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## How the Modern Office Space Will Continue to Transform as We Exit the Pandemic.



by David Cliett, REPUBLIC SERVICES

Multiple case studies have empirical data that suggests that worker productivity has maintained or even vastly improved since the switch from the office to working from home. Furthermore, as society continues to emphasize the importance of work life balance coupled with the rise in mental health, employers are going to be forced to adapt to these new norms of how everyday work will be conducted. As employers adapt to these new norms of working from home or part time in the office so will the office space leasers' have to adapt to retain businesses in their respective office space.

Before we can dive into how this will impact commercial landlords, we must first look at the facts. Today over 62% of the U.S. Workforce is working remotely. This is compared to less than 10% in 2019. According to a recent McKinsey report, 80% of workers enjoy working from home and more than two-thirds say that they are more productive or as productive prior to the pandemic when they were working in the office. The impact of Covid-19 has provided employees not only the opportunity to work from home as many had previously hoped but has also provided the data to build a foundational argument to continue working remotely as we near an end to the pandemic.

The argument from the employees to maintain a remote working environment has been made, but where do employers' stand? The answer is muddled and varies from business to business and industry to industry. Supporting evidence to maintain a remote work environment comes two-fold. According to Global Workplace Analytics estimates employers can save roughly \$11,000 for each employee who works remotely half the time, which accounts for both direct savings (lower office space costs) and indirect savings through increased productivity and reduced employee turnover. Reduced employee turnover is connected to the increase of work-life balance. A recent survey conducted by the Harris Poll found 52% of U.S. workers are considering a job change this year. These statistics found that for individuals looking at a change, that 68% valued a remote work and work-from-home opportunity. Of those, roughly 40% asserted that these options are very important in their search. As employers' combat a tight labor market and the skills gap shortages across the board, they cannot consciously move forward without giving the idea of remote work or a hybrid model a thought in analyzing and implementing their business model moving forward.

The Minnesota Business Environment has provided us with contrasting approaches from large employers within the state. Arctic Wolf, a Cybersecurity company based out of Eden Prairie has required all employees back in the office. 3M has decided to end its lease with the Hartford building, permanently transitioning over 300 employees to working remotely. These decisions are not black and white. In the case of 3M, all employees were already working off a hybrid model. Furthermore, the majority work in Customer Service. This is important to note, 3M will know if Ford's orders are not processed. This argument cannot be made in the case of Arctic Wolf. Arctic Wolf recently secured series F funding with the intention of launching their IPO in the next 12 months. The majority of Arctic Wolf's employees hold sales roles. Management pressed to ensure Arctic Wolf reaches its' goals cannot afford to have a hands-off approach with its sales staff.

"Change is inevitable; change is constant." It is a fact of life that individuals, organizations and nations alike have no choice but to deal with. Those who are able to acknowledge this fact and cope with change will survive. Those who are able to seek out change and actively embrace it will thrive. How commercial brokers approach today, will determine the winners of tomorrow. Which side will you be on?

"Today over 62% of the U.S. Workforce is working remotely."

"...80% of workers enjoy working from home..."

"Change is inevitable; change is constant."



## Minnesota Marketplace

- ▶ **O'SHAUGHNESSY DISTILLING CO.** opened in Minneapolis' Prospect Park neighborhood, next to Surly Brewing Co.
- ▶ **SALONS BY JC** opened in September in Cottage Grove at the Grove Plaza Shopping Center.
- ▶ **KID TO KID KYURAMEN**, will open in November at the Eagan Town Center. Look for **GOLDFISH SWIM SCHOOL** to also open, fall of 2022.
- ▶ Look for **ALTER'D STATE** to open this fall in the former Sur La Table space at 50th and France. The women's fashion boutique fills a gap in the retail industry for the young women.
- ▶ Sad to see **GATHER**, a gift and home décor store at 50th and France, close. The shop was a staple in the community for 16 years.
- ▶ **BRIDES OF FRANCE** will be relocating on France Avenue down the street at 50th and France in Minneapolis this fall. We are saying good bye to the retailer, **FOOTE JEWELERS**.
- ▶ Indiana-based **GUTTY'S COMEDY CLUB**, a dry family friendly comedy club opened at Southdale Center in September.
- ▶ **TAZA FRESH MEDITERRANEAN** restaurant is now open in Chanhassen.
- ▶ **FARMERS KITCHEN & BAR** opened in Spoonriver space at Mill District.

- ▶ Jester Concepts has found a 12,000-square-foot space in the North Loop where it will revive **BUTCHER & THE BOAR**, with plans to open next summer.
- ▶ **JB HUDSON**, purchased earlier this year by Gunderson's Jeweler's, will close its' downtown and trade it for a new location anticipated to open this fall in Wayzata at The Promenade and will occupy approximately 8,200 square feet.
- ▶ **THE MALL OF AMERICA** recently opened four new food and drink options. They include: **CAPITAL ONE CAFÉ**, **DELEO BROTHERS PIZZA**, **MASONS' FAMOUS LOBSTER ROLLS**, and **UNI UNI**. Look for the following restaurants to enter the Burnsville market soon. They include: RND, Beard Papa's, Duck Donuts, and Ichiddo Ramen.
- ▶ Famous Dave's parent company **BBQ HOLDINGS INC.** recently acquired all-day breakfast restaurant Village Inn and pie purveyor Baker Square. Could pizza be next?
- ▶ Hightop Hospitality, the restaurant group behind Green Mill and Crooked Pint, opened a new neighborhood diner and bar in Mendota Heights called **THE COPPERFIELD**.
- ▶ Look for **HAVEN BEAUTY COLLECTIVE** hair salon to open this month at 14729 Excelsior Boulevard in the Glen Lake Station.



