

MAY 2009

STREAMLINES

The Austin Business Journal recently ranked [Stream Austin](#) #4 on its list of "Top Real Estate Firms in Austin." This rank is an accomplishment for the Austin office which has grown from two to 45 employees since its doors opened in March 2006. Stream Austin now leases and/or manages 8.3 million square feet of the Austin Market. Austin had the chance to rank Stream's performance; now it's Stream's chance to rank Austin.



TOP 4 Best Hotels:

1. The Driskill
2. Four Seasons
3. San Jose
4. The Stephen F. Austin



TOP 4 Happy Hours:

1. Little Woodrow's
2. Hula Hut
3. Doc's
4. 219 West



TOP 4 Restaurants:

1. Ranch 616
2. Eddie V's
3. Uchi
4. Lambert's



TOP 4 Venues For Live Music:

1. Stubbs
2. Continental Club
3. Paramount Theater
4. The Parish



TOP 4 Way's to Stay in Shape:

1. Surf or wakeboard on Lake Austin
2. Jog the Lady Bird Hike and Bike Trail
3. Hike or bike the Greenbelt
4. Golf at ACC



TOP 4 Sights to Take In:

1. Lake Austin
2. 6th Street at night
3. UT tailgating and football games
4. Wells Fargo Tower (Stream Austin Headquarters)

THE BEST SHINE IN TOUGH TIMES

The old saying "When the going gets tough, the tough get going" applies as much to today's real estate market as when the old football coach uttered those words to his team prior to the championship game. There is no doubt, the real estate market in the DFW Metroplex is tough today. Increased unemployment, corporate consolidations, limited venture capital and reduced corporate earnings do not bode well for leasing activity. They also don't help the property manager's accounts receivable reports.

It has been said that "rising tides raise all boats", i.e. it's easy to make money and grow your business in a booming economy. It's a lot tougher to make money and grow your business in a depressed economy. But that's what Stream is doing. Despite what has been termed the worst real estate market in over ten years in the Metroplex, Stream Realty Partners continues to be profitable and grow our portfolio of business. Tough times bring opportunities. Smart, Honest, Nice, Hard-working people joining

An article from May Streamlines 2002

together to provide an unequalled level of service to our clients can not only weather a tough market, but can prosper. Is it tough? Sure it is, but "When the going gets tough, the tough get going".

Thanks to each of you for your continued commitment to our mission and to each other. Although as always, we are prudently watching our expenses, we will continue to invest in our people and systems and seek opportunities to expand our services to new and existing customers.

Mike
Alan Ray Mas





Dallas Office Leasing & Management

- Rebecca Smith and Blaine Annett have successfully negotiated a 28,000 sf lease transaction on behalf of the landlord at 6031 Connection. Interstate Bakeries, the maker of such brands as Wonder Bread, Twinkies, and Hostess Cup Cakes, will occupy 12.22% of the 230,000 sf building.
- Tommy Nelson and Ryan Evanich will be leasing 2110 Research Row on behalf of Moser Realty Group. The building features a first floor, 7,500 sf clinic vacancy.

“Jared has been the one who has not only gone above and beyond the call of duty, he has taken the time. He listens, he is patient, and he is proactive when it comes to any concerns or issues that there may be on site...he continues to work in the most professional manner. I am sure he is just as valuable to Stream as he has been to Meridian.”

– Kendra Taylor, Facilities and Project Manager of Meridian Business Centers about Jared Moise, Stream Dallas Property Manager

“Everything was perfect. Thank you so much for allowing us to host the event at Rosewood Court. We really appreciate all that you did for us to make last night's event a success.”

– Jennifer Backover, Urban Land Institute (ULI) to Christopher Sherman, Stream Assistant Project Manager

Dallas Industrial

- Jeff Jackson and Cannon Green won the leasing and management assignment of Pioneer 360 Business Center, 1.2 million sf, from ING Clarion.
- Bob Hagewood and Jeff Jackson were recently awarded the leasing assignment of Mesquite Business Center. The project consists of three buildings totaling over 500,000 sf.
- Jason Moser and David Duwe sold 2422 Butler Street, a 36,000 sf office/warehouse, to Parkland Hospital. They also renewed a 5,000 sf deal at 1621 Dragon Street to Freesia, one of the leading floral design studios in Dallas.
- Jason Moser, David Duwe, and David Cooke leased a 22,000 sf office/warehouse to General Data Tech at 1212 Medical District Drive.

Dallas Tenant Representation

- Tim O. Terrell represented Prospera Financial in a 13,360 sf renewal at 5429 LBJ Freeway.
- Kyle Jacobs and John Pope represented The Fencing Institute of Texas in a 9,000 sf deal at 11482 Luna Road.
- Travis Sapaugh and Russ Webb sold a 5,200 sf office/retail building at 417 West Magnolia in Fort Worth.
- Russ Webb represented Security National in a 4,600 sf deal in Dallas.
- Matt Flory represented Atkins O'Toole & Briner, a local Dallas law firm, in a 3,500 sf, five-year deal at Sterling Plaza.
- Kyle Jacobs and John Pope represented Global Systems, Inc. at 1200 West Walnut Hill, and they represented David Berndt Interests, Inc. at 5605 North MacArthur Boulevard.
- Todd Noonan was hired to represent ManageWatch for their North Dallas requirement.

