

Phoenix Lease Report Week of July 20-24, 2015



Phoenix Lease Report

The following leases were reported to the **Real Estate Daily News** for the **Phoenix Lease Report** the week of July 20 thru 24, 2015.

RETAIL – COPPER BELL PLAZA, MESA, AZ

A retail lease for 4,800-square-feet at Copper Bell Plaza at the NEC of Southern & Stapley in Mesa, AZ to Dulceria La Bonita was recently consummated. The owner of the center is Stapley Southern Partners, LLC. Jared Lively of Rein & Grossoehme represented the Landlord and the Tenant on this transaction.

RETAIL-THE PALMS SHOPPING CENTER, PHOENIX, AZ

A lease for 3,222-square-feet in The Palms Shopping Center to Manawerx was recently consummated. The location of the property is 15602 N. 35th Avenue in Phoenix, AZ. Richard Mackay of Rein & Grossoehme Commercial Real Estate represented the owner and the tenant.

RETAIL – SHOPS AT TATUM & DYNAMITE, CAVE CREEK, AZ

A retail lease for 1,401-square-feet at the Shops at Tatum & Dynamite in Cave Creek, AZ to Pamper Me Perfect, LLC was recently consummated. The owner of the center is Bengin, LLC. Jared Lively of Rein & Grossoehme represented the Landlord and

Sean O'Carroll of Provision Real Estate represented the Tenant on this transaction.

Tucson Lease Report Week of July 13-17, 2015



Tucson Lease Report

The following commercial leases were reported to the **Real Estate Daily News** for the **Tucson Lease Report** from July 13 thru 17, 2015.

OFFICE- 333 E. WETMORE RD., TUCSON

Cenpatico of Arizona, Inc. subleased 52,008-square-feet (the fifth and sixth floors) at 333 E. Wetmore Rd. in Tucson from Jacobs Engineering Group, Inc. The term of the sublease ends July, 2019. Rick Kleiner, MBA, Stephen D. Cohen, and Russell W. Hall, SIOR, GSCS, with Cushman & Wakefield | PICOR and Eric Olofson with Cushman & Wakefield of California, represented Jacobs. Dean Cotlow with Cotlow Company, represented Cenpatico.

OFFICE – 3131 N. COUNTRY CLUB RD., TUCSON

Casa De Los Ninos renewed their lease for 5,224-square-feet at 3131 N. Country Club Rd., Suites 101, 102, 107, 108, in Tucson from MLCFC 2007-9 Office 3131, LLC. Rick Kleiner, MBA, and

Isaac Figueroa, Office Specialists with Cushman & Wakefield | PICOR, represented the landlord in this transaction.

RETAIL – 3653 N 1ST AVE., TUCSON

Andy's National Glass leased 4,813-square-feet at 3653 N. 1st Ave. in Tucson from MEF Company, Inc. Aaron LaPrise and Ron Zimmerman, with Cushman & Wakefield | PICOR, represented the landlord and Dean Cotlow with Cotlow Company, represented the tenant in this transaction.

RETAIL – 4444 E. GRANT RD., TUCSON

Psychosomatic Fitness, LLC leased 4,480-square-feet in Grant Square in Tucson at 4444 E. Grant Rd., Suites 109, 110, 111 and 112, from Kolvoord Family Limited Partnership. Rob Tomlinson, Retail Specialist with Cushman & Wakefield | PICOR, represented the landlord and the tenant in this transaction.

OFFICE – 5700 E. PIMA ST., TUCSON

The Devereux Foundation leased approximately 3,410-square-feet of additional expansion office space at at 5700 E. Pima, from 2222 Craycroft, LLC. Aubrey Finkelstein of Vast Real Estate Solutions represented the Landlord, and David Montijo and Damian Wilkinson with CBRE, Inc. represented the Tenant in the transaction.

INDUSTRIAL – 3640 S. CAMPBELL AVE, TUCSON

Swisher Hygiene USA Operations, Inc. leased 2,500-square-feet at 3640 S. Campbell Ave., Unit 2 in Tucson from Strauss Revocable Living Trust. Paul Hooker, Industrial Specialist with Cushman & Wakefield | PICOR, represented the landlord and Sam McGill with Grant Street Associates, represented the tenant in this transaction.

OFFICE – 9356 E. RITA RD., TUCSON

TMC One renewed their lease for 2,338-square-feet at 9356 E. Rita Rd., Suite 180 in Tucson from TMC Holdings, Inc. Rick Kleiner, MBA, and Tom Knox, SIOR, Office Specialists with Cushman & Wakefield | PICOR, handled this transaction.

OFFICE – 7445 N. Oracle Rd., TUCSON

TIC – The Industrial Company leased approximately 2,050-square-feet of office space at Sun Center at 7445 N. Oracle Rd. from RIW, LLC. Aubrey Finkelstein of Vast Real Estate Solutions represented the Landlord and Tom Knox of Cushman & Wakefield | PICOR represented the Tenant in the transaction.

OFFICE – 3524 N. GERONIMO AVE., TUCSON

Escape Room Tucson, LLC, leased 1,606-square-feet at 3542 N. Geronimo Ave. in Tucson from NW Rentals, LLC. Isaac Figueroa, Office Specialist with Cushman & Wakefield | PICOR, represented the landlord and the tenant in this transaction.

