

Carson, CA
Prompt Warehousing Leases for Expansion

Prompt Warehousing Inc. has leased a 118,545 sq. ft. distribution facility in Carson, CA for nearly a 75 percent expansion of its West Coast plant capacity, announces The Klabin Company/CORFAC International.

Prompt Warehousing recently occupied its new facility located at 20821 Santa Fe Ave. in Carson. Approximately 50 people are employed at the site which replaces a 70,000 sq. ft. building in nearby Rancho Dominguez.

Frank Schulz, SIOR, Todd Taugner, SIOR, and David Prior, SIOR in The Klabin Company/CORFAC's Torrance, CA office represented Prompt Warehousing in the five-year lease. Lease consideration was not disclosed. Prologis, the landlord, represented itself.

The new distribution center for Prompt Warehousing is a freestanding concrete tilt-up structure featuring 23 dock high loading positions, 24-foot minimum interior clearance, 5200 sq. ft. of office space, and ample on-site parking. ■

Kearny Mesa, CA
Guild Mortgage to Relocate to North Credit Union Building

Cushman & Wakefield announced that Guild Mortgage Company has signed a 10-year lease for 41,750 sq. ft. of Class A office space in the North Island Credit Union Building at 5898 Copley Dr., Suites 400 and 500, San Diego. Financial terms were not disclosed.

The lessor, North Island Credit Union, chartered in 1940 and celebrating its 70th year of serving San Diegans, was represented by Matthew T. Carlson, Eric Vann, JP Huntington and Chris High of Cushman & Wakefield, as well as David Ferguson of Goldman Ferguson Partners. The lessee, a privately-held mortgage company founded in 1960 in San Diego, was represented by Marten Barry Jr., SIOR, Mark Silverman, SIOR, and Gina Coldani of NAI San Diego

Commercial Real Estate Services.

Guild Mortgage Company will relocate its corporate office on Gramercy Drive, also in Kearny Mesa, later this year.

The North Island Credit Union Building, constructed in 2008, totals 129,135 sq. ft. and is Silver LEED certified. The building features panoramic views and access to Highway 52 and Interstate 805.

The remainder of the building is now 100 percent occupied. North Island Credit Union's corporate headquarters continues to occupy the majority of the building. ■

Ontario, CA
University Plaza at Waterside Center Inks Lease Deal

Two lease transactions with an aggregate value in excess of \$10 million have been signed at the 100,000 sq. ft. University Plaza, one of three Class A office buildings that make up the Waterside Center, announced Jack Hileman of The Hileman Company, LLC.

In the larger of the two deals, University of Phoenix has signed a five and-a-half year lease extension that will keep the Ontario Learning Center, which occupies 50,000 sq. ft., at 3110 E. Guasti Road through 2017. The University of Phoenix's Ontario Learning Center was one of the original tenants of the five-story building, which was built in 2004. The lease extension is valued at approximately \$7.6 million.

In a separate transaction, Defense Contract Management Agency has signed a 10-year lease for 11,500 sq. ft. to house the Ontario office of its Aeronautical Systems Division in a deal valued at approximately \$2.6 million. The DCMA is the Department of Defense component that works directly with Defense suppliers to help ensure that the DoD, Federal and allied government supplies and services are delivered on time and at project cost. The DCMA has more than 9,000 civilian employees and 562 military personnel in 42 offices throughout the United States with active contracts worth more than \$1 trillion.

University Plaza, which is now 75 percent leased, is part of a 16-acre master planned office campus acquired in 2007 by The Hileman Company in joint venture with Pacific Coast Capital Partners. Waterside Center is located adjacent to Interstate 10 near the Ontario International Airport on Guasti Road and Haven Avenue in Ontario's Centrelake Development. ■

San Diego, CA
Pacific Plaza Continues to Retain High Profile Tenants

Cushman & Wakefield announced that two lease renewals totaling 100,983 sq. ft. have been inked at Pacific Plaza At Torrey Hills in the Del Mar Heights submarket of San Diego. Financial terms were not included.

Pacific Plaza is one of Northern San Diego's premier office campuses comprised of three Class A office buildings, totaling approximately 220,000 sq. ft., situated on a heavily landscaped bluff just east of Interstate 5. The campus provides spectacular unobstructed views of Torrey Pines Reserve and the Pacific Ocean.

In each of the following transactions, Eric A. Northbrook, SIOR, and Christopher P. High of Cushman & Wakefield represented the lessor, TREA Pacific Plaza LLC.

Qualcomm Incorporated signed a lease renewal for 86,331 sq. ft. of office space in Pacific Plaza At Torrey Hills at 10945 Vista Sorrento Parkway, San Diego. The tenant occupies the entire building. The lessee was represented by Brett Ward and Brad Tecca of Cassidy Turley BRE Commercial.

