

November 2009

STREAMLINES

Austin Business Journal: Stream Austin Launches Retail Division

Stream Realty Partners LP's Austin office is launching a retail division with about 5 percent of the market under its belt from the start.

The retail group, launched Oct. 1, is led by Bryan Dabbs, a former principal in the retail division at Endeavor Real Estate Group. Stream has also brought Dennis Brauchle and Carrie Holt on board the retail team as property managers. Both came from Carden Asset Management. And Dabbs, Brauchle and Holt brought with them leasing or management contracts for 10 retail centers totaling about 2 million square feet.

The Austin retail market as a whole has about 40 million square feet of multitenant retail properties that have 25,000 square feet or more.

David Blackbird, a co-managing partner in Stream's Austin office, said Stream has established itself in the office and industrial markets, so launching a retail division seemed a logical next step.

Continue reading article from the [Austin Business Journal](#).



Houston Property Administrator's Appreciation Luncheon



Stream Dallas Fair Day's Winning Team and Collage



Stream Dallas' Stayce Wolf and Amy Goodwin with their 1st grade Junior Achievement Class



Austin Energy Green Building has awarded Capitol Tower, 206 East 9th Street, a One-Star rating for achievement in sustainable design and construction; for providing greater resource efficiency, comfort, health and durability to benefit occupants, our community and our planet.

Congratulations to the Austin Management Team and Mike Burnett from Stream Sustainable Services Team!

“Carol,

I wanted to send you a note to compliment Curtis and acknowledge his client service. He personally came by on October 7 to introduce himself and asked if I had any concerns. I explained to him that I am responsible for the facility maintenance and showed him two exit lights, one in the branch and one in Wealth Management that had been broken well over a year. Due to the age of these lights he has to place an order for replacement lights. He followed up with Mary in the branch on the status of the repair, and it is now complete!”

– Speaking on behalf of Curtis Gooden, Building Engineer at Piedmont Place in Atlanta

“Sherri,

As you have probably come to know, Bill Brown is very selective in his praises so I would take everything he said today as a very high honor. Several come to mind.

- “The Kingsley survey couldn't have been better.”
- “Fantastic performance.”
- “Great on all accounts – maintenance, cleaning and security were close to perfect.”

Moreover, the command you displayed was fantastic. There wasn't one question he asked that went unanswered. Great preparation leads to stellar performance.”

– Preston Young, Stream Houston Co-Managing Partner, to Sherri Abbott, Houston Property Manager, referencing INVESCO Asset Manager Bill Brown and his praise of Sherri's work at Park Ten Plaza.



Atlanta

- Collins Project Management, Inc. has signed a new lease at Meridian II Tech Park, located at 275 Scientific Drive in Northeast Atlanta. The construction management company will lease 2,579 SF. Kyle Luby represented the landlord, Sage Partners LLC, in the transaction.

Austin

- Matt Frizzell and Steve Blight represented USAA's Stratum Executive Center in a 7,094 SF office lease with ClaimCare and a 4,406 SF lease with AMCC in Northwest Austin at 11044 Research Boulevard.
- Matt Frizzell represented AFIAA's Wells Fargo Tower in a 3,295 SF office lease with Cain & Skamulis and a 5,546 SF lease with ETT in Downtown Austin.
- Alan Peters represented TPPF in a 5,237 SF lease at 900 Congress and represented Identropy in a 771 SF lease in Lamar Tower.

Dallas

Industrial

- Jason Moser secured a new listing at 2800 Mockingbird with landlord Behringer Harvard. The building is 73,000 SF flex building and was formerly occupied by Affiliated Computer Systems. The property will be offered for sale or lease and is directly across from Love Field Airport.
- Jason Moser and David Duwe represented Flores Events in relocating their corporate office to one of Felder Property Groups buildings in the Stemmons Corridor. Jason and David also leased 100 Payne Street located in the Trinity Industrial District to Western Archer Construction Company. The tenant needed this facility for office/warehouse while they complete the construction of the Woodall Rogers extension.
- Blake Kendrick and Seth Koschak negotiated an 8,365 SF flex expansion for Standard Renewable Energy in Farmers Branch. Blake and Seth represented the Landlord, Forester Properties in the transaction.
- Cannon Green and Jeff Jackson were awarded the leasing of a 224,000 SF building in Arlington owned by Fowler Property Acquisitions.
- Cannon Green closed a 405,636 SF lease with Coaster Company of America in Fort Worth. Cannon represented DCT Industrial in the transaction.

