

DEAL OF THE WEEK

Firm begins work on second building next to Geico office

By Katherine Feser

Two months after superstar investor Warren Buffett cut the ribbon on the first office building in the Mason Creek Office Center, developer Myers, Crow & Saviers Ltd. has started construction on another.

Mason Creek Office Center II, a 127,955-square-foot building near Mason Road and Interstate 10, is also being built before securing a tenant. It's going up on 9.3 acres in Parkside Capital's Mason Creek Corporate Park with completion targeted in February.

Geico, which is part of Buffett's publicly traded holding company, Berkshire Hathaway, leased the first building in December and started moving in earlier this year. The 135,000-square-foot structure serves as a

claims operations center and will eventually house up to 10,000 employees.

"We felt like with the job growth still being very strong in Houston and the continuing flight to quality in newer buildings to attract labor, that this is a good time to deliver another new building," said Mark Saviers, a principal at Myers, Crow & Saviers.

The building is part of the company's strategy to deliver new Class A space at a Class B price. Each floor of the new three-story building at 21700 Merchants Way will contain 42,651 square feet.

"The large floor plates allow for more high-density users," Saviers said. "We're finding there is a continuing drive that has been going on for several years towards more efficiency and consolidation in corporate America."

The building is de-



Myers, Crow & Saviers

Myers, Crow & Saviers broke ground on Mason Creek Office Center II, Katy, near Mason Road at Interstate 10 two months after Geico moved into the first building. The office building is being built without a secured tenant.

signed to accommodate six people per 1,000 square feet, Saviers said. That represents a 50 percent rise over the four people per 1,000 square feet that is typical of midrise office buildings with smaller floors. The midrise buildings often have their own parking garages, while the Mason Creek project has surface

lot parking. The asking rent of \$18 per square foot per year at Mason Creek Office Center II compares with about \$28 per square foot per year in new midrise buildings in the Energy Corridor, Saviers said. The rents do not include additional expenses such as taxes and utilities. Bob Cromwell and

Kevin Nolan of Moody Rambin are spearheading the leasing efforts for the building. Burton Construction serves as general contractor, Dupree & Associates is the architect, and Rennell Associates is the construction manager.

The property is the 12th speculative building for Myers, Crow & Saviers

in the Houston area. The buildings have attracted tenants from the engineering, health care and financial services sectors. Tenants frequently take 100,000 square feet or more, Saviers said.

Most of the earlier buildings were developed along Beltway 8 in the Westchase or the Greenspoint areas. The latest ones are close to the Grand Parkway, which Saviers sees as the next artery of growth.

The completion of the Grand Parkway to U.S. 290 is opening up a new territory for residential developments, adding to the employee base for area office buildings.

Companies are starting to look westward so workers can avoid congestion along Interstate 10 in the Park to area, Saviers said. Myers, Crow & Saviers has developed 70 office and industrial projects totaling 11 million square feet in Houston, Dallas/Fort Worth and San Antonio. In Houston it has developed 1.5 million square feet.

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Sales

APARTMENTS

CKP Carrington, an entity of Virtu Investments, has purchased Carrington at Barker Cypress, a 330-unit community at 7202 Barker Cypress, from MRP Barker Cypress, an entity of McCann Realty Partners. The 5-year-old community is 98 percent occupied, according to oconndata.com.

RETAIL

Manuel Tamayo and **Mayela Tamayo** have purchased a restaurant building at 101 W. Dallas St. in Conroe. The site was formerly Bruno's Barbeque, a Pappas Restaurants family holding. Judy Czajkowski and Mitchell Oxman of MHW Real Estate represented the buyers.

LAND

Quad Hotels has purchased an additional 1.05 acres in the 7300 block of Garth Road in Baytown from R&S Five Star Properties for construction of a Marriott Extended Stay hotel. Claire Sinclair Gavrel with Claire Sinclair Properties represented the buyer.

Interstate Prosperity Hospitality Group has purchased 1.8 acres at 10500 Katy Freeway, Ed James with UCR represented the seller. Joseph Michael & Margaret Ann Girard, Matt Parsons with CBRE represented the buyer.

WSQ Estates has purchased a tract at 5202 Chandler and Arnold for a residential development. Keith Jaehne with General Property & Services represented the seller, Carl Poe. Sudhof Properties represented the buyer.

Leases

William Jacob Management has leased 29,251 square feet at Broadfield Park Ten, 15010 Park Ten Place. Stewart Lyman and Ryan Bishop of Stream Realty Partners represented the landlord, SRP Park Ten Investors. John Richardson of Office Space Advisors represented the tenant.