Cisco Systems Inc. signed a lease renewal for 14,652 sq. ft. of office space in Pacific Plaza At Torrey Hills at 10935 Vista Sorrento Parkway, Suite 100, San Diego. The lessee was represented by Shawn Lorentzen of Jones Lang LaSalle.

The office park offers abundant surface parking with 50 percent covered parking, and is conveniently situated near numerous restaurants and hotels. Additional tenants include Skylight Healthcare Systems, Inc., Rudolph & Sletten, NetApp and Tragara Pharmaceuticals. ■



Pacific Plaza, San Diego

Santa Fe Springs, CA
Colliers Negotiates 155,484 Sq. Ft. Industrial Lease

Colliers International has negotiated the lease of a 155,484 sq. ft. industrial building located at 12825 Leffingwell in Santa Fe Springs, CA, to Alticor/Access Business Group, a third-party manufacturer of consumer goods. The seven-year lease is valued at more than \$7 million.

The building, built in 2000, is part of the 5.4 million sq. ft., state-of-the-art Golden Springs Business Center, owned by Santa Fe Springs-based Golden Springs Development Company. Alticor/Access Business Group will occupy the building for light assembly, manufacturing and distribution.

Clyde Stauff, executive vice president in Colliers' Irvine office, represented the landlord in the transaction, along with Stephen Calhoun, executive vice president in Colliers' Commerce office. Stauff and Calhoun have directed leases totaling 5.4 million sq. ft. of industrial space for Golden Springs Development Company at Golden Springs Business Center over the past 10 years.

Calhoun added that the nearly 300-acre Golden Springs Business Center is the largest business park in the centrally-located "Mid-Counties" market in Los Angeles County and in addition to its 24 big-box industrial buildings, Golden Springs also features 60,000 sq. ft. of retail.

The tenant was represented by Paul Sablock and Greg Matter of Jones Lang LaSalle. ■

Sunnyvale, CA
Nokia Dials Up Lease in a Class A Office Building

The team of Brandon Bain, Steve Horton and George Reilly with Cassidy Turley CPS successfully represented current receivership Quattro Realty Group in its leasing of a 156,960 sq. ft. Class A office building to tenant Nokia in

downtown Sunnyvale.

The five-story building is located at 200 South Mathilda Avenue and is part of a multi-building mixed-use development known as Sunnyvale Town Center, situated at the intersection of Mathilda and Washington Avenues. Quattro Realty Group was court-appointed as the receiver when the property went into foreclosure late last year. Nokia penned a long-term lease agreement for the property and is scheduled for tenancy in December. ■

Denver, CO
Healthtrio Signs Lease at Wells Fargo Bank

Westcore Properties announced that HealthTrio LLC has signed a 36-month lease for 2,386 sq. ft. of office space in the Wells Fargo Bank Building located at 400 South Colorado Blvd., Suite 540, in Denver. Financial terms were not disclosed.

The transaction brings the 124,441 sq. ft. office building to 80 percent leased.

Westcore Properties was represented by Stockton Baker and Robert Knisely of Fuller Real Estate. HealthTrio, LLC, a healthcare information technology and services company, was represented by Rick Robinson of SPACE Commercial Real Estate.

HealthTrio leased one of the upgraded spec suites in the building recently completed by Westcore Properties. The suites are in move-in condition and include new building standard finishes. HealthTrio plans to move into its new space in September 2010.

Additional tenants include the Law Office of Matthew K. Barringer, P.C., PrimeSource Staffing LLC, and Wisdom Wealth Strategies LLC. ■

Reno, NV
McKenzie Properties Announces Tenants for South Creek Development

McKenzie Properties announced two new tenants will move into Phase 1 of the South Creek Development located at the corner of South Virginia Street and South Meadows Parkway in Reno. The building will be occupied by Beauty Zone, a salon and retailer of high end beauty products, and The Whispering Vine, a wine store and bar. Once completed, the center will include 9 buildings totaling 80,000 sq. ft. of retail, medical and office space.

South Creek is currently anchored by The Grove, an 8,000 sq. ft. events center completed in April 2009.

The first phase of the project will include the construction of one retail building adjacent to The Grove at 85 Foothill Road.

The Grove has been named Leadership in Energy and Environmental Design Certified by the United States Green Building Council. ■

New York, NY
NAI Represents VELOCITY Broadcasting Company in Move

NAI Global announced that VELOCITY Broadcasting has signed a 10-year lease to occupy the entire 25th floor of 527 Madison Avenue. VELOCITY Broadcasting is set to occupy the 6,500 sq. ft. space beginning October 1, 2010, thereby establishing its presence in the world's largest media market.

Stephen Grill, Senior Managing Director at NAI Global New York City, represented VELOCITY Broadcasting in the transaction. James Frederick and Peter Occhi of Cassidy Turley represented the building's owners, Mitsui Fudosan. ■