Office & Leasing Management

- Stream Realty Partners has been selected by TA Associates Realty to lease Crestview Tower, located at 105 Decker Court in the Urban Center. Sarah Payne, Tim O. Terrell and Rebecca Rambie will lead the leasing team for the 263,000 SF, 11-story Class A project.
- Wells Fargo / Wachovia has appointed Stream the leasing, property management, and construction management for Two Addison Circle, a Class AA, 200,000 SF, six-story office tower located directly off the Dallas North Tollway. Sarah Payne, Jeff Schweitzer and Tommy Nelson will handle the leasing; Adam Bernhardt, Bill Moebius and Karen Heckmann will handle the property management; and Jerry Mays and Mike Burnett will handle the construction management.
- SRP has won the leasing assignment for Knox Park Village, a 58,000 SF office opportunity with street-level retail strip center at the prominent southwest corner of Knox Street and North Central Expressway. Tommy Nelson and Ryan Evanich will be responsible for leasing the asset.
- SRP has been awarded a 10,300 SF office located at 305 Cimarron Trail in Irving, Texas. Sam Owen will lease the multi-tenant building in the heart of Valley Ranch.
- Omniflight Helicopters, Inc. signed a 26,882 SF lease at Addison Tower, now 95% leased. Ryan Collier and Ryan Evanich represented the landlord, Aque Investment Group, and Santee Hathaway and Brad Mason represented the tenant.

Tenant Representation

- Grant Pruitt and Charlie Otte closed a 2,000 SF five-year deal for a commercial insurance firm in Lincoln Legacy One.
- Russ Webb completed a 3,700 SF sublease at Hall Office Park in Frisco with Westron Communications. Russ also completed a three-year, 1,400 SF deal at 1800 Harwood Court in Hurst.
- Todd Noonan was hired to sell a 45,000 SF building located at 1245 Viceroy on behalf of the user, Dataspan.
- Parker Handlin completed a 1,734 SF deal for Clear Wireless at The Crossings.
- Chris Powers and Parker Handlin completed a 3,788 SF five-year, 'blend and extend' deal for the Law Office of J. Shelby Sharpe at 6100 Western Place.

Houston

Industrial

- Justin Robinson signed a 13,509 SF lease with Regal Hardwoods at Claymoore Business Park. Justin represented Cabot Properties in the lease negotiations.



- Justin Robinson negotiated a 13,000 SF renewal at AMB-IAH Airfreight center with Segue Distribution, Inc. and he handled the renewal negotiations on behalf of AMB Property Corporation.
- Technologies Alliance, Inc. renewed their 4,080 SF lease at Northgreen Business Park. Matt DiLeo and Justin Robinson handled the renewal negotiations on behalf of Agellan Capital Partners.

Office & Leasing Management

- EMGS Americas, Inc. signed a 17,500 SF lease at Energy Crossing. Adam Jackson and Stewart Lyman represented M&I Bank in the transaction.
- The Greenway team completed a 2,327 SF lease to The Bosworth Brokers at 2 Greenway.

Tenant Representation

- GBH, CPAs hired Stream Houston to represent them in their 12,000 SF office lease requirement. Anthony Squillante will assist them in their search.
- TEI Struthers Wells hired Stream Houston to represent them in their 5,000 SF office lease requirement. Anthony Squillante and Chris Money will assist them in their search.
- Flame Seal Products hired Stream Houston to represent them with their 40,000 SF industrial lease requirement. Anthony Squillante, Matt DiLeo and Chris Money will assist them in their search.
- Southeast Carpet & Recycling hired Chris Money to represent them with their 15,000 SF industrial lease requirement.
- CP International hired Stream Houston to represent them in their 8-15 acre land purchase requirement. Anthony Squillante, Matt DiLeo and Matteson Hamilton will assist the oil field services company in their search.
- Pure Medical Solutions hired Stream Houston to represent them with their 8,000 SF industrial lease requirement. Matt DiLeo will assist them in their search.

Orange County

- RREEF has selected Stream Realty Partners to lease Summit Office Campus, Phase I & II, located at 65, 75, 85, 95, and 101 Enterprise in Aliso Viejo. Blaine Annett and Colby Annett will lead the leasing efforts for the five-building, 483,615 SF, Class A project, boasting superior access and visibility, lush landscaping and tranquility ponds, outdoor meeting spaces and incredible views.

San Antonio

- Jason Adkison and Shannan Schnittger completed a new 2,035 SF lease with National City Bank at Park Oaks Centre.
- Jason Schnittger and Jason Adkison completed a new 7,590 SF lease with Trinity Title of Texas, LLC at Shavano Center I, and a new 11,771 SF lease with Advantage Sales & Marketing, LLC at North Park Corporate Center – Building 5.
- Jeff Brown completed a 17,600 SF lease with Northrop Grumman Federal Civil Systems, Inc. and a 4,275 SF lease with Pendum, LLC at Isom Business Center. Jeff also completed a new 4,800 SF lease with Bobbie Delacerda at O'Connor Road Business Park.
- Christine Kotzur and Shannan Schnittger have completed a new 1,309 SF lease with Infinity Alliance dba 1st Choice at Tower West.
- Carolyn Hinchey and Shannan Schnittger have completed a new 1,282 SF lease with Intersteel Corporation at One Castle Hills.
- Shannan Schnittger completed a new 2,589 SF lease with Tsakopoulos and Miller at One Castle Hills.



Susan Nash, Stream's General Manager for 3811 Turtle Creek; Melayne Packer, Director for MetLife Real Estate Investments, Owner of 3811 Turtle Creek; and Ray Mackey, COO and Partner of Stream Realty Partners and Chair-Elect of BOMA International.

