



Commercial *focus*

2023 QUARTER 1

Across all property types and service groups, TCN Worldwide's 1,500+ brokers and salespeople have a well-earned reputation for independent thinking and cooperative problem solving in more than 200 markets worldwide.

TCN Worldwide, a consortium of independent commercial real estate firms, provides complete integrated real estate solutions locally and internationally. With approximately \$47.3 billion in annual transactions, TCN Worldwide ranks as one of the largest service providers in the industry. An extensive range of real estate services coupled with a personal commitment to exceed client expectations is what allows TCN Worldwide to be a leader within the commercial real estate industry. Formed in 1989, TCN Worldwide is comprised of over 1,500 commercial real estate professionals serving more than 200 primary and secondary markets worldwide. For more information, visit tcnworldwide.com.

Top Ten TCN Worldwide Deals

1. **\$52,800,000 | 60,000 SF | Office Sale** – Barry Bram at Starboard Commercial/TCN Worldwide in San Francisco, CA represented the seller, T2 Hotels.
2. **\$21,000,000 | 139,176 SF | Multi-Family Sale** – Monty Spencer at Mid-Atlantic Commercial/TCN Worldwide in Yorktown, VA represented the buyer, BIG WVA LLC, to purchase Warwick Village Apartments at 295 Nelson Dr, Newport News, VA 23601.
3. **\$19,500,000 | 251,000 SF | Industrial Investment Sale** – Steve Gordon, Luke C. Timmis, Griffin Pitcher, and Cade Kozlowski at Signature Associates/TCN Worldwide in Detroit, MI represented both the buyer and seller.
4. **\$15,250,000 | 124 Units | Multifamily Sale** – Unique Properties/TCN Worldwide in Denver, CO represented both parties, 31st Street Rd Co (Buyer) & Parkwood Place LLC (Seller). Agents Phil Dankner, Kevin Higgins, Marc Lippitt, & Justin Herman represented the seller; Elliott Polanchyck, Will McCauley, Phil Dankner, Kevin Higgins, Marc Lippitt, & Justin Herman represented the buyer.
5. **\$15,178,553 | 82,475 SF | Office Lease** – Tre Dupuy and Ian Self at Price Edwards and Company/TCN Worldwide in Oklahoma City, OK represented the tenant, AML Rightsource.
6. **\$13,806,500 | 129,037 SF | Industrial Sale** – Brad Viergever and Jim Montgomery at Signature Associates/TCN Worldwide in Detroit, MI represented the seller, MHOC, LLC.
7. **\$13,390,000 | 68,290 SF | Self-Storage Sale** – Monty Spencer, Dylan Stallings, and Fred Paris at Mid-Atlantic Commercial/TCN Worldwide in Yorktown, VA represented the buyer, Prime Storage Bremerton LLC.
8. **\$12,500,000 | 138,500 SF | Industrial Sale** – Tom Myers and Jake Cook at Unique Properties/TCN Worldwide in Denver, CO represented the buyer, Arbor Village Phase II, LLC.
9. **\$11,892,900 | 106,424 SF | Industrial Lease** – Dan Lofgren at Forte Real Estate Partners/TCN Worldwide in Minneapolis/St. Paul, MN represented the tenant, Nextern.
10. **\$10,432,186 | 50 Acres | Land Sale** – Tre Dupuy and Ian Self at Price Edwards and Company/TCN Worldwide in Oklahoma City, OK represented the seller, Wilshire Development.

Top Five TCN Worldwide Office Deals

1. **\$52,800,000 | 60,000 SF | Office Sale** – Barry Bram at Starboard Commercial/TCN Worldwide in San Francisco, CA represented the seller, T2 Hotels.
2. **\$15,178,553 | 82,475 SF | Office Lease** – Tre Dupuy and Ian Self at Price Edwards and Company/TCN Worldwide in Oklahoma City, OK represented the tenant, AML Rightsource.
3. **\$9,117,133 | 123,952 SF | Office Sale** – Zak Kottler, Joe Cosgrove, and Hunter Chasse at LevRose Commercial/TCN Worldwide in Scottsdale, AZ represented the landlord, Prosperity Home Mortgage, LLC.
4. **\$7,900,000 | 30,279 SF | Office Sale** – W. Jason Grace, CCIM, SIOR at Landmark Commercial Realty/TCN Worldwide in Harrisburg, PA represented the seller, Yellow Breeches Investors, LLC.
5. **\$5,700,000 | 114,000 SF | Office Sale** – Steve Gordon, Dave Miller, and Gary Stephens at Signature Associates/TCN Worldwide in Detroit, MI represented the buyer, 5555 New King Drive, LLC.

Top Five TCN Worldwide Retail Deals

1. **\$7,500,000 | 24,254 SF | Retail Sale** – Dave Dilday at Pacific Coast Commercial /TCN Worldwide in San Diego, CA represented the seller, 1619 Pacific Highway LLC.
1. **\$4,900,000 | 18,000 SF | Retail Sale** – Sean Lieb at Levrose Real Estate/TCN Worldwide in Scottsdale, AZ represented the buyer, Guru Nanak Investments, LLC.
2. **\$3,914,810 | Retail Multi-Tenant Building** – George Larson & Manish Adiani at Barclay Street Real Estate/TCN Worldwide in Calgary represented the seller, 1274664 Alberta Ltd.
3. **\$3,400,000 | 23,500 SF | Retail Sale** – Matt Beeks and Mark Cassell at Levrose Real Estate/TCN Worldwide in Scottsdale, AZ represented the buyer, ARG Group, LLC.
4. **\$3,300,000 | 8,896 SF | Retail Sale** – Unique Properties/TCN Worldwide in Denver, CO represented both parties, 13th and Broadway Holding Company, LLC (Buyer) & 1205 E 13th Partners, LLC (Seller). Marc Lippitt and Justin Herman represented the seller and Elliott Polanchyck, Will McCauley, Phil Dankner, and Kevin Higgins represented the buyer.

