

October 2009

# STREAMLINES

**NO. 6**  
**STREAM REALTY**  
**PARTNERS LP**  
Mid-Sized Companies

The people here at Stream Realty Partners LP are nice, smart, honest and passionate about life. The work is exciting, but the people make it worthwhile.

At Stream, work-life enhancements like flexible work hours are very popular and appreciated. Our early birds work 6:30 a.m. until 3:30 p.m., and our night owls work 9 a.m. until 7 p.m. There are also people who work in-between schedules. Everyone's life circumstances are different, so they may need different work hours. We can work with that.

When it comes to communication, we genuinely listen, implement ideas when we can, review the outcome and try again. We hire smart people, so why would we not want to listen to them?

And with hiring, we've found that identifying talent is a talent. We're good at finding the "right" person for the company, not just filling a position. We always have our radar up for people, not just customers, expenses, etc. We retain these people by sharing generously in the financial spoils of success.



Attending the 2009 Best Places to Work awards luncheon



Lee Belland accepts the 2009 Best Places to Work Award



Celebrating at the Texas Rough Riders baseball game



Meeting WFAA's Pete Delkus at the Rough Riders game



## Atlanta

- Kyle Luby, Ben Haultt and David Cooke assisted Protection One in its renewal of 14,340 SF at 830 Franklin Court in Marietta, Georgia.
- Since assuming the management responsibilities of Piedmont Place in Buckhead on September 1st, Mike Burnett and Bill Moebius have helped Butters Construction reduce energy costs upwards of 12%. The Stream management team has performed a full audit of the building's systems and is currently seeking Energy Star Certification for the property.

## Austin

- Matt Frizzell, Rachel Coulter and Steve Blight represented USAA's Stratum Executive Center in a 3,011 SF office lease with TX Cooperative in Northwest Austin at 11044 Research Boulevard.
- Matt Frizzell and Rachel Coulter represented Macfarlan's 3001 Bee Cave in a 3,377 SF office lease with CARD in Southwest Austin and AFIAA's Wells Fargo Tower in a 4,119 SF office renewal with Beatty Bangle Strama, PC in Downtown Austin.
- Kevin Granger, Matt Frizzell and Steve Blight represented Aspen Properties' 8303 MoPac in a 5,671 SF office lease with ACT, Inc. in Northwest Austin.
- Daniel Farrar and Will Nichols represented the following transactions: 500 Whitestone in a 5,745 SF office lease with Vista Solutions in Cedar Park, Texas; PS Business Park's Rutland 19 in a 22,206 SF industrial lease with US Screens in North Central Austin; and Weingarten's Southpark A,B,C in a 3,600 SF industrial lease with Norbac International III in Southeast Austin.

## Dallas

### Construction

- Amy Goodwin represented Universal Technical Institute in a 5,000 SF lease at 8700 Freeport Parkway in Irving, Texas. She also renewed a 17,500 SF lease at 8700 Freeport Parkway on behalf of Xerox.

### Industrial

- Cannon Green and Blake Kendrick signed a 140,981 SF lease with McKesson Medical at 4255 Patriot Drive in Coppell, TX. Cannon and Blake represented DCT Industrial in the transaction.
- Blake Kendrick and Tim O. Terrell signed a 19,995 SF flex lease with Carlson Wagonlit Travel located at 508 Wrangler Dr. in Coppell, TX. The location will serve as Carlson's regional call center. Blake and Tim represented the Landlord, PacTrust in the transaction. Blake and Tim also signed two leases totaling 18,084 SF at Vista Point on behalf of Jackson Shaw :7,506 SF to Ashton Woods and 10,578 square feet to Careview Communications.
- Blake Kendrick and Seth Koschak signed a 5,867 SF with Rent A Toll and a 1,352 SF lease with Super Color Digital in Carrollton. Blake and Seth represented the landlord, First Industrial, in the transaction. Blake and Seth also represented DCT Industrial in a 2,506 SF lease with Medisca at Freeport Tech Center in Irving.
- Seth Koschak and Chris Jackson negotiated a 30,400 SF expansion for Epiphany Lighting, Inc. in Garland. Seth and Chris represented Agellan Capital Partners in the transaction.
- Jason Moser and David Duwe leased a 7,500 SF office/warehouse located in the Trinity/Design District to Global Hardware Solutions and a 18,000 SF office/warehouse located in Brookhollow to Avteq Inc.
- Jeff Jackson and Bob Hagewood leased 69,280 SF to DMI (Distribution Management Inc.) at Mesquite Business Center, located at 4401 Samuel.

