

# GLOBAL SPOTLIGHT

## Minneapolis, Minnesota



### Twin Cities outperform major markets across the U.S.

- Minneapolis and St. Paul form the core of the Twin Cities Metropolitan Area. It is the 16th largest metropolitan area in the country and the 65th largest in the world, with more than 3 million residents.
- Minneapolis-St. Paul has been named the Best Metro Area for Business for two consecutive years by MarketWatch. The Twin Cities is a place where companies large and small tend to gravitate and create jobs. The current unemployment rate, 8.2%, is slightly below the national average.
- Minnesota is home to 32 Fortune 1,000 companies, and has a legacy of healthcare excellence and a thriving medical device industry anchored by United Health Group, Medtronic and St. Jude Medical. The chemical, food consumer products, retail and financial industries are also a major force in the Twin Cities.
- The Twin Cities' one-of-a-kind theater scene boasts more theaters per capita than any other city outside of New York. The city boasts a number of art museums, professional sports teams, great shopping destinations, two orchestras, and has one of the most extensive regional and city park systems in the country.
- Vacancy rates in the Twin Cities remain below the national average in all sectors. This market has solid underlying fundamentals and will quickly rebound with the economy. It's a great time for tenants and buyers in the Twin Cities. Rates are low and landlords are offering concessions in the form of free rent and tenant improvements. Many lease renewals are being completed, as tenants have been able to leverage deals in the current market.
- Some retailers in the Twin Cities have scaled back operations and closed stores, but those who focus on necessities and expanding the useful life of products are doing well. Dunkin' Donuts, Popeye's Chicken and Smash Burger plan to enter the market in 2009.

## Minneapolis At a Glance

Population	2.8 million (Twin Cities metro area)
Location	Banks of the Mississippi River and Minnesota River
Unemployment	8.2%
Economic Drivers	Medical device manufacturing, hi-tech industry, healthcare, finance, food consumer products, retail

Property	Rent/SF/Year Low	High	Vacancy Rate
Metro Class A Office	\$12.50	\$22.00	12.99%
Industrial Bulk/Warehouse	\$2.75	\$4.00	9.18%
Retail Multi-Tenant	\$17.00	\$25.00	5.05%

NAI Welsh offers local market expertise in the greater Twin Cities region.

## About NAI Global

NAI Global is one of the world's leading providers of commercial real estate services. We bring together people and resources wherever needed to deliver outstanding results for our clients.

### At A Glance

325	Offices
55	Countries
5,000	Professionals
\$45 billion	Annual Transaction Volume
200	MSF of Property Management

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