

## REAL ESTATE TRANSACTIONS

### Sales

#### OFFICE

**PM Realty Group** has partnered with American National Insurance Co. in the acquisition of 2603 Augusta, a 16-story building with 242,194 square feet in the Galleria area, from an affiliate of CBRE Global Investors. The building recently underwent a multimillion-dollar renovation that added amenities such as a state-of-the-art executive meeting facility and a wine-locker-equipped lounge for tenants' private and client events. Russell Ingram, Jared Chua and Bernard Branca of CBRE represented the seller. Mike Martin and Kim Shapiro of PM Realty Group will handle leasing.

**InSite Realty Partners** has purchased Ashford Place, a two-building, 143,505-square-foot office portfolio in the Energy Corridor, from CW Capital Asset Management. The buildings are at 950 Threadneedle St. and 14800 St. Mary's Lane. Rudy Hubbard, Paul House and Kevin McConn of Jones Lang LaSalle handled the sale.

**Northden Holdings** has purchased three buildings totaling 130,000 square feet at 16840 and 16850 Buccaneer Lane and 1045 Gemini St. in the Clear Lake area.

Rob Chandler of Moody Rambin represented the seller, CEF Funding.

#### INDUSTRIAL

**David Marsden** has purchased an industrial office, shop and warehouse totaling 5,200 square feet on 12,700 square feet of paved and fenced land at 623 Thornton just off of North Shepherd. Fred Sklar of Sklar Realty Services represented the buyer. Gary Evans of Evans Matthews Realty represented the seller.

**MRS Equipment Group** has purchased a 3,600-square-foot building on 2.3 acres at 7304 Interstate 10 East in Baytown from David J. Hester. Wade Sinclair with Claire Sinclair Properties handled the sale.

**American Extrusion Co.** has purchased a 30,950-square-foot facility at 9210 Emmott Road. Preston Yaggi of the National Realty Group represented the buyer. John Ferruzzo and Chris Kugle of NAI Houston represented the seller, James McClellan.

#### LAND

**3G Food Enterprises of Texas** has purchased a 0.65-acre parcel at Atascocita and Will Clayton in Humble. Sara Schoonaert and Josh Jacobs of Edge Realty Partners represented the seller, Atascocita Clayton. Matt Reed, of NewQuest Properties, the buyer.

**SSM Ventures I**, a Texas limited partner-

ship, has purchased a 35,000-square-foot parcel in the 12400 block of Westheimer as the site of a self-serve carwash. The seller, Vouno, was represented by David Litwitz of Chodrow Realty Advisors. True Vertical Commercial represented the buyer.

**Big Diamond** has purchased 2.3 acres at the northeast corner of Huffmeister and Telge in Cypress. Sara Schoonaert and Josh Jacobs of Edge Realty Partners represented the seller, Telge Real Estate.

**Texas GS Investment** has purchased 3.4 acres on U.S. 290 at Barker Cypress. David Hummel of Coldwell Banker Commercial United, Realtors, represented the buyer. Robert Clair of Clair Realty represented the seller, Cypress Properties.

**Jorge and Erika Palma** have purchased 0.9-acre site on Rollingbrook Drive between Garth Road and Decker Drive in Baytown from Cinco C. Wade Sinclair and Claire Sinclair Gavrel with Claire Sinclair Properties handled the sale.

### Leases

#### OFFICE

**K&L Gates** has leased 18,973 square feet at 1000 Main. The office marks K&L Gates' entry into the Houston market and is the global law firm's fourth location in Texas. David Fitzgerald, Charles Gordon and Brandon Clarke

of CBRE represented the tenant. Wade Bowlin of PM Realty Group represented landlord.

The Richland Cos. signed two new leases and secured a renewal and expansion at Memorial Post Oak, 1110 N. Post Oak Road. **Shama Cycles** renewed and expanded its 4,200 square foot lease; **LinCare** signed a 4,891-square-foot lease; and **Whitney Management** signed a 3,824-square-foot lease. Mickey Meyer-Sturgis of Richland Cos. represented the landlord in all of the deals.

**The Talance Group**, a boutique executive search firm, is expanding its space from 3,371 square feet to 6,319 square feet at Esperson at 815 Walker and 808 Travis. Joe McCluan, Jano Nixon Kelley, and Michael J. Ross with Cameron Management represented the landlord. Chad Beck with Jones Lang LaSalle represented the tenant.

**WCW International**, a company providing services in the telecommunications, energy, government and infrastructure markets, has renewed its lease of 6,431 square feet at 1001 McKinney. Joe McCluan and Michael J. Ross with Cameron Management represented the landlord. Scott Covington with S.E. Covington & Co. and James Ward represented the tenant.

#### RETAIL

**Hertz Corp.** has leased 1,700 square feet and the **Pediatric Therapy**

**Spot** has leased 5,280 square feet at **Silverlake Plaza II Shopping Center**, 3502 FM 518, Pearland. Kathy Loeffelholz Jones with Investar represented the landlord, Plaka Silverlake.

**Gulf Coast Endodontics** has leased 8,174 square feet in Cypress Village Station at U.S. 290 and Skinner Road. Rebecca Le represented the landlord, NewQuest Properties. John Phelps of Phelps Commercial Realty represented the tenant.

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*The Chronicle lists commercial real estate transactions each Monday. Send items to [realestatedeals@chron.com](mailto:realestatedeals@chron.com).*

**Clarion Partners** has purchased One Oak Park, a 153,342-square-foot building, and an adjacent 4.2-acre land parcel, in the Westchase District. The six-story building was developed by Carlyle/Means-Knaus Partners in 2009. The property has frontage on Rogerdale and is just south of Town Park Drive. Bernard Branca and Jared Chua of CBRE represented the sellers, the Carlyle Group, via Carlyle Realty Partners V and Means-Knaus Partners.



CBRE

**Clarion Partners has purchased One Oak Park near Beltway 8 north of Bellaire Boulevard in Westchase.**