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Home Decor Holds Onto 50,079-SF Building

By Connie Gore

FARMERS BRANCH, TX-Drawing six months of talks to a close, Home Decor Outlet Inc. has signed a seven-year direct lease for a 50,079-sf showroom and warehouse in North Dallas after subleasing the location for three years. The deal did win interior and exterior improvements to the 29-year-old structure.

"It was a long process with this one," says Nathan Rylander, director of Capstone Commercial in Dallas. He says a search of the Addison submarket did take place before settling in to work out a deal with 4700 Alpha Rd.'s owner, San Francisco-based Rreef America LLC and its local brokers from NAI Robert Lynn, president and principal Mark Miller and associate Adam Curran.

"It is a pretty good location. We spent a lot of time weighing their options," Rylander tells GlobeSt.com, "and decided the best thing was to stay put."

Rylander says Home Décor signed a "competitive market-rate deal." Comparable space hovers \$4 per sf, triple net plus operating expenses, which Rylander estimates at \$1.25 per sf. He says the signed deal also produced upgrades for the interior and exterior of the 2.1-acre headquarters location.

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