Houston

- Stream was awarded the exclusive management of Koll Development Company's Ellington Trade Center, a three-building industrial project in South Houston totaling 513,800 sf.
- Paul Coonrod and Brad Fricks completed a 12,703 sf deal with Siemens Shared Services, LLC at Gateway I & II.
- Brad Fricks completed a 19,585 sf expansion and renewal with Nino & Associates Inc. at Greenway Plaza.

“I want to recognize our HR folks. They are extremely responsive and helpful. They are always a pleasure! The HR department has really come into its own over the past 12-18 months.”

– Greg Pell, Stream Houston Senior Vice President



Austin

- Spear Street Capital awarded Stream Austin the management of Las Cimas II & III – a 320,000 sf, Class A office project in Southwest Austin.
- Will Nichols represented Weingarten’s Corporate Center in a 3,800 sf lease with Raymond Construction and a 5,488 sf lease with RWL Markets, Inc. and also represented Weingarten’s Southpoint in a 2,760 sf lease with The Gerloff Company.
- Will Nichols and Steve Blight represented Arbor Square in a 7,519 sf lease with XSPRADA.
- Daniel Farrar represented PS Business Park’s McKalla 4 in an 11,137 sf lease with Elgin Butler and represented 500 Whitestone in a 7,197 sf lease with Jackson Cross Partners.
- Daniel Farrar and Will Nichols represented RREEF’s Wells Branch Tech Center in a 3,684 sf lease with Texas Rekey and Agellan’s Braker 4 in a 2,236 sf lease with Stanley Security Solutions.
- Rachel Coulter, Matt Frizzell, and Steve Blight represented USAA Real Estate Corporation’s Stratum Executive Center in a 4,458 sf lease with Trion and a 3,251 sf lease with RJ Covington.
- Kevin Granger, Matt Frizzell, and Steve Blight represented 8303 MoPac on behalf of Aspen Properties in a 2,096 sf lease with United Lending.

“Can I say what a pleasure it has been having Ro as our property management representative for this past year! I know that Lyn Crable feels the same as I do when I say that Ro’s effectiveness and timeliness has been a most welcome and wonderful change and is very much appreciated!”

–Karen Hoffman, HDR, a tenant at Wells Branch Tech Center (owned by RREEF) to Ro Sipek, Stream Austin Industrial Property Manager

San Antonio

- Stream was awarded six new retail leasing assignments in San Antonio for the following properties: San Pedro Crossing (207,120 sf), Westpark Plaza Shopping Center (135,085 sf), Redondo Place Retail Center (62,740 sf), 12930 Jones Maltsberger (5,500 sf), Green Springs Corner (6,600 sf), and Berry Oaks Shopping Center (19,349 sf). Jonathan Collins will be responsible for the leasing of these retail properties.
- Stream San Antonio has been awarded the leasing of 4800 Fredericksburg Road. Jason Schnittger will be leasing the 58,853 sf office building.
- Stream was awarded the exclusive leasing assignment for Network Tech Center, an 84,845 sf industrial property. Jason Schnittger and John Hendricks will be leasing this assignment.
- Jason Adkison completed a new 2,183 sf lease with Pearson at Tower West and a 4,512 sf renewal lease with Ben Davis at the CSS Building.
- Jason Adkison and Damian Rivera completed a new 8,575 sf sublease with Clear Your Debt at Northwest Center.
- Stream San Antonio was awarded the exclusive leasing assignment of Alta Vista at Stone Oak, a Class A, 50,763 sf office/retail center. This leasing assignment will be lead by Shannan Schnittger and Jason Adkison.
- Christine Kotzur and Shannan Schnittger negotiated 6,581 sf lease for the restaurant space at Woodlake Plaza to Chela’s Fiesta Bar Restaurant for five years. They also negotiated an expansion/renewal with Gonzo Athletics, Inc. for a total of 706 sf at Woodlake Plaza.
- Jeff Brown and Shannan Schnittger renewed 26,296 sf to Gandi Innovations at Isom Business Center for three years.
- Jonathan Collins and Jason Adkison renewed 3,181 sf to Applied Engineering Management Corporation at Park Oaks Centre.
- Jonathan Collins leased 7,700 SF to Lone Star Champion San Antonio Window Company at Landmark VI for five years.
- Jason Schnittger represented Marvin F. Poer & Company in their 2,144 sf renewal at Fountainhead Tower.
- Jason Adkison represented Sol X in their 2,500 sf lease at Beacon Circle Industrial.



