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## **Proterra Eyes Expansion After 75,674-SF Triple**

*By Connie Gore*

IRVING, TX-Proterra Properties Inc., bedding down 75,674 sf in three leases at Valley View Business Center, is making plans to add a third office/warehouse in the 17-acre park. The triple win has pushed occupancy to 62% in the one-year-old, 208,674-sf development.

The immediate focus is readying the space for the park's newest tenants: Choice Homes Inc., Metroplex Mailing Services and Coast to Coast Popcorn & Candy, all taking down space in the park's 91,000-sf building at 5325 FAA Blvd. The Texas-based homebuilder, Choice Homes, will move into 37,837 sf from 1600 E. Lamar Blvd. in Arlington, where it occupies several floors in the class B office building. The headquarters deal, under negotiations for four months, was inked with an eight-year term, Daniel H. Lawson, marketing director for Dallas-based Proterra, tells GlobeSt.com. David Walters, vice president with the Staubach Co. in Dallas, was the tenant rep.

Lawson says Choice Homes will move in at the end of the year. "Their TI package is fairly significant," he says. "We had to weight all that. It will turn out nicely for them." He says plans are being finalized, but work should get under way before too long.

Houston-based Metroplex Mailing Services plans to turn on lights in mid-November on 24,000 sf to open its third location in Dallas/Fort Worth. Lawson says the inbound tenant signed a long-term lease after a lengthy search to find a location near one of its major customers. Chris W. Bly, director of corporate services for with Capstone Commercial in Dallas, represented Metroplex Mailing Services.

Coast to Coast Popcorn & Candy will move in Oct. 15 to 13,837 sf, the first long-term deal that Bly brought to the park. "They both just kind of fell in place," Lawson says. "He felt he was able to get his client an attractive package so he brought Metroplex Mailing Services in. They seemed to like it and it worked." The company has been operating from 1360 N. Post & Paddock St. in Grand Prairie.

As a result of the triple win, the developer is now mulling over a 140,000-sf office/warehouse in a front-park, front-load design to build out the 17-acre Valley View Business Center. "There are a couple proposals out," Lawson says.

Lawson says the plan, right now, calls for construction in 2008. But, Proterra won't be done mining the pocket--it owns another 25 acres across FAA Boulevard.

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