

Sales

LAND: MFL Partnership has sold 3.5 acres of waterfront land at 1206 FM 2094 in Clear Lake Shores to Cornerbrook Development. Scott Davis, Larry McWherter, Donna Kolius and Laura Smith with CB Richard Ellis represented the seller. George Kaley with Cornerbrook Development represented the buyer.

OFFICE/WAREHOUSE: Total Properties of Houston has purchased an 8,000-square-foot building at 6926 Signat Drive in Signat Business Park. Jim Cockrill with Coldwell Banker Commercial United, Realtors represented the buyer. Steve Adkisson with TNRG represented the seller Signat Business Park.

RETAIL: Cirrus SL has purchased the 33,390-square-foot Redi Carpet Building at 12802 Capricorn in Stafford. Donnie Chang of ABC Realty Advisors represented the buyer.

INDUSTRIAL: DM Campbell has purchased a 25,000-square-foot newly constructed tilt-wall warehouse at 4400 Campbell. John Ferruzzo of NAI Houston represented the buyer. Barrett Gibson of Gibson & Granello Realty Partners represented the seller, 4400 Campbell LLC.

LAND: Rosebrook Holding has purchased 48 acres at the northwest corner of Katy Hockley Cutoff and Morton Road from William S. Bell, Trustee. The buyer was represented by Chuck Bremholm of Re/Max Cinco Ranch and the seller by Brenda Dinges of Riverbend Realty Group. The closing was at Alamo Title Co. with Steve Rachal.

INDUSTRIAL: Cirrus SL has purchased a 33,900-square-foot property at 12802 Capricorn. Mark Lehman and Bill Burge

with Grubb & Ellis Co. represented the seller, Capricorn Holdings.

LAND: Testa Partners has purchased 24.4 acres of industrial land at 1200 Underwood. Gus Lagos with Grubb & Ellis Co. represented the seller, 1200 Underwood LLC.

Leases

OFFICE: Cyviz, a developer of 3-D solutions for the oil and gas, manufacturing, education and life sciences industries, has leased 8,200 square feet at Marathon Oil Tower, 5555 San Felipe. Warren Alexander and Tommy Alexander of CB Richard Ellis represented the tenant. John Pruitt and Jessica Ochoa, also with CB Richard Ellis, represented the owner, Tower Associates.

RETAIL: Three new tenants are coming to Citycentre, a mixed-use development by Midway Cos. near Interstate 10 West and the Sam Houston Tollway/Beltway 8. Bailey Banks & Biddle has leased 7,000 square feet for a prototype store. Yard House will occupy 8,531 square feet. Sur La Table will occupy 4,700 square feet of space. The announcement was made by Shawn Merecki of Midway Cos.

OFFICE: First Class Restoration has leased 3,824 square feet at 1110 N. Post Oak Road. Mickey Sturgis represented the owner, Richland Investments.

OFFICE: Spine & Sports Therapy has renewed a lease for 3,571 square feet at 4295 San Felipe. Jack Berry with Berry/Meredith & Co. represented the landlord, Morrison Karsten Group.

RETAIL: Growth and Guidance Child Care Center has leased 6,200 square feet at 3336 Spring Stuebner Road. Dan

Braun of Braun Enterprises represented both tenant and landlord.

RETAIL: Carmens 24-Hour Boutique & Video has leased the 16,000-square-foot former Stubbs Cycle building at 8200 U.S. 59 near Gessner. Donnie Chang of ABC Realty Advisors represented the tenant in the lease purchase transaction. Stubbs Cycle is relocating to the former Conn's building on U.S. 59 near Beltway 8.

RETAIL: Lone Star Distributors has leased 1,759 square feet at Tower Pavilion, 2909 Hillcroft. Jeff Peltier represented the landlord, Hartman Income REIT.

INDUSTRIAL: Sunbelt Warehouse has renewed a lease for 452,169 square feet at Quitman Warehouse, 2300 Quitman Road. Andi Flesch represented the landlord, Hartman Income REIT.

OFFICE: Apex Rehabilitation and Wellness has leased 2,660 square feet at Main Medical Plaza, 10021 Main St. Cynamic Properties represented the landlord.

RETAIL: Cypress Dance Studio has leased 3,700 square feet in Cypress Village Station at U.S. 290 and Skinner Road. Heather Nguyen and Rebecca Nguyen represented the landlord, NewQuest Properties.

RETAIL: Fajita Pete's take-out and delivery has leased 1,200 square feet in the West U Marketplace Shopping Center at 4050 Bellaire Blvd. John Clinkscales of Fidelis Realty Partners represented the landlord and Greg Lewis and Adam Williams of Lewis Property Co. represented the tenant.

RETAIL: Ge' Bougie Locs and Cuts has leased 1,280 square feet at Village Center at 17344 U.S. 290 in Jersey Village. Josh Friedlander with CMI

Brokerage represented the landlord.

GROUND LEASE: Enterprise Rent-A-Car has ground-leased 7,796 square feet at Magnik Street and Highway 105 in Cleveland, Texas. Richard Buxbaum of Baker-Katz represented the landlord, BKL Realty. Randal Moudry of Vanguard Commercial Group represented the tenant.

