Street, 348 George Street, and 368 George Street to KTJ 207, LLC. These properties include the former Mason Motors dealership, a small commercial property currently used as a salon, as well as a spare parking lot.



# SUMMERHILL

Commercial Real Estate, LLC

The purchase agreement allowed for necessary approvals for the redevelopment of the entire corner. These approvals have not been obtained, but are being actively pursued and are pending. **The sale of 470 Water Street and the pending sale of 440 Water Street, 348, 368, and 374 George Street has created a lot of excitement in Excelsior, MN and surrounding communities due to the expectation of a grocery store coming again to Excelsior along with new additional retail space, as well as the fact that it will include high quality new construction, rehabbing of existing structures, and become an excellent gateway to the beautiful town of Excelsior, MN.** Peter and Summerhill have been very pleased to be part of this exciting project as transaction manager, and on behalf of Oppidan, would like to see it get off the ground.

**PLEASE VISIT [www.summerhillcommercial.com/properties.htm](http://www.summerhillcommercial.com/properties.htm) TO VIEW ALL OF OUR CURRENTLY LISTED PROPERTIES.**

Summerhill Commercial Real Estate, LLC is a commercial real estate company providing diversified services to industrial, office, retail, and investment clients in the Twin Cities metropolitan area with over twenty (20) years of combined experience in the industry.

For more information on any of the above, call Peter at 952.556.5151 x 1 or visit our website at [www.summerhillcommercial.com](http://www.summerhillcommercial.com).



# SUMMERHILL

Commercial Real Estate, LLC

## ANNOUNCEMENT

February 2, 2011

Dear Summerhill Commercial Real Estate, LLC Contact,

2010 is now behind us, and we hope 2011 finds you well. Last year did keep us busy. Of course, our 2010 projects had unique challenges that required seemingly ever more hard work, perseverance, and diligence, however, that is what we do for our clients and we enjoy it. Thank you to all of our clients for the opportunity to successfully work on their real estate projects in 2010.

Summerhill has the experience and skills necessary to successfully work on your industrial, office, and retail commercial real estate assignment in 2011, and we are actively seeking new opportunities. We look forward to the opportunity to work with you and/or a referral from you.

### **COMPANY NOTES:**

Summerhill Commercial Real Estate, LLC successfully completed 37 industrial, office, and retail leasing or sales transactions on behalf of its clients in 2010 totaling 201,670 sf.

As a value add in 2010, Summerhill provided general contracting services for 5 tenant improvement construction jobs totaling 106,621 sf and provides property management services for 6 different property owners for a variety of commercial properties totaling 326,659 sf.

### **FEATURED TRANSACTION:**

Peter Kordonowy of Summerhill Commercial Real Estate, LLC represented Maddox Properties, LLC in its purchase on August 20, 2010 of a 44,593 sf office/whse building at 7500 Equitable Dr, Eden Prairie, MN 55344. The purchase price was \$2.35M. Tenant improvement construction was completed in November 2010. Summerhill acted as Buyer's broker in this transaction and provided value add services of general contracting and property management. The Seller of this facility was RR Donnelley with Nathan Arnold of CB Richard Ellis acting as Seller's agent. 7500 Equitable Dr was built in 1998 by Opus for Metro Printing (later purchased by RR Donnelley). The building offers a 20' clear ht, 100% A/C, 1,600 amps power, a prime SW location, 10,500 sf of extra mezzanine, and building expansion capabilities. The owner occupant of this project is in the aerospace industry. Summerhill was able to navigate this project through to a successful conclusion despite extreme timing challenges with construction and financing.

**PLEASE VISIT [www.summerhillcommercial.com/properties.htm](http://www.summerhillcommercial.com/properties.htm) TO VIEW ALL OF OUR CURRENTLY LISTED PROPERTIES.**

**Summerhill Commercial Real Estate, LLC is a commercial real estate company providing diversified services to industrial, office, retail, and investment clients in the Twin Cities metropolitan area with over twenty (20) years of combined experience in the industry.**

For more information on any of the above, call Peter at 952.556.5151 x 1 or visit our website at [www.summerhillcommercial.com](http://www.summerhillcommercial.com).