by Lisa Diehl,  
DIEHL AND PARTNERS, LLC



by Jesseka Doherty,  
MID-AMERICA REAL  
ESTATE – MINNESOTA, LLC



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TAZA FRESH MEDITERRANEAN



FARMER'S KITCHEN & BAR



THE COPPERFIELD

**CONTINUED: Minnesota Marketplace**

- ▶ **HY-VEE** has proposed a huge grocery store for Bloomington's Southtown.
- ▶ A Bhutanese refugee who co-owns an international grocery store and Nepalese restaurant in Maplewood is opening a fast-casual **SOUTH ASIAN EATERY** in the Minneapolis skyway.
- ▶ Asian cuisine restaurant, **ASTREET FOOD AND DESSERTS** opened in Maplewood Mall Corner Shoppes replacing the former restaurant, Pho Lodge.
- ▶ Chef and James Beard Award semifinalist Stewart Woodman is helping to transform **PRIME DELI** in St. Louis Park into fine-dining kosher restaurant **SHILOH** at Textatoka Avenue and Minnetonka Boulevard.
- ▶ **TAPPANYAKI GRILL & SUPREME BUFFET** closed at Hi-Lake Center.
- ▶ **STARBUCKS** vacated Nic on 5th in Minneapolis recently. **SEZZLE** vacated 14,000 square feet in the McKesson Building in Minneapolis. **OFFICE DEPOT** vacated Highland Shopping Center at Lake Street and Nicollet Avenue in Minneapolis. **SAKS ON 5TH** closed their 40,300 square foot store at City Center in Minneapolis.
- ▶ **ANTHROPOLOGIE** will be closing in St. Paul on Grand Avenue.
- ▶ **SCHNEIDERMAN'S** will be relocating in Roseville to Rosedale Commons. Also, look for Schneidermans to fill space at Burnhill Shopping Center in Burnsville.
- ▶ **MAXIT PAWN** will reopen at 815 Cedar Avenue in Minneapolis and joined by a new entry to the market, Go Puff, grocery delivery company.
- ▶ **LULULEMON** will open at Woodbury Lakes in Woodbury.
- ▶ **MARSHALL'S** signed a lease for Vadnais Heights at County Road E and will take a portion of the space previously occupied by Xperience Fitness.
- ▶ **STALK & SPADE** will open its second Twin Cities location in the former Banana Republic space at 50th and France in Edina.
- ▶ Michigan based company, **PETS SUPPLY PLUS** continues its growth in the Twin Cities. They will enter the Oakdale market with a new location at Oak Park Plaza.
- ▶ A **TRADER JOE'S** supermarket is under construction in Eagan at 2055 Cliff Road. The grocery is being built on a portion of the Emagine Entertainment movie theater parking lot.
- ▶ **LIP LAB**, an experiential retail concept that allows customers to have a completely customizable experience creating their own bespoke lipstick shade. Its Mall of America location marks the first Midwest storefront and fifth overall.
- ▶ A second **DEVIL'S ADVOCATE** restaurant is coming to Stillwater soon, though the flagship location in downtown Minneapolis remains closed for now. Opening is targeted for mid-October at 14200 60th Street North, along Highway 36.

# HAVE YOU SEEN?

**SHAKE SHACK, Maple Grove**



**SEPTEMBER PROGRAM SPEAKERS**

Jill Renslow, MOA; Paula Mueller, WPG;  
Wendy Eisenberg, Galleria; Lisa Crain, Rosedale Center

**REGISTER FOR THESE 2021 CALENDAR EVENTS**  
**DID YOU KNOW: YOU CAN VIEW THE LIST OF ATTENDEES TO ANY OF OUR EVENTS IF YOU CLICK ON THE EVENT?**

EVENT	VENUE	DATE
LET'S TALK FRANCHISING	DoubleTree Mpls - Park Place	10/6/2021



[WWW.MSCA-ONLINE.COM/EVENTS/CALENDAR/DATE/2021-10](http://WWW.MSCA-ONLINE.COM/EVENTS/CALENDAR/DATE/2021-10)

**SEPTEMBER PROFESSIONAL SHOWCASE:**  
**ROCHON AND FLYNN MIDWEST**  
 Special thanks to Flynn Midwest and Rochon for bringing us back to in-person by sharing some fun and luck of coming back together.



**WELCOME NEW MEMBERS**  
**JORDAN VAN DEN ENG** .....HJ Development  
**AMY MATTSON** ..... Vantage Law Group, PLLC

**MEMBER NEWS**

**MID-AMERICA REAL ESTATE GROUP** has added **AMY SENN** as vice president with the investment sales team.

**TONY BARRANCO** is taking over as **RYAN COMPANIES US, Inc.** north region president.

**THE SHOPPES AT ARBOR LAKES** in Maple Grove is proud to welcome TWO new offerings designed to help guests reach their fitness goals and restore health and wellness. **PLANET FITNESS** is located in the 21,191 square foot space that once housed Forever 21. The fitness center is set to open in the fourth quarter of 2021. **RESTORE HYPER WELLNESS**, also set to open sometime in the fourth quarter, and is located next to Xfinity. The brand works to prevent common health issues with science-backed treatments like cryotherapy hyperbaric oxygen therapy and IV drip therapy.

**LAW OFFICES OF NICHOLAS A. FURIA, PLLC**  
 MINNESOTA PROPERTY TAX APPEALS™

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\* Based on Commercial Multi-Peril direct premiums written, according to a 2013 report by S&P Financial.

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