### Office & Leasing Management

- HomeTeam Pest Defense, Inc. has signed a new lease at Citymark, located at 3100 McKinnon Street. The pest control management company will take 8,794 SF in 2010. Sarah Payne and Ryan Collier represented the landlord, Hines REIT, in the transaction.

### Tenant Representation

- Russ Webb closed 6,000 SF in Bedford at 2008 Plaza Drive to Modern Contractors, a 5-year, 5,000 SF deal at Williams Square for Genares, and a 2,500 SF, 5-year deal with Automotive Oil Change in Richardson.
- Kyle Jacobs and Chad Hennings closed a 3,500 SF headquarters deal for AllPlayers at 600 Las Colinas Boulevard.
- David Cooke closed two locations, Winter Park, FL and Atlanta, GA, for Protection One.
- Todd Noonan and David Cooke were hired to represent Grand Homes for their Dallas headquarters relocation.
- Ben Sumner, Chad Hennings, Keith Fisher and David Cooke were hired by Strasburger & Price to handle their Dallas, Frisco and San Antonio locations.



## Houston

- Paul Coonrod and Stewart Lyman completed a 1,898 SF lease with Envoy Mortgage at 5600 Northwest Central on behalf of Lysander LLC.

## Orange County

- Stream Orange County has been awarded two tenant rep assignments: Spencer Industries, a 100,000 SF industrial deal in City of Industry, CA and Dr. Carol Hughes, a 1,200 SF office deal in Orange County.

## San Antonio

- Jason Adkison and Jason Schnittger completed a new 11,168 SF deal with The University of Texas at San Antonio at 4350 Lockhill Selma.
- Christine Kotzur and Jason Adkison completed a new 853 SF deal with GenSpera, Inc. at Hollaway Centre and a 5,729 SF renewal with Brit-Tex at 6655 First Park Ten Blvd.
- Shannan Schnittger and Jason Adkison completed a new 1,127 SF deal with David R. Johnston at Tower West and a new 384 SF deal with Amerisurveyors at Park Oaks Centre.
- Jeff Brown represented tenant INXS Auto and Truck Spa for a new 4,125 SF deal at 15500 Tradesman. Jeff also completed the following transactions: a 13,944 SF renewal with Granito Coffee Works, Inc. at Interwest Business Park; a 12,486 SF renewal with TD Industries, Inc; a 2,880 SF renewal with Brassfield Logistics, Inc. at O'Connor Road Business Park; and a 6,800 SF renewal with FWL Logistics, Inc. at Isom Business Center.
- Christine Kotzur represented tenant, Interic Specialities, Inc. in a new 1,355 SF deal at 318 E. Nakoma.
- Shannan Schnittger completed a new 897 SF deal with Vista Technology Services as well as new 309 SF deal with Harold Kidd at One Castle Hills.
- Jonathan Collins and Jason Adkison have completed a 2,374 SF renewal for Dr. Sonia Jennings at Park Oaks Centre.
- Stream Central Texas has won two new retail assignments: Berry Oaks Shopping Center (19,800 SF) retail complex located in Bulverde, Texas and Redland Trails Shopping Center (32,923 SF) retail complex located in Far North San Antonio. Jonathan Collins will lease both projects.

## Stream Data Centers

- Rob Kennedy, Paul Moser and Anthony Bolner have completed construction on a Ready-to-Fit Data Center in the master planned development of Westover Hills in San Antonio, Texas. The LEED certified, purpose built powered shell data center has been designed to meet the needs of a large enterprise data center user.



Congratulations to Stream Dallas Vice President David Cooke and his wife on their new baby boy. Asher David Cooke was born September 26 weighing in at eight pounds and fourteen ounces. Baby Asher and Mom are both doing well.



Rebecca Rambie, Stream Dallas Vice President, and David Rambie tied the knot on June 27th in Dallas, Texas.

- Stream Dallas Vice President, Russ Webb, received his Certified Commercial Investment Member designation on August 26 in Chicago.
- Stream San Antonio's Jason Adkison has been promoted to Senior Vice President.
- Stream Dallas' Sarah Payne has been promoted to Senior Vice President and Co-Manager of the DFW Office Building Management and Leasing Business Unit.