7801 Park Drive, Suite F, Chanhassen, MN 55317 tele:952.556.5151 fax:1.866.466.2280 info@summerhillcommercial.com

[www.summerhillcommercial.com](http://www.summerhillcommercial.com)



# SUMMERHILL

Commercial Real Estate, LLC

## ANNOUNCEMENT

April 22, 2010

Dear Summerhill Commercial Real Estate, LLC Contact,

We are pleased to announce the addition of Andy Richards to the Summerhill team. Andy has joined Summerhill as an industrial and office specialist focusing in the northwest and southwest markets of the Twin Cities. Andy is a highly motivated, honest, hard working, and passionate broker and is pleased to be part of the Summerhill brokerage team.

Andy earned his bachelor's degree from the University of St. Thomas with a degree in Entrepreneurship. Before joining Summerhill, Andy was a real estate broker with a well-respected commercial real estate firm here in the Twin Cities for several years. His duties consisted of market analysis, cold calling, showings, lease/sale negotiations, and indentifying new businesses and cultivating prospective tenants.

Andy is a member of the Minnesota Commercial Association of Realtors (MNCAR), the National Association of Realtors (NAR), National Association of Industrial & Office Properties (NAIOP) & Building Owners and Managers Association (BOMA). Also, he is currently working on his Certified Commercial Investment Members (CCIM) designation.

### **SUMMERHILL COMMERCIAL REAL ESTATE, LLC TRANSACTIONS 10/1/09 to 3/31/10:**

1. C'est Chic, LLC, 1,285 SF, Colonial Warehouse, Minneapolis, MN, **Tenant Rep**, New Lease. The Landlord is CW, Inc. c/o Towle Properties, Inc., Landlord's agent is Colliers Turley Martin Tucker (Cassidy Turley).
2. Mediacom Minnesota, LLC, 6,135 SF, Chanhassen, MN, **Landlord & Tenant Rep**, Lease Expansion. The Landlord is Southbound Investments LLC & JJH Investments LLC.
3. Krause Electric Company, 2,000 SF, Waconia, MN, **Tenant Rep**, New Lease. The Landlord is Staken Enterprises, LLC, Landlord's agent is Welsh Companies.
4. William T. Anderson, 500 SF, Chaska, MN, **Landlord & Tenant Rep**, New Lease. The Landlord is CPA Investments, LLC.
5. Libby Larson Chiropractor, 309 SF, Bell Boy West, St. Louis Park, MN, **Landlord & Tenant Rep**, New Lease. The Landlord is Martin Bell Rentals.
6. Refine, LLC, 1,761 SF, Chanhassen Park Place, Chanhassen, MN, **Landlord & Tenant Rep**, Lease Renewal. The Landlord is TFK Mammoth, LLC & ChanPark Investment, LLC.
7. Qwest Corporation, 51,121 SF, Eden Prairie, MN, **Landlord Rep**, Lease Renewal. The Landlord is Broms Family LLLP, the Tenant's agent is Cushman & Wakefield of MN, LLC.
8. Steelial, 4,032 SF, Waconia, MN, **Tenant Rep**, New Lease. The Landlord is JAM Partnership c/o Dennis Investments and the Landlord's agent is Copperwood Real Estate.

9. Web Biz Ideas, LLC, 955 SF, Bell Boy West, St. Louis Park, MN, **Landlord & Tenant Rep**, Lease Expansion. The Landlord is Martin Bell Rentals.
10. Games by James, 1,800 SF, Winnetka Commons, New Hope, MN, **Tenant Rep**, New Lease. The Landlord is Inland Real Estate.
11. Games by James, 2,250 SF, Grove Square Center, Maple Grove, MN, **Tenant Rep**, New Lease. The Landlord is Grove Square Limited Partnership c/o SIDCOR.
12. Susan Lecy Chiropractor, 230 SF, Main Street Professional Building, Belle Plaine, MN, **Landlord & Tenant Rep**, New Lease. The Landlord is ALT Properties, LLC.
13. IBID2, 2,195 SF, Hopkins Commerce Center, Hopkins, MN, **Landlord Rep**, New lease. The Tenant's agent was Premise Commercial Real Estate, LLC.
14. Peak Heating & Cooling, 2,789 SF, Chanhassen Park Place, Chanhassen, MN, **Landlord & Tenant Rep**, Lease Renewal. The Landlord is TFK Mammoth, LLC & ChanPark Investment, LLC.

