

August 2009

# STREAMLINES

## Stream Beats the Heat



Stream Dallas gets some sun on Cedar Creek Lake.



Stream San Antonio has a ball on the Guadalupe River.



Stream Houston scores at 300 Houston bowling alley.



Stream Austin blows off some steam on Lake Travis.

## Awards Presentation at the BOMA International Convention in Philadelphia

3811 Turtle Creek, Rosewood Court, and The Tower at City Place were three of 23 buildings awarded with the BOMA 360 designation in recognition of the high standards they have achieved in every aspect of building operations and management.

Also, Santos Esparza was recognized at Dallas BOMA's annual graduation luncheon July 21, 2009 for achieving the Systems Maintenance Technician (SMT) designation. This designation involved attending and successfully passing five courses related to building maintenance.



**Stream Realty named one of Dallas Business Journal's 2009 Best Places to Work!**



## Atlanta

- Stream Atlanta was awarded the leasing of Meridian II, a 52,000 sf Class A building built in 2008.

## Austin

- Rachel Coulter and Matt Frizzell represented Wells Real Estate Fund's Parkway at Oak Hill in a ten-year, 16,383 sf office lease with Espey Consultants and a 5,608 square foot lease with the Solomon Group in Southwest Austin. They both also represented AFIAA's Wells Fargo Tower in a 34,507 sf office renewal with Deloitte, LLP in Downtown Austin.
- Kevin Granger, Matt Frizzell and Steve Blight represented Aspen Properties' 8303 MoPac in an 11,280 sf office renewal with Broadcom in Northwest Austin.
- Daniel Farrar and Will Nichols represented Stream's Raceway Crossing in a 59,049 sf industrial lease with Flare Technologies in North central Austin.
- Steve Blight and Jim Ballard represented Reit's Exchange Park in a 6,556 sf lease office lease with Essential Home Health in North central Austin.
- Daniel Farrar represented Xedia Technologies in a 38,583 sf industrial lease in Crystal Park E.
- Will Nichols represented Weingarten in a 6,374 sf industrial lease with CRD Med Services and a 3,544 square foot lease with Vargo in Southpark A,B,C in Southeast Austin.
- Alan Peters closed five office tenant rep deals ranging from 1,129 – 9,000 sf to total 20,645 square feet.

## Dallas

### Accounting

- Stream took over the accounting for RGV Portfolio effective June 1, 2009. Currently consisting of four projects, this entity of E2M Partners could include more in the future as they continue to develop. Stream was considered for the assignment, because E2M was a prior client audit of Mica Powell, who was very impressed with her work.

### Construction

- Amy Goodwin coordinated the tenant finish-out for the following tenants: Drive Time at 15001 FAA Blvd in Fort Worth in a 31,000 sf new lease; Kiewit at 8700 Freeport in Irving in a 28,000 sf new lease; and NCR Renewal at 4100 W Royal Lane in Irving in a 12,5000 sf renewal.

### Office & Leasing Management

- Sarah Payne and Ryan Collier completed a 5,000 sf renewal with Transition Capital Partners, Ltd. at Chase Tower in Downtown Dallas.

### Industrial

- Cannon Green was awarded a leasing assignment for a 405,000 sf single tenant asset owned by DCT Industrial Trust.
- Jason Moser and David Duwe sold the following: 8401 Ambassador Row, (212,000 sf) to an investor user; 1356 Chemical (3,000 sf) to a photographer for his studio; 8201 Sovereign Row (14,000 sf) to a user for his personal car collection.
- Blake Kendrick and Seth Koschak represented Rainier Capital in the following transactions: a 7,100 sf lease with Pathways, a 6,913 sf lease with Cornerstone Bible Church, and a 1,833 sf direct lease with Stone Computer & Copier Supply at 580 Commerce Street in Southlake.
- Blake Kendrick and Seth Koschak also represented Agellan on 2,638 sf direct renewal with Hatfield Acoustical & Drywall in Garland and DCT Industrial on a lease with Smart Start, Inc (9,716 sf) at Freeport Tech Center near the DFW Airport.

### Investment Sales

- Patrick Blasdel represented Diversified Capital in a 5,256 sf lease at 8435 Stemmons with Telx.
- Ben Sumner and Patrick Blasdel represented Diversified Capital in a 67,500 sf lease at 8435 Stemmons with Parkland Health and Hospital System.

### Tenant Representation

- Tim O. Terrell and Parker Handlin completed an 11,000 sf lease for Bury Partners at Toll Hill West.
- Todd Noonan completed a Corporate Headquarters deal for Dataspan, Inc. in Independence, Missouri.
- Kyle Jacobs and John Pope completed a 9,000 sf lease for Tubbesing's headquarters location.