Top Five TCN Worldwide Industrial Deals

1. **\$19,500,000 | 251,000 SF | Industrial Investment Sale** – Steve Gordon, Luke C. Timmis, Griffin Pitcher, and Cade Kozlowski at Signature Associates/TCN Worldwide in Detroit, MI represented both the buyer and seller.
2. **\$13,806,500 | 129,037 SF | Industrial Sale** – Brad Viergever and Jim Montgomery at Signature Associates/TCN Worldwide in Detroit, MI represented the seller, MHOC, LLC.
3. **\$13,390,000 | 68,290 SF | Self-Storage Sale** – Monty Spencer, Dylan Stallings, and Fred Paris at Mid-Atlantic Commercial/TCN Worldwide in Yorktown, VA represented the buyer, Prime Storage Bremerton LLC.
4. **\$12,500,000 | 138,500 SF | Industrial Sale** – Tom Myers and Jake Cook at Unique Properties/TCN Worldwide in Denver, CO represented the buyer, Arbor Village Phase II, LLC.
5. **\$11,892,900 | 106,424 SF | Industrial Lease** – Dan Lofgren at Forte Real Estate Partners/TCN Worldwide in Minneapolis/St. Paul, MN represented the tenant, Nextern.

Top Five TCN Worldwide Multi-Family/Land Deals

1. **\$21,000,000 | 139,176 SF | Multi-Family Sale** – Monty Spencer at Mid-Atlantic Commercial/TCN Worldwide in Yorktown, VA represented the buyer, BIG WVA LLC, to purchase Warwick Village Apartments at 295 Nelson Dr, Newport News, VA 23601.
2. **\$15,250,000 | 124 Units | Multifamily Sale** – Unique Properties/TCN Worldwide in Denver, CO represented both parties, 31st Street Rd Co (Buyer) & Parkwood Place LLC (Seller). Agents Phil Dankner, Kevin Higgins, Marc Lippitt, & Justin Herman represented the seller; Elliott Polanchyck, Will McCauley, Phil Dankner, Kevin Higgins, Marc Lippitt, & Justin Herman represented the buyer.
3. **\$10,432,186 | 50 Acres | Land Sale** – Tre Dupuy and Ian Self at Price Edwards and Company/TCN Worldwide in Oklahoma City, OK represented the seller, Wilshire Development.
4. **\$9,900,000 | 122 Acres | Land Sale** – Steve Gordon and Dave Green at Signature Associates/TCN Worldwide in Detroit, MI represented the seller, Hillside Realty Investments, Inc.
5. **\$6,500,000 | 15.38 Acres | Land Sale** – Cordell Brown at Price Edwards and Company/TCN Worldwide in Oklahoma City, OK represented the seller, SW 15th & S Mustang Rd.

Other Noteworthy TCN Worldwide Transactions

From Markets with an MSA Population of Less Than 1.5M

1. **\$15,178,553 | 82,475 SF | Office Lease** – Tre Dupuy and Ian Self at Price Edwards and Company/TCN Worldwide in Oklahoma City, OK represented the tenant, AML Rightsource.
2. **\$10,432,186 | 50 Acres | Land Sale** – Tre Dupuy and Ian Self at Price Edwards and Company/TCN Worldwide in Oklahoma City, OK represented the seller, Wilshire Development.
3. **\$7,900,000 | 30,279 SF | Office Sale** – W. Jason Grace, CCIM, SIOR at Landmark Commercial Realty/TCN Worldwide in Harrisburg, PA represented the seller, Yellow Breeches Investors, LLC.
4. **\$6,500,000 | 15.38 Acres | Land Sale** – Cordell Brown at Price Edwards and Company/TCN Worldwide in Oklahoma City, OK represented the seller, SW 15th & S Mustang Rd.
5. **\$5,305,035 | 16,613 SF | Office Lease** – Craig Tucker at Price Edwards and Company/TCN Worldwide in Oklahoma City, OK represented the landlord, 6501 N. Classen.
6. **\$5,200,000 | 153,982 SF | Industrial Sale** – Zack Liber at Signature Associates/TCN Worldwide in Toledo, OH represented the buyer, SML 777 Investments, LLC.
7. **\$3,914,810 | Retail Multi-Tenant Building** – George Larson & Manish Adiani at Barclay Street Real Estate/TCN Worldwide in Calgary represented the seller, 1274664 Alberta Ltd.
8. **\$3,870,360 | 121,500 SF | Industrial Lease** – Robert P. Mack at Signature Associates/TCN Worldwide in Toledo, OH represented the tenant, Fresenius USA Manufacturing, Inc.
9. **\$3,685,000 | 14,200 SF | Office Sale** – Eric Massey at MS&C Commercial/TCN Worldwide in Sarasota, FL represented the buyer, S&R Hospitality LLC.
10. **\$3,000,000 | Industrial Sale** – David Wallach at Barclay Street Real Estate/TCN Worldwide in Calgary represented the Developer.