**ALT Properties, LLC** Effective December 1, 2009, Summerhill Commercial Real Estate, LLC was hired to provide property management and brokerage services for three (3) office/retail buildings in Belle Plaine, MN consisting of 26,729 SF of combined space. One (1) 8,400 SF building in the portfolio is currently under contract to sell by May 1, 2010 to a partnership consisting of the existing tenants in the building.

**SUMMERHILL IS PLEASE TO BE MARKETING THREE (3) NEW LISTINGS, IN ADDITION TO EXISTING LISTINGS. PLEASE VISIT [www.summerhillcommercial.com/properties.htm](http://www.summerhillcommercial.com/properties.htm) TO VIEW ALL OF OUR CURRENTLY LISTED PROPERTIES.**

**Summerhill Commercial Real Estate, LLC is a commercial real estate company providing diversified services to industrial, office, retail, and investment clients in the Twin Cities metropolitan area with over eighteen (18) years of combined experience in the industry.**

For more information on any of the above, call Peter, Andy, or Ted at 952.556.5151 or visit our website at [www.summerhillcommercial.com](http://www.summerhillcommercial.com).





# SUMMERHILL

Commercial Real Estate, LLC

## **\*\*\*\*ANNOUNCEMENT\*\*\*\***

September 30, 2009

Dear Summerhill Contact,

We have moved!

Summerhill Commercial Real Estate, LLC is pleased to announce that we have moved in to new offices at **Chanhassen Park Place, 7801 Park Drive, Suite F, Chanhassen, MN 55317**. Please update our contact information in your records. Our new office is approximately 1,000 square feet providing the potential for up to five (5) people in the future. Summerhill's new location offers highway visibility on Highway 5 in Chanhassen, MN as well as 100% occupancy for our client TFK Mammoth, LLC and ChanPark Investment, LLC. Following are a couple of pictures of the new location:



Keep in mind that now is a great time to lease or buy commercial real estate. We are pleased with the activity described below that has occurred in the last three (3) months in this down market, however, we are actively pursuing new assignments now and for 2010. Give us a call to further discuss potential requirements or opportunities.

### **SUMMERHILL COMMERCIAL REAL ESTATE, LLC NOTABLE TRANSACTIONS 6/1/09 to 9/30/09:**

1. Financial Institution Consulting Corporation, 2,309 SF, Two MarketPointe, Bloomington, MN, **Tenant Rep**, New Lease. The Landlord is Ryan Companies, Landlord's agent is CB Richard Ellis.
2. Games by James, 3,505 SF, Village Ten Center, Coon Rapids, MN, **Tenant Rep**, New Lease. The Landlord is Inland Real Estate.
3. Drazan, Henke, & Associates, PLLC, 1,408 SF, Main Street Exchange, Waconia, MN, **Tenant Rep/Lease Renewal**. The Landlord is WhiteCap Partners.
4. Corporate Technologies, LLC, 12,150 SF, Westwood I, Eden Prairie, MN, Landlord Representation (**Landlord Rep**), New Lease effective 2010. Welsh Companies was the Tenant Representative (Tenant Rep). The Landlord is Jorandcor, Inc.
5. Worley Midwest, LLC, Chanhassen Park Place, 3,890 SF, Chanhassen, MN. Dual **Landlord & Tenant Rep**, New Lease. Landlord is TFK Mammoth, LLC & ChanPark Investment, LLC.

7801 Park Drive, Suite F, Chanhassen, MN 55317 tele:952.556.5151 fax:1.866.466.2280 info@summerhillcommercial.com

[www.summerhillcommercial.com](http://www.summerhillcommercial.com)