## Houston

- GE awarded Stream the exclusive leasing of Westchase Commons, a three-building assignment totaling 150,000 sf in the Westchase submarket.
- Justin Robinson and Chris Money completed a 31,600 sf renewal with Electronic and Technical Specialists at 4000 Greenbriar and successfully closed a 22,600 sf deal with Ole Mexican Foods at 2395 Minimax. They expanded Ole's current space from 3,937 square feet to 22,600 sf within Agellan Capital's Houston portfolio.
- Justin Robinson and Chris Money also negotiated a 19,260 sf renewal with Nextel of Texas at Agellan's Northgreen Business Park, represented AMB's IAH Airfreight Center in a 13,000 sf renewal with INTEX/EXEL in north Houston and signed a 12,500 sf renewal at AMB's IAH Airfreight Center with AM Worldwide.



## Orange County

- Stream Orange County recently was awarded the 110,000 sf sublease for Valeant Pharmaceuticals at One Enterprise in Aliso Viejo, California.

## San Antonio

- Jason Adkison and Jason Schnittger have successfully leased 16,932 sf to 4350 Lockhill Selma's first tenant, Vidacare Corporation, and renewed Trinity Title of Texas, LLC for a total of 11,000 SF at North Park Corporate Center – Phase II.
- Shannan Schnittger and Jason Adkison completed a new 3,965 sf lease with Turner Construction as well as a new 3,539 sf lease with Cross Financial both at One Village Park.
- Shannan Schnittger completed the following transactions: a 3,090 sf lease with Rosenberger Construction, LP at One Castle Hills, a 1,449 sf renewal with The Viva Partnership, Inc. and a 11,921 sf lease with General Dynamics at One Castle Hills. Shannon also completed a 2,386 sf renewal with Charles Martin Wender at KCI Tower.
- Christine Kotzur and Shannan Schnittger, on behalf of TIC Properties Management, LLC, have renewed First Family Clinic, Inc. for a total of 2,151 sf at Woodlake Plaza.
- Jason Adkison and Jonathan Collins completed 2,404 sf renewal with Gregory & Crutchfield, LLC at Park Oaks Centre.
- Jeff Brown negotiated a new 4,346 sf lease with Acrodex at Isom Business Center and renewed Ingersoll Rand Corporation for a total of 18,501 sf at O'Connor Road Business Park.
- Jonathan Collins has represented Ferris Orthodontics, P.A. in their 1,807 sf expansion at The Market at Boerne Stage Shopping Center.

## Getting to Know William Bailey (Accountant – Dallas)

**Q: What is the best advice you have ever received?**

A: While in college, my dad's boss told me that I needed to treat college like a job. So I worked everyday from 8-5pm and ended up graduating in 3.5 years. My mom was so proud.

**Q: Why did you choose Stream Realty partners?**

A: I chose Stream because of all the Red Raiders that work here. I will never forget Liz Bayless walking me to the elevator after my interview and introducing me to Mike McVean. Liz said, "Hey Mike, this is William. He just interviewed for our accounting team, he went to Texas Tech." Mike's response was classic, in true Red Raider fashion he said "hire him!" I have been a Streamer ever since!

**Q: If money was not an issue and you could have any job in the world, what would it be?**

A: I would design golf courses around the world.

**Q: Who is your hero?**

A: Bobby Jones – he was the greatest golfer to ever play the game and the only person that has ever won the Grand Slam of golf. Bobby was an amazing man. He played his entire career as an amateur, he said he never became a pro golfer, because the Latin origin of the word 'amateur' is 'for the love,' and that he played golf for the love of the game and not for money. Bobby did everything for the right reasons, and he always put his family first. I aspire to be just like him.

**Q: What was your first job?**

A: I wrecked my mom's brand new car when I was 15, and my dad made me get a job to pay for the insurance deductible. So I worked for the mafia, literally, at their Italian food restaurant.

**Q: What is one interesting thing nobody at Stream knows about you?**

A: I am a first-degree black belt in Tae Kwon Do, and my hands are considered lethal weapons!

**Q: How long have you been with Stream, and what is your most memorable experience as an employee?**

A: I have been with Stream for just over a year and a half. My most memorable experience was when the accounting department worked on 54, and I sat next to Kenya Brooks. I could hear every phone conversation she had, which was awesome! For lack of better judgment at the end of one day, about 2 months into working here, I began to mock her in front of the entire accounting department. Boy am I glad she has a sense of humor! "Girllllllllll, I'm gonna have to call you back!"

**Q: What do you love most about being a Texas Tech alum?**

A: The folks from Tech tend to be good West Texas people. The kind of people that shake your hand, look you in the eye and pat you on the back at the same time. I am just happy to be one of them. Oh, and I almost forgot we beat Texas!



## Announcements & Praise



Ryan Bishop, Stream Houston Senior Associate, and Annette Coffman tied the knot on June 20 in San Antonio, Texas.