**Memorial Day Holiday
Monday, May 25th, 2009**

Announcements

- Stream Realty Partners – San Antonio is pleased to announce the promotion of Dora Garcia to Property Manager. Dora’s hard work, loyalty, commitment, and qualifications have contributed a great deal to the success of our management team. Dora will be managing One Castle Hills. Congratulations on a well-deserved promotion!
- The “Accounting All Star” for 1st Quarter 2009 is Mayra Camarillo. Mayra is sweet, cheerful, and always helpful. She was a huge help with property taxes and is now coordinating the CPE. Congrats, Mayra!

Getting to Know Chad Hennings (Transaction Specialist – Dallas)

Q: What made you decide to pursue a career at Stream?

A: Mike McVean threatened to kick my butt if I didn’t join...

Q: What was the most important lesson you learned from playing professional football?

A: To be a success – it is all about the team. We need to learn and know the roles in which each team member needs to play and then execute that role with all the energy that you can bear.

Q: How do you leverage your experience from the US Air Force and playing for the Dallas Cowboys to assist you at your job at Stream?

A: I believe there are certain tenets in life that are universal. Those tenets of integrity, passion, and hard work helped me make the transition from one endeavor to the other. It is those same tenets that I lean upon to make the transition to the commercial real estate sector.

Q: On the weekends, where would people find you?

A: At home with my family.

Q: What is the main take-away you want people to take from your book *It Takes Commitment*?

A: To be successful in life, it is all about commitment and balance with your spiritual values being the cornerstone.

Q: What compelled you to author a book?

A: I was approached by the publisher (Multnomah) to write a book based upon my life experiences (to that point) and how I exemplified commitment throughout.

Q: What’s the best advice you’ve ever received?

A: Never give up.

Q: What is your proudest accomplishment so far?

A: Marrying my wife – I married way over my head.

Q: Who are your role models?

A: My father, my high school, and college coaches.

Q: What makes them stand out as role models?

A: Integrity and work ethic.

Q: Describe an interesting possession of yours.

A: I have a few hundred “service coins” which represent individual military units that I have addressed over the past twenty years.



Stream is proud to recognize the following buildings for operational excellence. They have achieved an Energy Star score of 75 or better, meaning that these buildings are operated more efficiently than 75% of their competitive class.

Property	City	Property Manager	Lead Engineer
3300 Renner Road	Richardson	Linda Stermer	Zane Fisk
Fairway Plaza	Irving	Jared Moise	Santos Esparza
Gateway I & II	Houston	Scott Ferguson	Ernest Barrera
III Westlake Park	Houston	Robert Halick	Robert Cerda
IV Westlake Park	Houston	Robert Halick	Robert Cerda
Park Ten Plaza	Houston	Angie Ponders	Robert Pena
Rosewood Court	Dallas	Pam Logan	Brian Holditch
The Tower at Cityplace	Dallas	Heather Martin	Rick Matvey
Timberway One	Houston	Angie Ponders	Robert Pena
Two Riverway	Houston	Michael Kent	Steve Cannon

If you have questions, contact Bill Moebius at 214.267.0410 / bmoebius@streamrealty.com.

Hire Anniversaries

Name	Position	Hire Date	# Years
Maria Higby	Property Manager	05/19/2008	1
Kathy Fuller	Payroll Administrator	05/27/2008	1

New Hires

Name	Title	Hire Date	Location
Kristin Harshaw	Office Administrator	03/23/2009	Houston
Jeff Jackson	Vice President	03/30/2009	Dallas
Jerry Mays	Director of Development & Construction	04/01/2009	Dallas
Jim A. Ballard	Principal	04/13/2009	Austin
Ladonna Montgomery	Senior Technology Specialist	04/15/2009	Dallas

May Birthdays

Location	Name	Date
San Antonio	Tommy Long	May 1
Houston	Malissa Hornick	May 4
Dallas	Wayne Bonlie	May 6
Dallas	Janet Beard	May 7
Dallas	Marty Martin	May 8
Dallas	Kyle Jacobs	May 9
San Antonio	Melodie Mansell	May 12
Dallas	William Bailey	May 12
Dallas	Heather Martin	May 14
Austin	Derek Lewis	May 14
Dallas	Kenneth Holmes	May 15
Dallas	Brenda Franklin	May 17
Dallas	Richard Matvey	May 17
Austin	Suzanne Pfeiffer	May 17
San Antonio	Janine Bordelon	May 17
Houston	Lauren Friedrichs	May 20
Austin	Mario Escudero	May 22
Houston	Jenna Burden	May 23
Houston	Chase Crawford	May 23
Dallas	Bob Mase	May 23
Dallas	David Duwe	May 26
Dallas	Charles Dale	May 29

Do you have a submission you would like to see in Streamlines?
E-mail Kelly Cutbirth at kcutbirth@streamrealty.com.