6. Summerhill Commercial Real Estate, LLC, Chanhassen Park Place, 1,000 SF, Chanhassen, MN. Dual **Landlord & Tenant Rep**, New Lease. Landlord is TFK Mammoth, LLC & ChanPark Investment, LLC.
7. FPI, Chanhassen Park Place, 2,000 SF, Chanhassen, MN. Dual **Landlord & Tenant Rep**, New Lease. The Landlords are TFK Mammoth, LLC & ChanPark Investment, LLC.
8. MN Autism Center (MAC), 5700 Baker Road, 3,370 SF, Minnetonka, MN. Dual **Landlord & Tenant Rep**, Lease Expansion. The Landlord is Mote Enterprises, LLC.
9. Interlaken Technology, Inc., 12,036 SF, Coeur Terra LLP, Chanhassen, MN, Dual **Landlord & Tenant Rep**, Lease Renewal effective 2010. The Landlord is Coeur Terra LLP.
10. Curves for Women, Hopkins Commerce Center, 2,195 SF, Hopkins, MN, Dual **Landlord & Tenant Rep**, New Lease. The Landlord is Hopkins Commerce Center.
11. AmisaPride Real Estate Services, small office, BellBoy West, St. Louis Park, MN. Dual **Landlord & Tenant Rep**. The Landlord is Martin Bell Rentals.
12. BJ Hill d/b/a Turf DVD, small office, BellBoy West, St. Louis Park, MN. Dual **Landlord & Tenant Rep**. The Landlord is Martin Bell Rentals.

**Westwood I 100% Leased!** Summerhill Commercial Real Estate, LLC provides Property Management, Leasing, and Construction Management services for the owner Jorandcor, Inc. Westwood I is a 50,200 SF multi-tenant office/warehouse property located at Highway 62 & 494 in Eden Prairie, MN. As a result of the completion of the Corporate Technologies, LLC deal described above, the building is now 100% leased. Summerhill is providing General Contractor construction services for the Landlord Jorandcor, Inc. for the Corporate Technologies, LLC transaction with a scheduled completion date of 1/1/10 or sooner.

**Chanhassen Park Place 100% Leased!** Summerhill provides Property Management, Leasing, and Construction Management services for the owner TFK Mammoth, LLC and ChanPark Investment, LLC. Chanhassen Park Place is a 25,000 square foot multi-tenant office/warehouse property that was 20% vacant at the start of the year (about to become 25% vacant), but is now 100% leased with the completion of three (3) deals described above.

**6409-6441 Goodrich Avenue 100% Leased!** Summerhill provides Leasing services for an owner of four (4) buildings in St. Louis Park, MN. One (1) of these four (4) buildings is 6409-6441 Goodrich Avenue which is a 45,192 square foot multi-tenant office/warehouse building. This building was 87% vacant on 8/1/08 when Summerhill sold it to the new buyer. Summerhill represented the Buyer as its Leasing representative, and with the completion of ten (10) different Lease transactions since 7/1/08, the building is now 100% full.

**Hopkins Commerce Center 100% Leased!** Summerhill provides Leasing services for this three (3) multi-tenant retail project located in Hopkins, MN on the northwest corner of Blake Road and Excelsior Boulevard in Hopkins, MN. With the completion of the Curves for Women transaction mentioned above, in addition to two (2) others in the past year, this three (3) building complex owned by Hopkins Commerce Center is now 100% occupied.

**PLEASE VISIT [www.summerhillcommercial.com/properties.htm](http://www.summerhillcommercial.com/properties.htm) TO VIEW ALL OF OUR CURRENTLY LISTED PROPERTIES.**

Summerhill Commercial Real Estate, LLC is a commercial real estate company providing diversified services to industrial, office, retail, and investment clients in the Twin Cities metropolitan area with over thirteen (13) years of experience in the industry.

For more information on any of the above, or to discuss potential requirements or opportunities call Peter or Ted at 952.556.5151.

7801 Park Drive, Suite F, Chanhassen, MN 55317 tele:952.556.5151 fax:1.866.466.2280 info@summerhillcommercial.com

[www.summerhillcommercial.com](http://www.summerhillcommercial.com)



**SUMMERHILL**

Commercial Real Estate, LLC

## **ANNOUNCEMENT**

June 1, 2009

Summerhill Commercial Real Estate, LLC is pleased to announce the hiring of Theodore R. Kordonowy (Ted) as an Associate on March 3, 2009. Ted is a recent graduate from the University of Minnesota. The Associate position provides support in the areas of Administration, Construction, Marketing, Property Management, and Sales & Leasing. Hiring an Associate has enabled Summerhill to grow its business as well as more effectively serve its existing clients. Please join me in wishing Ted success in his new position.

