

Sales

SCHOOL: The Conroe Independent School District has purchased a 16-acre site in Woodforest, a 3,000-acre community being developed by the Johnson Development Corp. in Montgomery County. The district purchased land off the Fish Creek Thoroughfare for an elementary school and reserved the option to purchase an additional 15 acres within the community for an intermediate school. The elementary school is scheduled to open in 2011.

LAND: Jetstream of Houston has purchased 1 acre on Cranswick Road in the Northwest Industrial Park. Joe MacDougall of Brown Butera & MacDougall represented the buyer. Billy Kallus represented the seller, Wickman Real Estate Partnership.

LAND: Tejal & Payal has purchased 2 acres out of the Robert Wilson Survey for a Holiday Inn Express in the 19000 block of Interstate 45 South. Pete Zamora of Alliance Commercial Investments represented the buyer. Page Partners represented the seller, Baybrook Commons.

RETAIL: Plaza Ten 06 Corp. has purchased a 4,000-square-foot building at 826 Clear Lake Road in Kemah from Medsger. Marie Janke of Janke Properties Co. represented the seller. Allen Cruthirds of Alliance Commercial Investments represented the buyer.

OFFICE: PJK Flooring has purchased a 24,100-square-foot property at 4400 Campbell Road. Barrett Gibson of Gibson & Granello Realty Partners represented the seller. John Ferruzzo with NAI Houston represented the buyer.

NewQuest Properties. Stephen Jenkins of Vanguard Commercial Group represented the tenant.

DISTRIBUTION: Lane Home Furnishings has subleased 24,000 square feet at 7150 Business Park Drive to Terry Productions for the storage and distribution of exhibition and museum display materials. Greg Barra of Boyd Commercial represented the tenant. Greg Shaw of Shaw Commercial represented the subtenant.

INDUSTRIAL: Mandap Creations has leased 5,772 square feet at 5702 Savoy. Patrick Rollins with CB Richard Ellis represented the landlord, Cabot II. Jagdish Kothari with Pro I Realty represented the tenant.

RETAIL: Vibe Dance and Fitness (a.k.a. Danse Des Enfants) has leased 4,738 square feet in the Richmond Blue Shopping Center in the 5500 block of Richmond from M-K-L Properties. Team Transwestern represented the tenant and Greg Lewis of Lewis Property Co. represented the landlord.

RETAIL: Comfort Gyamfi has leased 1,235 square feet in Ashford Plaza at Dairy Ashford and Bissonnet. Rebecca Nguyen of NewQuest Properties represented the landlord, Inland American Retail Management.

RETAIL: Air Smoothie has leased 1,500 square feet in the Nazar Building at 5887 Westheimer. Rebecca Nguyen of NewQuest Properties represented the landlord, Westheimer/Fountainview Property.

RETAIL: Well Dunn has leased 3,049 square feet in Braeswood Commons, 9002 Chimney Rock. Rebecca Nguyen represented NewQuest Properties. Richard Buxbaum of Baker Katz represented the tenant.

RETAIL: Wing Stop has leased 1,950 square feet in the South Main at Braesmain shopping center at 8200 S. Main St. Jason Gaines of Henry S. Miller Commercial represented the tenant. Megan Rombeau with Orr Commercial represented the landlord, Baker-ORR.

INDUSTRIAL: Southwest Wire

Rope has leased 25,200 square feet at 4411 Darien St. from St. Paul Properties. Jeff Lindenberg and Todd Mason with McDade, Smith, Gould, Johnston, Mason + Co. represented the tenant. Darryl Noon with Transwestern represented the landlord.

OFFICE: SPT Group has renewed and expanded its lease by 3,373 square feet for a total of 19,152 square feet at Woodland Park Plaza, 11490 Westheimer. Rollie Andre and Mark Wood of Henry S. Miller Commercial represented the tenant. Joel Dalak represented the landlord, RMC Woodland Park Plaza.

INDUSTRIAL: UTI United States has leased 22,400 square feet at 18951 Kenswick Drive. Patrick Rollins with CB Richard Ellis represented the landlord, LIT Industrial Texas. Chris Jackson with Stream Realty represented the tenant.

INDUSTRIAL: Ygnition has leased 6,457 square feet at 15603 W. Hardy. Glynn Mireles, Jeff Everist and Patrick Rollins with CB Richard Ellis represented the landlord, M&R Holdings. Tim Warren with Cypressbrook Commercial represented the tenant.

OFFICE: Moody National Realty Co. has leased 5,523 square feet at 7500 San Felipe. Kristen Rabel, Steve Rocher and Louann Orlando with CB Richard Ellis represented the landlord, SanVoss Properties.