RETAIL: Natural Pawz, a store specializing in natural pet food, animal accessories, grooming services and holistic health services, has opened in a 2,440-square-foot space in Lake Pointe Town Center at the northwest corner of northwest U.S. 59 and Texas 6. Gwen Stewart of Stewart Commercial Banking represented the tenant. The landlord of the Whole Foods-anchored center is Planned Community Developers.

RETAIL: Sugar Cycles plans to open a second bicycle shop in Fort Bend County in an 1,818-square-foot space in Lake Pointe Town Center this summer. Owner Kyle Davenport represented himself in the transaction with Planned Community Developers.

CHURCH: Good News Christian Fellowship Church has leased a 6,200-square-foot building at 1643 Federal Road from Kensington Property Group. Mark Ray and Alex Austin of Kensington Property Group represented both the landlord and the tenant.

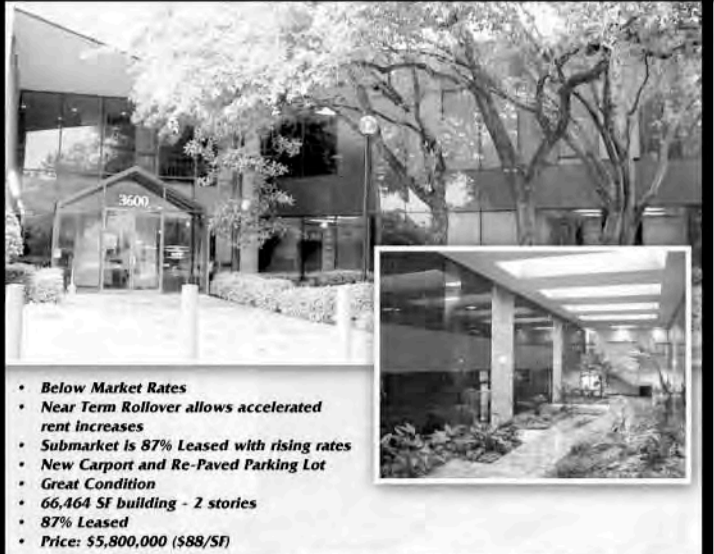
RETAIL: Clay Meekins of Performance Physical Therapy and Sports Medicine has leased 1,999 square feet in the Robert's Carpet Center at 19053 Interstate 45 in The Woodlands. Randal Moudry of Vanguard Commercial Group represented the tenant.

INDUSTRIAL: TKR Painting has leased 8,486 square feet at the Briar Center, 15603 W. Hardy Road. Patrick Rollins and Glynn Mireles represented the landlord, M&R Holdings of Texas.

RETAIL: China Star Chinese Buffet has leased 8,400 square feet in Northline Mall at 4414 Interstate 45 North. Greg Slusky of The Retail Connection represented the tenant. Carson Wilson of Fidelis Realty Partners represented the landlord.

OFFICE: World Projects International has leased 9,013 square feet in Houstonbriar Place, 650 N. Sam Houston Parkway East. The landlord, Younan Properties, was represented by Marci Phillips and Livy Romo of PM Realty Group. The tenant was represented by Josh Cheatham and Dan Boyles Jr. of NAI Houston.

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DEAL OF THE WEEK



ECO-FRIENDLY: PGAL's new headquarters in Westchase will be built with recycled steel and concrete. PGAL

Architecture firm to build green office

HOUSTON architecture firm PGAL is going green with its new headquarters in the Westchase District. Recycled steel and concrete will be used in the construction of the three-story building at 3131 Briarpark at Meadowglen. The firm plans to use the building as a test laboratory of sorts to demonstrate the bottom line of building costs, energy use and actual energy savings associated with sustainable buildings, said Jeff Gerber, president and chief executive of PGAL. "We will be able to document our energy use once we occupy the building," Gerber said. The exterior will be clad with composite metal panels, cast stone, brick masonry and energy-efficient windows. By using materials with high insulation properties on the walls and the roof and protecting the glass with shade, PGAL was able to use a smaller mechanical system to heat and cool the building, which will translate into energy savings. The construction cost is estimated at \$11 million.

The 69,000-square-foot building has been designed to meet the U.S. Green Building Council's Leadership in Energy and Efficiency Design, or LEED, Gold standard. Completion is scheduled for the first quarter. PGAL will relocate from Marathon Oil Tower, a building it designed in the 1980s in the Galleria area. Other projects include the renovation and replacement of Terminal B at Bush Intercontinental Airport, the domed Harris County Civil Courthouse downtown and Sugar Land City Hall. PGAL has 22 LEED-accredited professionals on staff and a goal to have 100 percent of its professional and technical staff accredited by year's end. The firm, founded in 1946, has about 95 employees in Houston and more than 200 in its 11 offices nationwide. Services include architecture, engineering, planning, interior architecture, program management and technology planning.

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Etc.

INDUSTRIAL: GSL Welcome is developing a build-to-suit chemical warehouse for Chem One in Westland Business Park. The LEED-certified facility will contain more than 65,000 square feet on 4.4 acres. Jeff Venghaus and Bob Berry of Staubach represented the tenant. Brad Berry and Ryan Wasaff represented GSL Welcome. The project team includes Architects Plus, BihnerChen Engineering and GSL affiliate Kingham Dalton Wilson as the design builder.

The Chronicle lists commercial real estate transactions each Monday. Send items to realestatedeals@chron.com

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