**Kenya,**

**You have a fantastic team! The level of experience and attention to detail are some of the best I have experienced in the industry! But what really blows me away is the concern for and understanding of the property, the thorough understanding of what is going on here and the overall impact on the financial reporting, and the incredible amount of compassion and support they all offer to me and my staff. This is a great team, I am extremely proud to be a member of it and hope that they know just how valued they are by us out here in the field. Thank you for your efforts in compiling such a stellar group and for the obvious amount of encouragement and support they must receive from you. I sincerely appreciate you all!**

**– Sherri Abbott, Stream Property Manager,  
to Kenya Brooks, Stream Vice President**

## Getting to Know Tim O. Terrell (Executive Vice President & Partner – Dallas)

**Q: What aspects of your experience before joining Stream helped shape you to become a strong force within the company?**

**A:** I had always worked in an “eat what you kill environment” that promoted both self reliance and teamwork; a good combination at Stream.

**Q: What do you think makes a broker successful and what advice would you give to someone just starting out?**

**A:** Be self motivated, money motivated, have incredible customer service and be responsive. You should know the fundamentals of your market and understand your competition as well as you know yourself. Also, hit the streets a minimum of ten hours a day.

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

**A:** I have been at Stream longer than everyone but Todd Noonan. My most memorable experience was winning in three different categories for Deal of the Year in 2004 and being quoted in the Wall Street Journal.

**Q: Do you have any hidden talents / hobbies?**

**A:** I fancy myself as an excellent “Hold em” player.

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

**A:** I won the 8th grade spelling bee at St. Patrick’s Catholic School and advanced to the Dallas Morning News Regionals.

**Q: What did you want to be when you “grew up”?**

I grew up poor in East Dallas eating barbecued spam and drinking hot Schlitz beer. We took things one day at a time.

**Q: If someone had to use one word to describe you, what would it be?**

**A:** Random.

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

**A:** Mike, Lee and Rayburn Tucker have probably had the most influence on me. Although, I learn something positive from almost everyone I meet.

**Q: What sports did you play growing up?**

**A:** I played everything growing up and earned varsity letters in baseball and wrestling. Keep in mind we only had baseball, football and basketball to choose from as youths. Lacrosse, hockey, soccer and golf were unheard of in East Dallas.

**Q: What is the best joke you have heard recently?**

**A:** Two cannibals were eating a clown when one asked the other, “Does this taste funny to you?”



## October Birthdays

Name	Location	Date
Preston Young	Houston	October 2
Todd Adair	Dallas	October 3
Tommy Nelson	Dallas	October 3
Ladonna Montgomery	Dallas	October 4
Andy Peay	Austin	October 5
Jim Cook	Austin	October 7
Curtis Gooden	Atlanta	October 7
Ryan Bishop	Houston	October 8
Charlie Otte	Dallas	October 8
Pat Blasdell	Dallas	October 9
Chris Jackson	Dallas	October 9
Greg Pell	Houston	October 9
Bobby Myles	Dallas	October 10
Stacye Wolfe	Dallas	October 10
Christie Broussard	Dallas	October 11
Gilbert Montalvo	Houston	October 11
Buddy Reed	Austin	October 14
Marvin Blackwell	Dallas	October 15
Will Nichols	Austin	October 16
Mario Martinez	Dallas	October 17
Paul Moser	Dallas	October 17
Chad Hennings	Dallas	October 20
Daniel Farrar	Austin	October 21
Christine Kotzur	San Antonio	October 22
Brian Holditch	Dallas	October 25
Mayra Camarillo	Dallas	October 26
Justin Robinson	Houston	October 26

## New Hires

Name	Title	Hire Date	Location
Kerry Fowler	Building Technician II	8/31/2009	Dallas
Curtis Gooden	Building Technician II	9/01/2009	Atlanta
Carolyn Hinchey	Associate	9/01/2009	San Antonio
Carol Dalton Moore	General Manager	9/01/2009	Atlanta

## Hire Anniversaries

Name	Position	Hire Date	Years
Christie Broussard	Vice President of Administration	10/06/1997	12
Melodie Mansell	Assistant Property Manager	10/31/2005	4
Kristen Jones	Staff Accountant	10/09/2006	3
Santos Esparza	Building Technician I	10/12/2006	3
Dora Garcia	Property Manager	10/08/2007	2
Jason Adkison	Senior Vice President	10/29/2007	2
Kevin Granger	Senior Vice President	10/01/2008	1
Buddy Reed	General Manager	10/06/2008	1
Sam Owen	Market Analyst	10/07/2008	1
Steve Cannon	Building Operations Manager	10/17/2008	1
Moses Sosa	Building Technician II	10/17/2008	1

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