OFFICE: Water Standard Management (US) has leased 6,835 square feet at 4265 San Felipe. Kristen Rabel and Steve Rocher with CB Richard Ellis represented the landlord, RO Partners.

OFFICE: Adair & Myers has leased 6,034 square feet at 3120 Southwest Freeway. Steve Rocher, Kristen Rabel and Louann Orlando with CB Richard Ellis represented the landlord, Rida Southwest Freeway. Scott Covington with SE Covington represented the tenant.

OFFICE: Canatxx Energy Ventures has renewed a lease of 9,272 square feet at 777 North Eldridge Parkway. Kristen Rabel and Jessica Ochoa with CB Richard Ellis represented

the landlord, Behringer Harvard. Chad Baker with Staubach represented the tenant.

RETAIL: Becks Prime has leased 2,701 square feet at 708 Meyerland Plaza Mall. Matt Keener with CB Richard Ellis represented the tenant. Jacqueline Womack of Ronus Properties represented the landlord, Meyerland Plaza.

OFFICE: Enercon Services has leased 7,991 square feet at 5850 San Felipe. Andre Granello of Gibson & Granello Realty Partners represented the tenant. Bill McGrath represented the landlord, American Spectrum Realty.

OFFICE: Stematix has leased 4,039 square feet of office/lab space at 10301 Stella Link. Dan Boyles, John Ferruzzo and Chris Martin of NAI Houston handled the transaction. The landlord is Stella Link Investments. This is the first spaced leased in Main Link Biotechnology Park, a redevelopment project of the former Tanox Corp. headquarters.

INDUSTRIAL: American Steel Building Co. has leased 105,800 square feet at 750 Alameda Genoa. Gina Arriondo of Prudential Gary Greene Realtors represented the tenant. John Ferruzzo, Joel Michael and Chris Caudill of NAI Houston represented the landlord, 750 Alameda Genoa.

RETAIL: Quiznos has leased 1,500 square feet at South Cross Center at Loop 610 and Beechnut. The landlord, FKM Partnership, was represented by Josh Jacobs of Page Partners. David Wise and Tony Armstrong of Page Partners represented the tenant.

RETAIL: Classic Masonry & Concrete has leased 2,710 square feet at 19407 Park Row. Brian Harbuck of Whitestone REIT represented the landlord. Rick Delaunay with Landmark Properties represented the tenant.

Etc.

EXPANSION: Studio RED Architects has opened an office in San Diego. The 3-year-old Houston-based firm has been responsible for such recent worship, retail and theater projects as Lakewood Church, the Blue Martini nightclubs, and HBU Cultural Arts Center.

FINANCING: John Fenoglio and Tip Strickland of Live Oak Capital have arranged a loan to refinance the Mathis Church Road Dialysis Center for Nephron Properties II. Completed in 2008, the 14,000-square-foot medical office building is on Mathis Church Road and Romano Park Lane south of FM 1960. Delaware Lincoln Life Insurance Co. structured the \$2.3 million loan over a 15-year period.

RETAIL: Pearland Town Center has added eight restaurants and retailers: Gringo's Mexican Kitchen, Pei Wei Asian Diner, Pot Belly Sandwich Works, Red Lobster, Arby's, Burger King, Jared the Galleria of Jewelry and Goodyear Auto Service. The center is a project of CBL & Associates Properties at Texas 288 and FM 518. It will be anchored by Dillard's, Macy's and Barnes & Noble.

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Leases

RETAIL: Hope Rehab Physical Therapy has leased 2,604 square feet in the Bay Colony Professional Building at Interstate 45 and FM 646 in League City. Heather Nguyen and Rebecca Nguyen represented the landlord,

DEAL OF THE WEEK



THREE FACILITIES: GSL Welcome is putting up three buildings in Pasadena's Bayport North Industrial Park.

3 buildings going up in industrial park

GSL Welcome is developing three facilities in Bayport North Industrial Park in Pasadena. The projects will be built by the firm's KDW design/build affiliate. The first building is a 15,000-square-foot, build-to-suit project at 9407 New Century Drive for B Ventura Corp. The second facility is an 11,000-square-foot, build-to-suit development at 9409 New Century Drive for T.D. Williamson. The third is a design/build project for

ValSource International at 9415 New Century Drive. Ryan Wasaff and Brad Berry represented GSL. Jay Jenckes and Rob Stillwell of Grubb & Ellis represented B Ventura in the lease transaction. Greg Egan of LeaseSquareFeet.com represented T.D. Williamson. John Parsley, Mike Taetz and Brad Beauchamp of Collier's International represented Val Source.

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