

Spears plunks down \$8.3 million for business park

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Spears Real Estate LLC purchased the Quad 205 Business Park, near Northeast 39th Street and Northeast 112th Street, in Vancouver from McMorgan & Company for \$8.3 million. The 108,625-square-foot property consists of four multi-tenanted buildings.

Steve Dodds and Denis O'Neill of NAI Norris, Beggs & Simpson represented the buyer; David Hill of Grubb & Ellis represented the seller.

OFFICE LEASES

● Transcore, a trucking and logistics firm, renewed its lease for 38,065 square feet at Creekside 4, 11000 S.W. Stratus St., Beaverton, with Creekside 4 Equities LLC. John Medak, Jennifer Medak and Andrew Rosengarten of NAI Norris, Beggs & Simpson represented the tenant.

● The U.S. General Services Administration leased 9,068 square feet at Airport Business Center, 6135 N.E. 80th Ave., Portland, from West Feliciana Properties LLC. Raymond Callaway of Jones Lang LaSalle Americas Inc. represented the government; Michelle Franceschi of Grubb & Ellis represented the property.

● McClenahan Bruer Communications leased 5,536 square feet at Water Tower, 5330 S.W. Macadam Ave. Portland, from Water Tower LLC. Mark McFarland of Pacific Real Estate Partners represented the tenant; Peter Andrews and Nick Ehlen of Melvin Mark Brokerage Co. represented the property.

● Fidelity National Title Co. of Oregon leased 4,355 square feet at Lloyd 700 Building, 700 N.E. Multnomah Blvd., from Lloyd District Properties Inc. Brandon Frank of Grubb & Ellis represented the tenant; the property was self-represented.

● Crowd Factory, a social marketing web site design firm, leased 4,095 square feet at

the Oregon Trail Building, 333 S.W. Fifth Ave., Portland, from OTB LLC and will move in Jan. 1. Andrew Rosengarten and Sean Turley of NAI Norris, Beggs & Simpson brokered the deal.

● The Bar Method, a fitness conditioning studio, leased 3,746 square feet at 910 N.W. Hoyt St., Portland, from Robert Sacks and will open in spring 2010. Melissa Darm of HSM Pacific Realty represented the tenant; Caryl Brown of Debbie Thomas Real Estate represented the property.

● Columbia Research Group leased 3,232 square feet at Water Tower, 5330 S.W. Macadam Ave., Portland, from Water Tower LLC. Peter Andrews and Nick Ehlen of Melvin Mark Brokerage Co. represented the property.

● Global Logistics Inc. leased 3,006 square feet at Sunset Business Park, 9400 S.W. Barnes Road, Portland, from Suntek Properties LLC. Jake Lancaster and Eric Haskins of Grubb & Ellis represented the tenant; Tom Fellman of CB Richard Ellis represented the property.

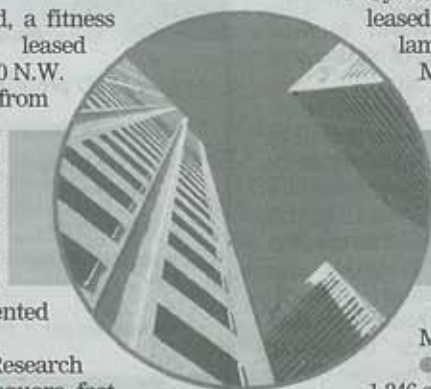
● C & P Attorneys at Law signed a new lease for 2,539 square feet at Sunnybrook Corporate Center, 9200 S.E. Sunnybrook Clackamas, with Quest Group Trust VII. Josh Schweitz of GVA Kidder Mathews represented the tenant.

● Western States Inc. leased 2,300 square feet at Omark Business Center, 5687 S.E. International Way, Portland, from Illig Investments Co. Jeff Snyder of Grubb & Ellis brokered the deal.

● OTR Inc. leased 2,167 square feet at Congress Center, 1001 S.W. Fifth Ave., from OR-Congress Center Ltd. Partnership. Tom

Remley of Grubb & Ellis represented the tenant; Brandon Frank, Eric Haskins and David Squire of Grubb & Ellis represented the property.

● Systems Management Inc. subleased 1,973 square feet at Wilamette Park Plaza, 6420 S.W. Macadam Ave., Portland, from Geoff Bernhardt.



REAL ESTATE ROUNDUP

Kevin Joshi of GVA Kidder Mathews brokered the deal.

● Richard Manos leased 1,846 square feet at Creekside Corporate Park, 8705 S.W. Nimbus Ave., Beaverton, from PS Business Parks. Brandon Frank, Eric Haskins and David Squire of Grubb & Ellis represented the property.

● Paramount Building Solutions LLC leased 1,785 square feet at Omark Business Center, 5687 S.E. International Way, Portland, from Illig Investments Co. Jeff Snyder of Grubb & Ellis brokered the deal.

● APC Enterprises, a tax preparation and accounting firm, leased 1,700 square feet at 6400 N.E. Highway 99, Vancouver, from Bailey Family Trust. KC Fuller of Eric Fuller & Associates Inc. represented the tenant; Jerry Hafidahl of Metro Property Management represented the property.

● Bridgewater Group Advisors LLC, which manages group-owned investment real estate, subleased 1,652 square feet at 9570 S.W. Barbur Blvd., from TALX Corp. Michelle Franceschi of Grubb & Ellis represented TALX.

INDUSTRIAL LEASES

● Product Development Corp., a phone

book distributor, leased 6,640 square feet at Westport Business Park, 19020 S.W. Shaw Road, Aloha. Scott Pierce, Michael Merino and Scott Maclean of NAI Norris, Beggs & Simpson brokered the deal.

● Moso Graphics LLC signed an expanded lease for 6,420 square feet at Airport Center II, 5541 N.E. 122nd Ave., Portland, with The Realty Associates Fund VI LP. Sean McCarthy of GVA Kidder Mathews brokered the deal.

● Linnea LLC, a decorative and architectural hardware business, leased 6,258 square feet at Sunset Highway Business Park, Hillsboro, from Pacific NW Properties. Evan Bernstein and Dave Ellis of Capacity Commercial Group brokered the deal.

● Piller Plastics, which makes injection molded plastic products, leased 3,750 square feet at Port of Camas/Washougal, 3830 S. Truman St., Washougal. Bill Connelly of Eric Fuller & Associates Inc. represented the property.

● Family Kicks, a taekwondo studio, leased 3,320 square feet at Westport Business Park, 19040 S.W. Shaw Road, Aloha. Scott Pierce, Michael Merino and Scott Maclean of NAI Norris, Beggs & Simpson brokered the deal.

● Friends Towing leased 3,320 square feet at Westport Business Park, 19040 S.W. Shaw Road, Aloha. Scott Pierce, Michael Merino and Scott Maclean of NAI Norris, Beggs & Simpson brokered the deal.

RETAIL LEASES

● Curves for Women, a women's gym, signed a new lease for 2,304 square feet at EastRidge Business Park, 11700 N.E. 95th St., Vancouver. Byron Roselli and Adam Roselli of Eric Fuller & Associates represented the property.