

**APRIL 2009**

### Leasing Activity

**IDI's Greenspoint Business Center** has announced three recent leases. **Lindab Inc.**, a manufacturer of products and solutions for the HVAC industry, has leased 61,000 square feet in Building D at 101 Esplanade Dr. **The Linc Group**, a commercial HVAC service provider, has leased 7,600 square feet in Building A at 11710 North Frwy. Another 122,000 square-foot agreement is under way with a food distribution business. (March 2009)

**Ozborn-Hessey Logistics LLC**, a third party logistics provider, has leased 147,000 square feet in ProLogis Building 8, located east of Interstate 45 between Airtex Drive and Richey Road. (March 2009)

**Derma Sciences Inc.**, maker of advanced wound care products, has leased 52,770 square feet in the Hardy Distribution Center, located at 1517-1521 Greens Rd. (March 2009)

**Diligent Delivery Systems**, a provider of delivery and transportation services for domestic and international shipments, has leased 12K SF at 333 North Sam Houston Pkwy. E. **Mincron SBC Corporation**, a supplier of distribution and warehouse software solutions, has renewed its office lease of 10,686 square feet in the same building. (February 2009)

**Honeywell**, a diversified technology and manufacturing leader, has leased 80,000 square feet at 11201 Greens Crossing. (January 2009)

**Trelloborg**, a global industrial group based on advanced polymer technology, has leased 13,500 square feet in Sam Houston Plaza. (January 2009)

**FMC Technologies**, a leading oil and gas equipment provider, has leased 79,463 square feet of a 135,030 square-foot building in the North Belt Office Center. (October 2008)

**Exterran** has selected Greenspoint for its corporate headquarters. The company has more than 12,000 employees worldwide with approximately 800 Greenspoint employees, and occupies two of three Greenspoint buildings. **McMoRan Exploration Co.**, a subsidiary of Arizona-based Freeport-McMoRan Copper & Gold Inc. has recently moved 50-plus employees and occupies 2 ½ floors of the third building, located on the southeast corner of Benmar and Northchase. (April 2008)

### Land Acquisitions/Construction

**Sysco Corp.** acquired Greenspoint land for a new 650,000-square-foot facility to include a high-tech distribution center and state-of-the-art test kitchen. Construction is expected to be complete in 2009.

**Aries Freight Systems**, a transportation and logistics company, is nearing completion on the construction of a new facility on 8.5 acres of land adjacent to Bush IAH. The new location, at 1501 E. Richey, will serve as Aries world headquarters and Houston district office. The facility will have 15K SF of office/administrative space and 45K SF of warehouse space. Employees are expected to relocate from Aries existing facility at 16554 Air Center Blvd. by the end of March 2009.

**Schulz USA Inc.** has purchased 16 acres of land in the Interwood Business Park, located on John F. Kennedy Blvd. south of Beltway 8. The property will serve as the company's new North American headquarters and distribution center, and will house a 56,880 square-foot building. (February 2009)

**CCIB**, an affiliate of Austin-based Capital Commercial Investments has acquired a 12.5 acre site located between FM 525 and Interwood South Parkway from Essex Capital. The property will be used for light industrial development. Specific plans have not been announced. (February 2009)

A drilling fluid solutions and state-of-the-art drilling waste management services firm, **Scomi Oiltools**, bought 6.3 acres at the northeast corner of Interwood South Parkway and Heathrow Forest Parkway. (February 2009)

**Live Oak-Gottesman**, an Austin-based investment builder, has purchased a site at the southwest corner of Interwood South Parkway and Heathrow Forest Parkway. The property is being developed for the U.S. Customs and Border Control Protection Services. Construction of the 35,000 square-foot facility will start in late 2009. (February 2009)

The Simpkins Group's 500,000 square foot **Walgreens Distribution Center**, located at 1805 Greens Rd. near the Hardy Toll Rd., is nearing completion. (December 2008)

**Yamazaki Mazak Corp.**, a Japan-based maker of machine tools for the manufacturing industry, has purchased 4.4 acres in Greens Crossing for a 35,000 square-foot technology center. (October 2008)

**The Houston Fire Department** has acquired land at I-45 and Gears Road for a new fire station. (October 2008)

### Project Updates

Plans for **Greenspoint Mall's** \$32 million, Phase I renovation include a 20-screen movie theater, restaurants and a public plaza. The project is in the construction permitting process.

Expansion of the **North Sam Houston Parkway**, between I-45 and the Hardy Toll Road, is expected to begin second quarter 2009. The project will also widen the service roads to three lanes.

Reconstruction of **Greenspoint Drive** is expected to begin in second quarter 2009. The project will include the addition of landscaped medians, new bus stops and benches, and placing utilities underground.