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## TODAY'S REGIONAL NEWS - Texas

### TEXAS

#### GRUBB & ELLIS BROKERS SALE OF SOUTH SHORE MARKETPLACE

LEAGUE CITY, TEXAS — Grubb & Ellis has brokered the sale of South Shore Marketplace, an approximately 32,000-square-foot retail center located at the intersection of League City Parkway and South Shore Boulevard in the Houston suburb of League City. The property comprises an approximately 28,000-square-foot, multi-tenant building and an approximately 4,000-square-foot building ground leased to Chase Bank. Occupancy was at 96 percent at the time of closing. South Shore Marketplace is shadow anchored by Kroger. George Cushing and Wendy Vandeventer of Grubb & Ellis' Houston office represented the seller, Regency Centers. The property was acquired by Dallas-based Dunhill Partners for an undisclosed amount.

#### QUORUM OFFICE PARK PORTFOLIO REFINANCED FOR \$21.5 MILLION

DALLAS — The Dallas office of Holliday Fenoglio Fowler (HFF) has arranged a \$21.5 million loan for the refinancing of a three-property office portfolio located within Quorum Office Park in Dallas. The three properties total 465,865 square feet, and they include 5000 Quorum, Quorum Place and Quorum North. The office park is situated adjacent to the North Dallas Tollway and Belt Line Road in the city's Far North submarket. HFF's Kevin MacKenzie originated the loan on behalf of Birmingham, Ala.-based Harbert Management Co. Terms of the loan include a fixed interest rate and a 3-year term. The lender was ViewPoint Bank.

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