“As I mentioned, I know it took time and effort to submit 3811 for this award, and time and effort to make certain the property was positioned to qualify for it. I am as fond of the building as all of you are, and I appreciate your passion and hard work.”

– Melayne Packer, Director of MetLife Real Estate Investments to the 3811 Turtle Creek Property Team: Lauren Zhanel, Antonio Ramirez, Ernesto De Santiago, Mica Powell and Susan Nash.

Getting to Know Kyle Luby (Associate – Atlanta)

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

A. I joined Stream as an intern in the summer of 2005 and have been a full-time employee for about 16 months now. Aside from making the move to help open Stream’s Atlanta office, my most memorable experience has to be walking around on Thanksgiving Tower’s helicopter pad during one of my first summers.

Q. What grabs your interest most about the real estate business? What did you do prior to joining Stream?

A. In real estate, you never do the same thing today that you did yesterday. Real Estate forces you to develop a broad skill set and pushes you out of your comfort zone daily and that sort of thing is exciting to me. Before joining Stream, I spent a summer building houses for Hawkins-Welwood Homes. It was a long, hot summer, but I took several life lessons away from it.

Q. What has been your most memorable experience with Stream since moving to Atlanta with Ben Haultt?

A. On April 2nd, we got into a very crowded elevator at one of our first locations. Without thinking I turned to Ben and said, “Ben, guess what today is... it’s our one month anniversary!” We got some pretty weird looks around the building after that.



Q. How would you describe your “typical” day at the office?

A. Unpredictable. We spend a lot of time making sure that we are truly “market experts.” We don’t get much desk time as a result.

Q. Who is your role model? And who has influenced you most in your career so far?

A. I wouldn’t be where I am today without Jon Altschuler and Ben Haultt.

Q. What is the most exciting deal you have been involved with to date? Explain details of what made it interesting.

A. Stream Atlanta just closed a 2,679 SF lease on behalf of Sage Partners at Meridian II. It wasn’t the biggest lease of all time, but it was our first deal in a Stream-leased building and it was a huge win for our first client.



We return to Standard Time November 1st. Turn your clocks back one hour at 2:00 am, Sunday November 1st.

November Birthdays

Name	Location	Date
Kevin Granger	Austin	November 2
Raul Araujo	Houston	November 4
Diana Marmolejo	Austin	November 6
John Wilson	Dallas	November 6
Sherri Abbott	Houston	November 7
Laurie Gajevsky	Houston	November 7
Keith Fisher	Dallas	November 9
Zane Fisk	Dallas	November 9
Jim Ballard	Austin	November 11
Maude Collins	Dallas	November 12
Julie Douglas	Dallas	November 13
Matt Frizzell	Austin	November 14
Luis Hernandez	Dallas	November 14
Belinda Slaker	Austin	November 15
Carl Brady	Dallas	November 16
Jason Cox	Dallas	November 18
Odis Richardson	Austin	November 19
Terri Kowalski	Dallas	November 20
Brandi Michel	Houston	November 22
Steve Padilla	San Antonio	November 22
Tom Morris	San Antonio	November 25
Carol Moore	Atlanta	November 26
Tony Ramirez	Dallas	November 27
Anthony Squillante	Houston	November 27
Tim O. Terrell	Dallas	November 27
Mark Adler	Austin	November 29
Dinora Blevins	Dallas	November 30
Shawna Gross	Austin	November 30

Do you have a submission you would like to see in Streamlines?
E-mail Meredith Hubble at mhubble@streamrealty.com.

New Hires

Name	Title	Hire Date	Location
Peter de Wetter	Associate	09/21/2009	Dallas
Bryan Dabbs	Director of Retail	09/24/2009	Austin
Denis Brauchle	Property Manager	10/01/2009	Austin
Carrie Holt	Property Manager	10/01/2009	Austin
Sam Voltaggio	Maintenance Technician	10/01/2009	Austin
William Cuadrado	Maintenance Technician	10/05/2009	Dallas
Nate Simpson	Building Operations Mng.	10/12/2009	Austin
John Wilson	Senior Associate	10/12/2009	Dallas
Todd Ormsby	Associate	10/15/2009	Houston
David Ronson	Maintenance Technician	10/20/2009	Austin

Hire Anniversaries

Name	Position	Hire Date	Years
Kenya Brooks	Vice President	11/16/1999	10
Christina Cassell	Senior Accountant	11/16/1999	10
Jose Gonzalez	Building Technician I	11/01/2000	9
Matt Frizzell	Senior Associate	11/08/2004	5
Taylor Hodge	Senior Marketing Coordinator	11/01/2006	3
Will Nichols	Associate	11/01/2006	3
Sheri Skarpa	Property Manager	11/01/2006	3
Malissa Hornick	Property Administrator	11/20/2006	3
LaKeisha Johnson	Property Administrator	11/21/2006	3
Stewart Lyman	Associate	11/01/2007	2
Chris Money	Senior Associate	11/01/2007	2
Lisa Stensgard	Assistant Property Manager	11/19/2007	2
Phillip Baker	Building Technician II	11/01/2008	1
Kathy Graham	Property Assistant	11/01/2008	1
Andrew Johnson	Building Technician II	11/01/2008	1