

LARGEST COMMERCIAL PROPERTY SALES 2013⁽¹⁾

RANKED BY PRICE

Rank	Building Address City, Zip	Property type	Transaction price (\$)	Square feet or # of units	Price per sq. ft. or # of units	Date	Buyer	Seller
1	Westfield Great Northern Mall 4954 Great Northern Blvd. North Olmsted, 44070	Retail	196,600,000	1,184,733	\$166	11/15/2013	Starwood Capital	Westfield Group
2	Higbee Building 100 Public Square Cleveland, 44113	Office	79,000,000	815,000	\$97	7/31/2013	Rock Gaming JV Caesars Entertainment	Forest City Enterprises
3	Park Center/Corporate Plaza 6050-6150 Oak Tree Blvd. Independence, 44131	Office	62,399,998	638,004	\$98	12/30/2013	Five Mile Capital	Duke Realty
4	NorthPointe Apartments 26241 Lakeshore Blvd. Euclid, 44132	Apartment	56,000,000	949 units	\$59,009	9/6/2013	The Suffolk Family Trust	K&D Group
5	Fairlawn Town Centre 2855 W. Market St. Akron, 44333	Retail	42,200,000	348,697	\$121	1/31/2013	Phillips Edison-ARC	WP Realty Inc.
6	The Marsol Apartments 6503 Marsol Road Mayfield Heights, 44124	Apartment	41,000,000	986 units	\$41,582	5/1/2013	Morgan Management	K&D Group
7	Newell Rubbermaid 3200 Gilchrist Road Tallmadge, 44278	Industrial	34,900,000	812,000	\$43	2/1/2013	ARC Trust IV	InSite Real Estate
8	22 Exchange 22 E. Exchange St. Akron, 44308	Apartment	31,222,222	142 units	\$219,875	4/16/2013	BH Op REIT II	Richland Communities
9	Campus Pointe 1841 Ashton Lane Kent, 44240	Apartment	30,000,000	198 units	\$151,515	10/17/2013	Campus Advantage	Richland Communities
9	Cleveland Technology Center 1425 Rockwell Ave. Cleveland, 44114	Industrial	30,000,000	333,215	\$90	6/3/2013	ByteGrid	Matrix Realty Group
11	Legacy Village 25001 Cedar Road Lyndhurst, 44124	Retail	27,300,000	587,411	\$100	10/29/2013	NA	JLL Income PT
12	Ameritrust Complex 900 Euclid Ave. Cleveland, 44115	Office	27,000,000	800,000	\$34	2/1/2013	Geis Cos.	Cuyahoga County
13	Cedar Center South 13908-13998 Cedar Road University Heights, 44118	Retail	24,900,000	138,891	\$179	10/10/2013	Inland Real Estate Corp JV PGGM	The Coral Co.
14	Richmond Park Apartments 444 Richmond Road Richmond Heights, 44143	Apartment	23,610,000	736 units	\$32,079	5/20/2013	Tritex R&E Advisors	Cuyahoga County Sheriff
15	Sam's Club 10250 Brookpark Road Cleveland, 44144	Retail	21,318,750	147,771	\$144	6/20/2013	Agree Realty Corp.	Stark Enterprises
16	Cleveland Clinic Chestnut Commons 303 Chestnut Coimmons Drive Elyria, 44035	Office	20,373,800	40,000	\$509	8/16/2013	CNL Healthcare Trust	Montecito Medical JV Harrison Street RE
17	North Olmsted Towne Center 24954 Brookpark Road North Olmsted, 44070	Retail	17,790,000	95,446	\$186	11/22/2013	McClellan Properties	Carnegie Cos.
18	Diplomat Healthcare 9001 W. 130 St. North Royalton, 44133	Senior housing	14,350,000	170 units	\$84,412	5/16/2013	Aviv REIT	Diplomate Land Holdings LLC
19	Southgate USA 20990 Libby Road Maple Heights, 44137	Retail	14,000,000	788,130	\$18	12/17/2013	Carl Verstandig	GMAC Commercial Mortgage
20	Parkway Medical Center 3609 Park East Drive Beachwood, 44122	Medical	13,700,000	88,000	\$156	1/15/2013	Realty Income	AR Capital Trust
21	Oaks of Brecksville 8757 Brecksville Road Brecksville, 44141	Senior housing	13,618,948	80 units	\$170,237	8/19/2013	Mainstreet	Brecksville Healthcare Holdings LLC
22	Liberty Residence I & II 250 Smokerise Drive Wadsworth, 44281	Senior housing	12,000,000	136 units	\$88,235	4/1/2013	Titan RE Investment Group	American Hospitality Group
23	Harbour Run 5890 Marine Parkway Drive Mentor, 44060	Apartment	11,760,000	256 units	\$45,938	10/29/2013	Burton Carol Management	Harbour Run Apartments LLC
24	Barrington Place Apartments 28600 Detroit Road Westlake, 44145	Apartment	11,400,000	164 units	\$69,512	3/18/2013	Barrington Gardens Associates LLC	Harbor Group International
25	Hyland Software 28105 Clemens Road Westlake, 44145	Development site	11,135,000	714,515	\$16	3/26/2013	Hyland Software Inc.	Five Seasons Sports Club
26	Morning Star Tower 10600 Saint Clair Ave. Cleveland, 44108	Apartment	9,230,000	201 units	\$45,920	3/29/2013	Millennia	AES Management Corp.
27	12850 Darice Parkway Strongsville, 44149	Industrial	9,218,070	170,550	\$54	6/14/2013	Hackman Capital Partners	First Industrial JV CalSTRS
28	30301 Carter St. Solon, 44139	Industrial	8,162,934	219,574	\$37	6/14/2013	Hackman Capital Partners	First Industrial JV CalSTRS
29	Great Lakes Plaza 7900 Plaza Blvd. Mentor, 44060	Retail	8,000,000	81,399	\$98	11/22/2013	Devonshire REIT	Simon Property Group
29	Hess Print Solutions 3765 Sunnybrook Road Kent, 44240	Industrial	8,000,000	580,693	\$14	8/7/2013	Bang Printing Inc.	Angelo Gordon

Crain's Cleveland Business does not independently verify the information and there is no guarantee these listings are complete or accurate. We welcome all responses to our lists and will include omitted information or clarifications in coming issues. Individual lists and The Book of Lists are available to purchase at www.craainscleveland.com.

RESEARCHED BY Deborah W. Hillyer

(1) Source: Real Capital Analytics Inc., headquartered in NYC, is an independent data and analytics firm focused on the investment market for commercial real estate. RCA offers comprehensive data on commercial property transactions that take place around the world. Visit www.rcanalytics.com. Partial interest transactions included at the pro-rated share of the 100% property value. Additional information from Alec Pacella, senior vice president, NAI Daus.