

Tech, Drug and Security Firms Ink Leases

By *Bob Howard*



100 Bayview Circle

FULLERTON, CA-Industrial and office tenants including a high-speed motor manufacturer, a drug firm and a security firm have signed for nearly 108,000 square feet of leases here and in other Orange County cities. In addition to the leases, the sale of a 22,400-square-foot industrial building here has closed for \$3.8 million.

In the largest of the leases, Direct Drive Systems Inc. signed for 50,518 square feet of industrial space at 601 Burning Tree Rd. in Fullerton, according to Grubb & Ellis, which represented Direct Drive. The company, which is moving to Fullerton from Cerritos, is a developer and manufacturer of high-speed, high-power motors and generators that utilize permanent magnet (PM) technology.

Direct Drive was represented by Jeff Read of the Anaheim office of Grubb & Ellis in conjunction with John Perkins and James Dugan of the King of Prussia, PA office of Grubb & Ellis. The building owner, Sfers Real Estate Corp., was represented by Tom Dorman of CB Richard Ellis.

In Irvine, Spectrum Pharmaceuticals leased 34,320 square feet of office space at 157 Technology Dr. from the Irvine Co. Publicly held Spectrum is a commercial-stage biotechnology company with a focus on drugs for treating cancer.

Spectrum was represented by Chon Kantikovit of the Newport Beach office of Grubb & Ellis, in conjunction with Mike Carson of the Downtown Los Angeles office of Grubb & Ellis and Andrew Ewald of G&E|BRE Commercial. The Irvine Co. represented itself.

In Anaheim, Securitas Security Services USA Inc. leased 8,200 square feet of office space at 2100 S. State College Blvd. from Aici LLC. Securitas was represented by David Giglio and Lori Smith of the Anaheim office of Grubb & Ellis, with the building ownership represented by Steve Schlomer of Colliers Seeley International.

Securitas provides security services for a broad spectrum of customers, including commercial property owners and managers worldwide. The company's commercial real estate security assignments include the 36-story 10 Universal City Plaza in Los Angeles and the Embarcadero Center in San Francisco, according to its web site.

In Costa Mesa, Commerce Energy Inc. leased 5,505 square feet of office space at 575 Anton



September 27, 2009

Blvd. from Rreef America REIT Corp. II. Rreef was represented by Greg May and Oliver Fleener of Grubb & Ellis in Newport Beach, with the tenant represented by Gary McArdell of Lee & Associates.

In two office deals in Newport Beach, REO World Inc. leased 5,411 square feet at the Fieldstone Building at 14 Corporate Plaza Dr. and Blue Diamond Excavation leased 3,572 square feet at 100 Bayview Circle. In the REO World lease, landlord 14 Corporate Plaza Partners was represented by Greg Puccinelli and Scott Johnstone of the Newport Beach office of Grubb & Ellis and the tenant was represented by Doug Killian of Voit Commercial Brokerage. In the Blue Diamond lease, Blue Diamond was represented by Tim Joyce, John Pomer and Oliver Fleener of Grubb & Ellis in Newport Beach and building owner 100 Bayview LLC was represented by Allison Schneider of CB Richard Ellis.

In the sale in Fullerton, CP Trust sold 1451 S. Manhattan, a 22,400-square foot industrial building, to BJW Properties LLC for \$3.8 million. The seller was represented by Jim McFadden and Bob Crenshaw of the Anaheim office of Grubb & Ellis and the buyer by Dan Powers of CB Richard Ellis.