### **SUMMERHILL COMMERCIAL REAL ESTATE, LLC NOTABLE TRANSACTIONS 10/1/08 to 5/31/09:**

- **24,777 sf office/warehouse purchase.** Summerhill represented its investment clients TFK Mammoth, LLC (90% owner) and ChanPark Investment, LLC (10% owner) in the purchase of Chanhassen Park Place. The property is a 24,777 sf multi-tenant office/warehouse building located at 7801 Park Drive, Chanhassen, MN 55317. The sale transaction occurred on December 30, 2008 on a Contract for Deed to accommodate the Seller's requirements. Permanent financing occurred in February 2009. The property has 7 small tenants and is 80% occupied. Summerhill is currently marketing a 4,826 sf (divisible) availability at the property.

- **22,548 sf office/warehouse leases (4 lease transactions).** Summerhill is pleased to announce 4 new lease transactions at 6409-6441 Goodrich Avenue South, St. Louis Park, MN 55426 representing 22,548 sf. This 45,192 sf office/warehouse project is now 100% leased. Since August 1, 2008, 8 new leases have been completed with positive absorption of 37,578 sf being achieved. Summerhill represented the Landlord and Tenant in three (3) of the new transactions with First Impressions Home Staging (3,758 sf), Industrias, LLC (7,516 sf), and Storganize (3,758 sf) and Patrick Hodgdon of Welsh Companies, LLC represented the Tenant in the transaction with UniCap Global Technologies (7,516 sf) and Summerhill represented the Landlord.

- **2,375 sf retail lease.** Summerhill completed a 2,375 sf lease transaction effective January 1, 2009 with Simulator Sports at Hopkins Commerce Center at 8572 Excelsior Boulevard, Hopkins, MN 55343.

- **5,200 sf office/warehouse lease.** Summerhill completed a 5,200 sf lease transaction effective May 16, 2009 with WanTcom, Inc. at 1420 Lake Drive West, Chanhassen, MN 55317. Summerhill represented the Landlord McRoi, LLC and Andrew Odney of Welsh Companies, LLC represented the Tenant in this transaction. In addition to leasing services, Summerhill provided general contracting services for its client for the construction aspect of the job. Final construction costs came in under budget at \$42,000 versus the estimate of \$47,000 and the property was delivered on time successfully meeting the Tenant's tight timeline requirements.

- **Featured Property/New Listing.** Summerhill Commercial Real Estate, LLC has been hired as property manager and leasing agent at Westwood I, 6200-6230 Bury Drive, and Westwood II, 6250 Bury Drive, Eden Prairie, MN 55346. This 100,000 sf 2 building property currently has up to 18,345 sf of Class B+ office/warehouse/flex- available at Westwood I. Westwood I has a very desirable location at Crosstown 62 & 494 on the Eden Prairie/Minnetonka border and offers ribbon glass, 9'10" ceilings, 50%-80% office (or to suit), 18' clear height, 3 docks, and under class rates. **Additional information on this property, and information on all available properties, can be seen at [www.summerhillcommercial.com/properties.htm](http://www.summerhillcommercial.com/properties.htm).**

Summerhill Commercial Real Estate, LLC is a full service commercial real estate company serving clients in the Twin Cities metropolitan area with thirteen (13) years of experience in the industry.

For more information on any of the above, call Peter Kordonowy at 952.556.5151 or visit our website at [www.summerhillcommercial.com](http://www.summerhillcommercial.com)

1458 White Oak Dr., Suite 106, Chaska, MN 55318 tele:952.556.5151 fax:1.866.466.2280 cell:952.221.7580 peterk@summerhillcommercial.com

[www.summerhillcommercial.com](http://www.summerhillcommercial.com)



# SUMMERHILL

Commercial Real Estate, LLC

## ANNOUNCEMENT

September 19, 2008

### **PETER KORDONOWY AWARDED CCIM DESIGNATION AUGUST 27, 2008**

CHICAGO (August 27, 2008) - Peter A. Kordonowy, CCIM, Broker, Summerhill Commercial Real Estate, LLC, Chaska, MN was awarded the Certified Commercial Investment Member (CCIM) designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The designation was awarded August 27 during examinations held in Chicago.

Peter was among the more than 100 commercial real estate professionals who earned the designation by passing the Institute's Comprehensive Examination, the final element in the designation process. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience. The curriculum addresses: financial analysis, market analysis, user decision analysis and investment analysis – the cornerstones of commercial investment real estate. CCIMs are recognized experts in commercial real estate brokerage, leasing, asset management, valuation, and investment analysis.