INDUSTRIAL – 850 E. OHIO ST., TUCSON

Arizona Elite Cleaners, LLC leased 1,390-square-feet at 850 E. Ohio St., Suite 10 in Tucson from RRL, Inc. Jeff Zellet, Commercial Specialist with Cushman & Wakefield | PICOR, represented the landlord in this transaction.

RETAIL – 15310 N. ORACLE RD., TUCSON

Dave Hammack and Kevin Volk of Volk Company represented the landlord, Golder Ranch Retail Center LLC, in its lease of 1,350-square-feet at Golder Ranch Plaza to SFA, LLC. The tenant plans to open Frank's Smoke Shop in the space. Golder Ranch Plaza is located at the northeast corner of Oracle Road and Golder Ranch Drive in Catalina. The shopping center is anchored by Bashas' and includes other tenants such as Dominos, Great Clips, Subway, and a new Chuy's Mesquite Broiler. Dave Dutson of NAI Horizon represented the tenant.

RETAIL – 4444 E. GRANT RD., TUCSON

Farmers Insurance leased 600 square feet in Grant Square in Tucson at 4444 E. Grant Rd. from Kolvoord Family Limited Partnership. Rob Tomlinson, Retail Specialist with Cushman & Wakefield | PICOR, represented the landlord and Alain Hartmann with Hartmann Commercial Real Estate represented the tenant in this transaction.

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INDUSTRIAL – 3100 E. BROADWAY RD., PHOENIX

Cushman & Wakefield of Arizona, Inc. negotiated a long-term sublease for **DialAmerica Marketing, Inc.** at Riverpoint, located at 3100 E. Broadway Rd., Phoenix AZ. The transaction is for a new DialAmerica call center in the Valley. DialAmerica, headquartered in Mahwah, N.J., will occupy 50,267-square-feet of office space at Riverpoint Building No. 2. The company's lease has taken effect and operations are being DialAmerica is one of the nation's largest outbound and inbound contract call center companies. It has 21 call centers throughout the U.S. "The central location, along with the existing buildout that included furniture, fixtures and equipment in place, was a perfect 'plug-and-play' opportunity in getting their operation

up and running,” said **Larry Downey**, Vice Chairman | Tenant Advisory Group with Cushman & Wakefield of Arizona. Downey represented DialAmerica in the transaction. The sublessor, the **University of Phoenix**, was represented by **John Bonnell**, **Brett Abramson** and Matt Hersh of JLL. “It was a pleasure working with Larry Downey and the entire Cushman & Wakefield team,” said Vito Porcelli, Property Manager for DialAmerica. “Subleases can be very tough when working with multiple parties, but they managed to complete this deal in record time. DialAmerica is in the process of hiring up to 150 agents between now and the end of the year and they will enjoy working in a state-of-the-art call center.”

OFFICE – 2195 WEST CHANDLER BLVD, CHANDLER

Portico Place II, a 48,173-square-foot Class A multi-tenant office building in Chandler, AZ has secured its first tenant, **Hanjin Shipping**, a transportation logistics firm that will occupy 37,669-square-feet. Hanjin Shipping will take up 78 percent of the building’s overall space, occupying the entire second floor and half of the first floor. Portico Place II officially opened in April and is located at 2195 W. Chandler Boulevard; it is the first speculative, multi-tenant office building of its size developed in the Valley in nearly six years. JLL represented Hanjin in its lease negotiations; Lee & Associates represented the property owner, Irgens. “We’re extremely pleased to have Hanjin Shipping make Portico Place II its home,” said **Jason Meszaros**, vice president and market manager for Irgens, the building’s developer and property manager. “This is further evidence of businesses committing to investment and expansion in the Southeast Valley, and we expect to see more of it in the coming months.” “Hanjin looked at all office options in the area to meet the expansion needs of its existing – and growing – regional operations center in Chandler,” said JLL Managing Director **John Pierson**. “After a thorough search, Portico Place II provided a location that not only keeps Hanjin close to its large Chandler-area workforce, but also provides the right mix of amenities.” Portico Place

II is adjacent to the fully leased Portico Place I, and is part of a 15-acre mixed-use development. It has 10,504 square feet of space available for leasing, which is being brokered by Lee & Associates. "Portico Place II is filling a need for Class A office space in the Chandler area. Hanjin Shipping will be a great addition to the project," said **Colton Trauter**, principal at Lee & Associates. "With prominent visibility and great access to the Loop 101 and 202, Portico Place II is in the middle of one of the Valley's most dynamic business corridors." Nearby regional amenities include Chandler Fashion Square, downtown Chandler, and various hotels. Portico Place II is less than a mile from Chandler Regional Hospital with corporate neighbors including Intel, Microchip, Bank of America, Orbital Science, eBay, and Wells Fargo.

RETAIL – SWC of 35TH AVE & THUNDERBIRD RD, PHOENIX

A retail lease for 11,400-square-feet at Thunderbird Square at the SWC of 35th Ave & Thunderbird Rd in Phoenix, AZ to **St. Vincent de Paul** was recently consummated. The owner of the center is B.H. Chapman, LLC. **Jared Lively** of **Rein & Grosseohme** represented the Landlord and **DTZ** represented the Tenant on this transaction.