

Warner Business Center in Tempe sold

real-estate news



By **John McLean**
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ViaWest Group in Phoenix sold **Warner Business Center** at 1121, 1131, 1221, 1231, 1241 W. Warner Road, and 8905, 8930 S. Beck Ave. in Tempe to **Warner Business Center I LLC** and **Warner Business Center 4 LLC**, both entities of **Voit Real Estate Services**, for \$40 million. Both parties represented themselves in the transaction. **Bill Bayless** of CBRE had served as ViaWest's leasing agent and was instrumental in the success of the project, and **Tom Richards** of Voit Real Estate Services worked on behalf of the buyer of this 321,327-square-foot business property.

Major deals

Arizona State Land Department sold 105.72 acres on the southwestern corner of Tatum Boulevard and Pinnacle Peak Road in Phoenix (Desert Ridge) to **Taylor Morrison Arizona Inc.** for \$28.1 million. **Bret Rinehart**, **Ryan Semro** and **Ben Heglie** of Land Advisors Organization in Scottsdale handled the transaction.

IED Copper Pointe LLC of Las Vegas sold **Copper Point Business Park** on the southwestern corner of the Loop 202 and Val Vista Drive in Gilbert to **West Coast Capital Partners** for \$12.75 million. **Braxton Glass** of Orion Investment Real Estate in Scottsdale negotiated the transaction for this three-building, two-story, office/retail complex.

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Dunn Edwards Paints sold two industrial buildings at 1868 and 1872 E. Broadway in Tempe to **Hypertec USA**, a subsidiary of **Ciara Technologies** of Saint-Laurent, Quebec, for \$3.6 million. **Evan Koplan** and **Mike Parker** of CBRE in Phoenix represented the buyer, and **Rick Lee** and **Allen Lowe** of Lee & Associates in Phoenix represented the seller of these buildings totaling 129,690 square feet. Hypertec USA will operate the new space as a warehouse/distribution location for the reseller of IT equipment.

Fieldbrook Payson Partners LLC sold 26.8 acres of land know as **Rumsey Ridge Development** in Payson to **TTL Timber Ridge LLC** for \$2.147 million. **John Filli** of NAI Horizon represented both the buyer and the seller.

North Mountain Professional Plaza LLC sold **North Mountain Professional Plaza** at 1850 E. Thunderbird Road in Phoenix to **LDP Associates** of Phoenix for \$1.325 million. **Eric Wichterman**, **Mike Coover** and **Andy Cloud** of Cassidy Turley in Phoenix represented the seller, and the buyer of this 9,850-square-foot office property was self-represented.

Educational-services provider **DeVry Inc.** signed a lease for 26,036 square feet of office space in **Rio Nuevo Professional Plaza** at 201 N. Bonita Ave. in Tucson with **RNPP LLC**. **David Montijo** of CBRE represented the landlord, and **Newmark Knight Grubb Frank** of New York City represented the tenant who took occupancy earlier this month.

Schneider & Associates Structural Engineers signed a lease for 6,140 square feet of office space in **Campbell Plaza Offices** at 2980 N. Campbell Ave. in Tucson with **Campbell Plaza Two LLC**. **Buzz Isaacson** of CBRE represented the landlord, and **Andrew Sternberg** of Oxford Realty Advisors represented the tenant.

Pil Sung Taekwondo Martial Arts Academy signed a lease for 1,500 square feet at 6300 E. Golf Links Road in Tucson with **Karlin Real Estate LLC**. **David Dutson** of CBRE represented the landlord, and **Betsy Robinson** of BR Properties represented the tenant.

Promotions and hires

Chandra Graham joined **Cushman & Wakefield of Arizona Inc.** capital markets group in Phoenix as a director. She will work with **Chris Toci** and **Chad Littell**. Previously, she was a director in the valuation and advisory services group. She is a commercial real estate appraiser with over 15 years experience.

Keri AmRhein-Scott has been promoted to associate in the industrial properties group at **Cushman & Wakefield of Arizona Inc.** She joined the company in 2012 and has five years experience in property management. AmRein-Scott received her degree from the **University of Arizona**.

At **Dircks Moving & Logistics** in Phoenix, **Janet Dircks** has been promoted to relationship manager and **Leann Coakley** joined the company as human resources manager.

Awards and honors

Ken Nessler of **Sun Valley Masonry** has received the 2014 Arizona Construction Pioneer award from the **Valley of the Sun Construction Financial Management Association** for his dedication to the masonry industry.