

COMMERCIAL TRANSACTIONS

SALES

Windsor Exchange Corp. purchased the 224-unit Park Dale Garden apartments at 9701 Dale Crest Drive in Dallas. Tom Warren, Christopher Thomson, Ed Cummins and Jim Hearn of Hendricks & Partners negotiated the sale with Copelan Group.

Geostem LLC of Los Angeles purchased Regal Gardens Office Center, a four-building, 67,992-square-foot office property at 8625 King George Drive in Dallas. Built in 1979, the one-story property is on 4.44 acres and is 23 percent occupied. Steve Fithian of Sperry Van Ness negotiated the sale.

An investment partnership purchased the 45,000-square-foot 1550 Norwood office complex in Hurst from Pomona Properties LLC. Russ Webb and Keith Fisher with Stream Realty Partners LP negotiated the sale with Rob Wolfie of Swearingen Co.

An out-of-state investor purchased the Northridge Apartments, a 126-unit complex in North Arlington. Roger McElroy of Grubb & Ellis Co. arranged the sale.

GB Tile and Plaster of Dallas purchased 5,000 square feet of industrial space at 960 N. Mill St. in Lewisville. Dan Spika of Henry S. Miller Commercial negotiated the sale with Buddy Turner of CresaPartners.

LEASES

Louisville Ladder, which manufactures ladders, leased 65,522 square feet of industrial space for a new regional distribution center in the Parkway Distribution Center at 823 Heinz Way in Grand Prairie. Brett Owens of Henry S. Miller Commercial arranged the lease with Brock Wilson of First Industrial.

Transplace Inc., a Plano-based provider of transportation management services and logistics technology, signed a lease for 24,069 square feet of office space at Hall Office Park in Frisco. Tom Sutherland of GVA Cawley arranged the lease with Hall Office Park's director of leasing Jean C. Farris.

Dollar Tree Stores Inc. leased 10,000 square feet at Wheatland Town Crossing shopping center on Wheatland Road in Dallas. Jim Weir of the Retail Connection and Jennifer Frank of the Woodmont Co. arranged the lease.

Efficient Attic Systems leased 8,000 square feet for its corporate offices at Exchange Park on Forest Park Road in Dallas. Eric Morgan of Capstone Commercial negotiated the lease with Ben Hautt and Brandon Slay with Stream Realty Partners LP.

Real estate editor Steve Brown compiles this list.

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Webster Properties, an investor from Palo Alto, Calif., purchased the 217-unit Crystal Creek apartments at 919 and 1025 W. Wheatland Road and 8000 Woodshire Road in Dallas from Redland Partners LLC. Peter Hartnett of the Dallas office of Hendricks & Partners negotiated the sale.

The American Heart Association sold 12,648 square feet of industrial space at 1615 N. Stemmons Freeway in Dallas to LUI Two LP. Merry Munson Wyatt and Blake Lloyd of CB Richard Ellis negotiated the sale.

Renner Building Partnership sold a 7,122-square-foot building at 689 W. Renner Road in Richardson to a local investor. Greg Woodring of Henry S. Miller Commercial negotiated the sale.

~~Sperry Consolidated Fund~~
purchased a 5,580-square-foot commercial property at 800 Brown Trail in Bedford from Mid-Cities Real Estate Inc. Cody Payne of Sperry Van Ness/Dunn Commercial negotiated the transaction with Matt Lewis of West Tierra Ltd.

LEASES

Associated Sales and Bag leased 133,332 square feet of space at 4039 Rock Quarry in Dallas from DCT Pinnacle LP. Jay Lorch of CB Richard Ellis negotiated the lease.

Panoram Industries International Inc. signed a 68,174-square-foot industrial lease with Holt Lunsford Commercial at 1135 Crowley in Carrollton. Gary Lindsey with Grubb & Ellis Co. negotiated the lease.

Home Decor Outlet Inc. leased a 50,000-square-foot showroom and warehouse at 4700 Alpha Road in Farmers Branch.

Nathan Rylander of Capstone Commercial negotiated the lease with NAI Robert Lynn Co.

Sigma Valves leased 22,187 square feet of industrial space at Lakeside Commerce Center at 1420 Lakeside Parkway in Flower Mound. Mark Hull of Henry S. Miller Commercial arranged the lease with Jeff Jackson of Granite Properties.

Bell Helicopter Textron Inc. leased 20,536 square feet of office space from Parc Plaza Office LP at 1305 Airport Freeway in Bedford. John Roper of CB Richard Ellis negotiated the lease.

Praxair Graphics Inc. signed a 11,310-square-foot lease with Beldine Business Center LP at 1802 Vantage Drive in Carrollton. Rick Tiller with Grubb & Ellis handled the lease.

Casey Bryant leased 5,276 square feet at the Plaza at Rockwall, on the southwest corner of U.S. Highway 205 and Interstate 30 in Rockwall. Steve Greenberg of the Retail Connection arranged the lease.

Andrea's Restaurant of Richardson leased 5,014 square feet of retail space in Dal-Rich Village, a shopping center at the intersection of Coit and Belt Line roads. Tony Albanese and David Zoller with the Weitzman Group handled negotiations. Andrea's is moving to Dal-Rich from its location on West Apache Road.

This column is compiled by real estate
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