CCIMs have access to unparalleled level of valuable online tools, including the Site To Do Business, a suite of mapping, demographic and other analytical resources. And, all CCIMs can market properties for sale or lease through CCIMNet, a leading national commercial property exchange. The CCIM business network encompasses 1,000 markets throughout North America, Asia, Europe and the Caribbean. Of the estimated 125,000 commercial real estate practitioners in North America, more than 9,500 currently hold the CCIM designation. CCIM Designees include professionals who work in brokerage, investment and development, the corporate environment, property management, appraisal and related segments of commercial real estate. An additional 9,500 professionals are pursuing the designation as Institute candidates. The Chicago-based CCIM Institute is an affiliate of the National Association of Realtors® and is the governing body of the largest commercial real estate network in the world. Visit [www.ccim.com](http://www.ccim.com) to learn more, or call 800-621-7027.

### **SUMMERHILL COMMERCIAL REAL ESTATE, LLC RECENT TRANSACTIONS (6/1/08 to 9/18/08):**

- **45,192 sf multi-tenant office/warehouse building sale.** Summerhill represented the Buyer, Goodrich Properties, LLC, and the Seller, Susan Realty Co., in the sale of 6409-6441 Goodrich Ave., St. Louis Pk., MN. The transaction closed on 8/1/08 for \$1,875,000 (\$41.49 psf). Summerhill has completed four (4) new leases for the new owner at the project representing 15,030 sf. Summerhill represented the Landlord and Tenant in three (3) of the transactions with Fibré Foods, CMI, & EuroNest and Sherman Malkerson of The C. Chase Company represented the Tenant in the transaction with Sani-Blast, with Summerhill representing the Landlord.
- **2,195 sf retail lease.** Summerhill completed a 2,195 sf lease transaction effective 9/1/08 with Electric Outlet at Hopkins Commerce Ctr., 8564 Excelsior Blvd., Hopkins, MN. Summerhill represented the Landlord and Tenant in this transaction.
- **5,160 sf office/retail/multi-family mixed-use sale.** Summerhill completed the sale of 112-114 2<sup>nd</sup> St. W., Chaska, MN on 8/15/08. This historic district building in downtown Chaska, MN sold for \$315,000 (\$61.05 psf, or \$81.40 per above ground sf). Summerhill represented the Seller, Lewis Street Partners and Vicky Bohn of CB Burnett represented the Buyer, DCT Properties, LLC, in this transaction.
- **8,500 sf office/showroom lease.** Summerhill completed an 8,500 sf long term lease effective 8/1/08 with Mediacom MN, LLC at 1670 Lake Dr. W. in Chanhassen, MN. Summerhill represented the Landlord, Southbound Investment, in this transaction, and Joe Antonucci of Landmark Partners represented the Tenant.
- **10,000 sf office/warehouse lease.** Summerhill completed a 10,000 sf lease transaction effective 6/1/08 with St. Vincent de Paul at 925 Cedar Ave. S., Minneapolis, MN. Summerhill represented the Landlord, The Newman Family LP, and Brian Doyle of Welsh Cos., represented the Tenant, in this transaction.

Summerhill Commercial Real Estate, LLC is a full service commercial real estate company serving clients in the Twin Cities metropolitan area with over twelve (12) years of experience in the industry. We would be interested to discuss any opportunities to work with you now or in the future, or for any referrals you may have. For more information on any of the above, call Peter Kordonowy at 952.556.5151 or visit our website at [www.summerhillcommercial.com](http://www.summerhillcommercial.com).



**SUMMERHILL**

Commercial Real Estate, LLC

## **ANNOUNCEMENT**

May 6, 2008

Summerhill Commercial Real Estate, LLC represented its client Jasper Engineering in the purchase of a 6,200 square foot two (2) tenant office/warehouse building in Medina. Jasper moved in to its 3,100 square foot owner occupant space in April 2008. Summerhill is the leasing agent for the remaining 3,100 square foot suite containing 600/2,500 square feet of office/warehouse and a drive in door. Substantial remodeling was required for the buyer's occupancy and Summerhill acted as construction consultant in the project. Exterior architectural renovations were also made to building.

Summerhill Commercial Real Estate, LLC is pleased to announce the completion of a lease transaction at 5700 Baker Road in Minnetonka to MN Autism Center (MAC). MAC will be moving in to their new 12,465 square foot office facility June 2008. Summerhill represented the owner on the project and Landon Helm of Cushman & Wakefield represented the tenant.