INDUSTRIAL

BASF has renewed a lease for 72,505 square feet at Crosspoint Warehouse, 1701 Crosspoint Ave. Matteo Hamilton and Jeremy Lumbreras of Stream Realty Partners represented the landlord, DRA Advisors. Jeff Kernochan with Fischer & Co. represented the tenant.

Prairie Supply has renewed a lease for 19,950 square feet at Clay-Camp-



Avera

Avera is developing a distribution center building at 499 Century Plaza Drive.

bell Business Park, 5066 Clay Road. Justin Robinson and Matteson Hamilton of Stream Realty Partners represented the landlord, Liberty Property Trust. Greg Egan with LeaseSquareFeet.com represented the tenant.

Flexpipe renewed and expanded to 14,536 square feet at the Ashford 6 building at 1155 Dairy Ashford. Bob Cromwell and Kevin Nolan of Moody Rambin represented the landlord, BRI 1851 Ashford.

RETAIL

First Choice ER has signed a ground lease for 51,832 square feet in Brazos Town Center at U.S. 59 and FM 762 in Rosenberg. Bob Conwell represented the landlord, NewQuest Properties. Mark Raines of CBRE represented the tenant.

Titan Fitness Texas has leased 46,133 square feet in Fondren Road Plaza at 7042-7098 Fondren for a fitness club. Jennifer Rabon represented the owner, Hartman Short Term Income Properties XIX. Sherman Hinkleman of Retail Connection represented the tenant.

Dr. Bilvesh Patel has leased a 2,259-square-foot dental office in the Riverstone Shopping Center at University and IJ Parkway in Sugar Land. John Phelps

of Phelps Commercial represented the tenant. Hannah Townsend and Joshua Jacobs represented the landlord, Satya.

Tamales Dona Tere has leased 1,950 square feet at the Yorktown Crossing Shopping Center at Texas 6 North and West Little York. Hannah Townsend and Josh Jacobs of Edge Realty Partners represented the landlord, Satya.

All Things Party has leased 2,600 square feet at 12740 Grand Square in the Lakewood Town Square shopping center. Adrian Ramirez of NAI Houston represented the landlord.

The Mattress Firm has leased 3,795 square feet in the Woodway Arch Shopping Center at 5750 Woodway Drive. Greg DeGeorge represented the landlord, DeGeorge Properties I. Scott Gardner of UCR Houston represented the tenant.

Natural Pawz has leased 1,600 square feet at 24230 Kuykendahl in Spring. David Wise and Elliott Bridger of UCR Houston Retail represented the landlord, Milestone West Rayford S.C. Ltd. Denise Ksiazek of Cypressbrook Co. represented the tenant.

Richard Cos. announced two tenants at

its Deerbrook Corner center at 20020 and 20103 U.S. 59. **Gomez Western Wear** has leased 5,000 square feet, and **E-Cig & Vapor Lounge** has leased 1,128 square feet. Mickey Meyer-Sturgis of The Richard Cos. negotiated the leases.

Crossfit Triune has signed a 6,000-square-foot lease in the Atascocita Market Square Shopping Center at FM 1960 and Pinehurst Trails. Jason Gaines with Huntington Properties represented the landlord.

Convenient Dollar Plus has opened at 248 S. Egret Bay Blvd. next to Kroger at FM 518 and FM 270 in League

City. The company has contracted with Dollar Store Services, a discount retail store developer that provides services such as finance, site and lease assistance, fixtures, merchandise, labor, training and support.

Whoop U, a Texas A&M Co-Op, has leased 2,385 square feet at the Coles Crossing Shopping Center at U.S. 290 and Barker Cypress. Hannah Townsend and Josh Jacobs of Edge Realty Partners represented the landlord, West Houston Retail. Kathy King of Oldham Goodwin Group represented the tenant.

Etc.

APARTMENTS

Allied Realty has broken ground on The Retreat at Riverstone, a 249-unit complex at 18545 University Blvd. in Sugar Land. Designed by Wallace Garcia, The Retreat at Riverstone will offer floor plans from one to three bedrooms, including townhome units with two-car attached garages. Opening is planned in the Fall 2014.

SUITES

BusinessSuites, a nationwide provider of executive office suites and virtual offices, has relocated its Uptown location to the newly developed 2 BLVD Place building. BusinessSuites Uptown occupies the top floor of the six-story building at 1700 Post Oak Blvd. The Austin-based company has 27 locations across the U.S., with seven in the Houston area.

INDUSTRIAL

Houston-based **Avera** announced that the fill-wall panels are up at its Century Plaza Distribution Center, Building I, project at 400 Century Plaza Drive. The 149,760-square-foot cross-dock building near Interstate 45 between Airtex and Richey is being offered for lease to one or more tenants. Completion is planned in the third quarter. Gray Gilbert of CBRE is handling leasing.

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