Crossley Davis was recently promoted to Associate. Crossley joined Stream as an intern in our Dallas office in 2007 and became a full-time financial analyst for the Houston office in 2008.



Daniel Farrar was recently promoted to Vice President. As Stream Austin's third employee, he has played a major role in growing our industrial leasing business and continues to wear the pavement out everyday!



John David Annett was born to Colby Annett, Co-Managing partner for Stream Orange County, and his wife Ami on July 10, 2009.



Gerald J. Ford and his firm finalized a lease renewal and expansion agreement last week at The Crescent. During the preliminary considerations given to relocating, Rosewood Court was one of the candidates. Tim Terrell is unsurpassed as an outstanding leasing representative for office buildings and particularly Rosewood Court. He did absolutely everything possible to create interest in a relocation to your firm's outstanding building. Thank you for all your considerations you and Tim offered during my assembling of information regarding Rosewood Court, an excellent property in all respects.

- Rayburn Tucker of Rayburn Tucker & Company to Dennis King, Senior Vice President at Rosewood Property Company

## Hire Anniversaries

Name	Position	Hire Date	Years
Carl Brady	Director of Technology	8/30/1999	10
Paul Moser	Partner	8/30/1999	10
Mario Martinez	Building Technician II	8/14/2000	9
Tara Elmasri	Property Manager	8/22/2000	9
Jeff Schweitzer	Vice President	8/1/2001	8
Donna Garcia	General Manager	8/18/2003	6
Rebecca Smith	Senior Associate	8/9/2004	5
Marvin Blackwell	Building Technician II	8/30/2004	5
Sintelle Ross	Maintenance Technician	8/30/2004	5
Brian Holditch	Building Operations Manager	8/4/2005	4
Julie Corson	Technology Specialist	8/1/2006	3
Rachel Coulter	Vice President	8/14/2006	3
Brad Fricks	Vice President	8/14/2006	3
Ernest Barrera	Building Operations Supervisor	8/1/2007	2
Angie Pounders	Property Manager	8/1/2007	2
Jennifer Glowacz	Staff Accountant	8/27/2007	2
Steve Blight	Associate	8/1/2008	1
Adam Jackson	Associate	8/1/2008	1
Lauren Friedrichs	Marketing Coordinator	8/4/2008	1
Mark Acosta	Maintenance Technician	8/11/2008	1
Stacye Wolfe	Construction Administrator	8/11/2008	1
Mark Adler	Building Technician II	8/19/2008	1
Cliff Neal	Building Operations Manager	8/19/2008	1
Mica Powell	Senior Accountant	8/21/2008	1
Dan Thompson	Staff Accountant	8/25/2008	1

## August Birthdays

Location	Name	Date
Dallas	Taylor Brown	August 1
Dallas	Steve Stover	August 1
Dallas	Melanie Eidson	August 2
Dallas	Cody Koonce	August 3
Dallas	Debra Dirden	August 5
Austin	Tony Tarochione	August 11
Houston	Moses Sosa	August 11
Dallas	Linda Stermer	August 11
San Antonio	Shannan Schnittger	August 11
Dallas	Shirley Shuler	August 12
Houston	Jeff Ramirez	August 12
Dallas	Kevin Faust	August 12
Dallas	Kenya Brooks	August 14
Houston	Kristin Elston	August 15
Dallas	Bob Kidwell	August 17
Dallas	Bill Moebius	August 17
Dallas	Kenneth Walker	August 17
Atlanta	Kyle Luby	August 17
Dallas	Liz Bayless	August 19
Dallas	Rob Kennedy	August 20
Dallas	Mary Pham	August 21
Austin	Cliff Neal	August 24
Dallas	Chris Sherman	August 25
Dallas	Jeff Jackson	August 25
Houston	Danita Harmon	August 26
Dallas	Santos Esparza	August 26
Dallas	Lorie Rich	August 27
Houston	Michelle Weishiemer	August 27
Houston	Alex Castro	August 27
Austin	Abby Stone	August 29
Dallas	Willard Henslee	August 31
San Antonio	Jeff Brown	August 31

## New Hires

Name	Title	Hire Date	Location
Chris Powers	Associate	7/1/2009	Dallas
Grant Pruitt	Associate	7/6/2009	Dallas
Jim Taylor	Transaction Specialist	7/13/2009	Dallas
Wendy Traylor	Property Administrator	7/13/2009	Dallas
Catherine Lerner	Intern	7/14/2009	Houston
Rebecca Como	Property Administrator	7/20/2009	Dallas
Stephen Johnston	Senior Associate	7/20/2009	Dallas

Do you have a submission you would like to see in Streamlines? E-mail Meredith Hubble at [mhubble@streamrealty.com](mailto:mhubble@streamrealty.com).