Featured Property/New Listing: Summerhill Commercial Real Estate, LLC has listed 6417-6437 Goodrich Avenue in St. Louis Park For Sale or Lease. The property is a 45,192 square foot Multi-Tenant building consisting of approximately 9,270/35,922 square feet of office/warehouse/production. 3,756 to 37,676 square feet of space will be available August 1, 2008. Single bay (3,756 square feet), double bay, or multiple bay configurations are available with up to 30,062 contiguous. The building offers dock and drive in doors, a 14' clear height, and has 100% A/C available. 6417-6437 Goodrich Avenue South offers a great leasing, owner occupant, or investor opportunity. Additional information on this property, and information on all available properties, can be seen at [www.summerhillcommercial.com/properties.htm](http://www.summerhillcommercial.com/properties.htm).

Summerhill Commercial Real Estate, LLC is a full service commercial real estate company serving clients in the Twin Cities metropolitan area with over twelve (12) years of experience in the industry.

For more information on any of the above, call Peter Kordonowy at 952.556.5151 or visit our website at [www.summerhillcommercial.com](http://www.summerhillcommercial.com).



**SUMMERHILL**

Commercial Real Estate, LLC

## **ANNOUNCEMENT**

May 14, 2007

Summerhill Commercial Real Estate, LLC is pleased to announce the commencement of a 31,200 square foot office warehouse project in Chanhassen, MN. The project is a building expansion to Arboretum Business Park I which is a 101,600 square foot 24' clear office warehouse facility built in 1997. Groundbreaking for the project occurred on May 1, 2007 with completion scheduled for September 1, 2007. The expansion space has been leased to the anchor tenant of the existing building on a long term lease.

Summerhill Commercial Real Estate, LLC responsibilities as Developer of the project included project feasibility analysis, lease negotiations between the Landlord and Tenant, all construction specifications, design coordination, total project cost estimation, project Pro Forma analysis, coordination of all legal agreements, city approvals, project financing and accounting, bid solicitation from multiple general contractors and architects, and project management. The General Contractor awarded construction for the project is SCS, LLC and the Architect is Martin Woody Architects.

Summerhill is also pleased to announce the recent leasing of two (2) of its listings: 2,650 square feet of office space at 1319 5<sup>th</sup> Street South to NCI, Inc. and 6,000 square feet of office warehouse space at 1415 5<sup>th</sup> Street South to BMK Solutions. In addition, Summerhill has completed four (4) tenant representation assignments representing 42,500 square feet in the marketplace in 2007.

Summerhill Commercial Real Estate, LLC is a full service commercial real estate company serving clients in the Twin Cities metropolitan area with over eleven (11) years of experience in the industry.

For more information on any of the above, call Peter Kordonowy at 952.556.5151 or visit our website at [www.summerhillcommercial.com](http://www.summerhillcommercial.com).



**SUMMERHILL**

Commercial Real Estate, LLC

## **ANNOUNCEMENT**

January 4, 2007

Summerhill Commercial Real Estate, LLC is very pleased to announce new listings at 5700 Baker Road in Minnetonka, 1319 5<sup>th</sup> Street South in Hopkins, and 7801 Park Drive in Chanhassen. Enclosed is a color brochure with specifics on the Baker Road property. Availabilities range from 1,000 to 16,000 square feet. For more information on any of the above, call Peter Kordonowy at 952.556.5151 or visit our website at [www.summerhillcommercial.com](http://www.summerhillcommercial.com).

We would also like to announce the recent completion of a sublease transaction with ION Corporation into a facility at 5474 Feltl Road in Minnetonka. Summerhill represented the sublessee ION Corporation and CRESA Partners represented the sublessor Cardiac Science in this transaction, the Landlord was Liberty Property Trust. ION Corporation had been in a 12,000 square foot space in Hopkins before moving into their new 31,345 square foot facility in Minnetonka. In addition to the sublease assignment, Summerhill has been retained as ION's exclusive agent for purchasing or building a new facility in 2007.

Summerhill Commercial Real Estate's services include:

- Tenant or Buyer Representation
- Property Sales and Leasing
- Property Management
- Construction Management and Consulting
- Development
- Investment and Acquisition
- Real Estate Advisor

Please call Peter Kordonowy for additional information at 952.556.5151.