

For more information
Tina McClary
214.378.1212

VENTURE TAKES COMMAND OF DBJ'S LARGEST LEASES 2008 RANKING

The February 27, 2009, **Dallas Business Journal** included a list of 2008's largest (by square foot) retail leases completed in the DFW Market. The Venture team represented tenants and/or landlords in 9 of the top 25 transactions.

Heading up the list was the 88,051 SF **Academy Sports & Outdoors** location at McKinney Center, 1720 W. University in McKinney, Texas. **Scott Espensen** of Venture and Ken Espensen of Ken Espenson Co. represented Academy in the lease negotiation.

John Zikos, Chris Gibbons and **Charlotte Walley** at Venture represented the owners at MacArthur Crossing in Irving in the 55,824 SF **Toys "R" Us/Babies "R" Us** lease. Mark Reeder, Daniel Taylor and Ryan Johnston of SRS Real Estate Partners represented the tenant.

Jason Byrne of Venture worked with **Halloween USA** is negotiating 15 retail locations for its 2008 season. Two of these retail leases made the DBJ's rankings: a 48,800 SF store at Alpha Parkway Plaza in Dallas and a 31,914 SF store at Marketplace at Towne Center in Mesquite.

John Zikos, Chris Gibbons and **Charlotte Walley** at Venture continued to work with **LA Fitness** in 2008 as they strengthened their DFW presence again with 2 more leases in the rankings. The West 7th, Fort Worth, location is a 44,531 SF lease where the owner was represented by Steve Ewing of SRS Real Estate Partners. The Shops at Mockingbird Lane, Dallas, facility is 37,418 SF, and the owner was represented by Teri Dorazil of SRS Real Estate Services and **Chris Gibbons** and **Jason Byrne** of Venture.

Newflower Farmers Market made its push into the DFW market last year under the guidance of its tenant rep team of **Clay Mote, Larry Leon** and **Albert Hernandez** of Venture Commercial. The 33,555 SF location at 1800 N. Henderson in Dallas was negotiated with Chris Bryant of Andres Properties, representative for the owner. **Bryan Cornelius, John Zikos** and **Charlotte Walley** of Venture represented the owner in the 33,331 SF Preston Parker Crossing transaction.

John Zikos, Chris Gibbons and **Charlotte Walley** represented **Sprout's Farmers Market** in its lease at Woodside Village in Coppell. In this 28,673 SF lease, the owner was represented by Karla Smith and Jean Smith of United Commercial Realty.

Venture Commercial is one of Texas' leading retail brokerage companies with 26 brokers in offices in Dallas/Fort Worth and Houston. **Venture Commercial** was founded in 2000 to create a new standard of excellence for the Texas commercial real estate market. Today, Venture Commercial leads the DFW area in retail brokerage services.