



# Commercial *focus*

2025 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 \$43 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](http://tcnworldwide.com).

## Top Ten TCN Worldwide Deals

1. **\$20,700,000 | 201,625 SF | Industrial Sale** – W. Jason Grace, CCIM, SIOR at Landmark Commercial Realty/TCN Worldwide in Harrisburg, PA represented the seller, MELCON Investments Inc.
2. **\$20,000,000 | 650,000 SF | Industrial Sale** – Danny Rivera and Andrew Holder at Price Edwards & Company/TCN Worldwide in Oklahoma City, OK represented the seller, Xerox Corporation.
3. **\$17,659,920 | 254,625 SF | Industrial Lease** – Greg Hudas and Joe Hamway at Signature Associates/TCN Worldwide in Detroit, MI represented the landlord, Ashley Capital.
4. **\$15,381,648 | 162,637 SF | Industrial Lease** – Greg Hudas and Joe Hamway at Signature Associates/TCN Worldwide in Detroit, MI represented the landlord, Flint Commerce Center 1, LLC.
5. **\$14,220,715 | 475,704 SF | Industrial Lease** - Pete Alveal and Tom Ferguson at Premier Commercial Real Estate Services/TCN Worldwide in Indianapolis, IN represented the tenant, DHE Logistics.
6. **\$10,000,000 | 58,701 SF | Office Sale** – Landmark Commercial Realty/TCN Worldwide in Harrisburg, PA represented both parties. Michael Curran, SIOR represented the seller, 275 Grandview Avenue, LLC, and W. Jason Grace, CCIM, SIOR represented the buyer, 275 Grandview Investors LLC, in this transaction.
7. **\$9,850,000 | 50 Units | Multifamily Sale** – Unique Properties/TCN Worldwide in Denver, CO represented both parties. Elliott Polanchyck and Will McCualey represented the seller, Downing Square Holding Company, LLC, and Gabe Wolf, Phil Dankner, Justin Herman, and Marc Lippitt represented the buyer, Downing Square Apartments, LLC, in this transaction.
8. **\$8,750,000 | 48,600 SF | Industrial Sale** – Brett MacDougall and Michael DeSantis at Unique Properties/TCN Worldwide in Denver, CO represented the buyer, Mark Dabling Partners LP.
9. **\$8,325,000 | 37,309 SF | Shopping Center Sale** – Price Edwards & Company/TCN Worldwide in Oklahoma City, OK represented both parties. George Williams and Paul Ravencraft represented the seller, Decker Center, LLC, and Tre Dupuy and Ian Self represented the buyer, State of Oklahoma Commissioners of the Land Office.
10. **\$6,200,000 | 33,659 SF | Office Sale** – Keri Davies and Jason Reddington with Levrose Commercial/TCN Worldwide in Scottsdale, AZ represented the buyer, Erskine Property Group, LLC.

## Top Five TCN Worldwide Office Sales

1. **\$10,000,000 | 58,701 SF | Office Sale** – Landmark Commercial Realty/TCN Worldwide in Harrisburg, PA represented both parties. Michael Curran, SIOR represented the seller, 275 Grandview Avenue, LLC, and W. Jason Grace, CCIM, SIOR represented the buyer, 275 Grandview Investors LLC, in this transaction.
2. **\$6,200,000 | 33,659 SF | Office Sale** – Keri Davies and Jason Reddington with Levrose Commercial/TCN Worldwide in Scottsdale, AZ represented the buyer, Erskine Property Group, LLC.
3. **\$4,500,000 | 28,700 SF | Office Sale** – Thomas Posavec, SIOR with Landmark Commercial Realty/TCN Worldwide in Harrisburg, PA represented both parties, Room One Corporation (seller) and Central Dauphin School District (buyer).
4. **\$4,500,000 | 21,105 SF | Office/Flex Sale** – Keri Davies and Jason Reddington at LevRose Commercial Real Estate/TCN Worldwide in Scottsdale, AZ represented the buyer, Canyon State Electric, Inc.
5. **\$2,560,000 | 8,000 SF | Office/Flex Sale** – Brett MacDougall and Michael DeSantis at Unique Properties/TCN Worldwide in Denver, CO represented the seller, Galt's Gulch 2347 LLC.

---

## Top Five TCN Worldwide Office Leases

1. **\$5,228,010 | 3,052 SF | Office Lease** – Danielle Davis at LevRose Commercial Real Estate/TCN Worldwide in Scottsdale, AZ represented the landlord, KAW Property Holdings, LLC, in this transaction.
2. **\$3,862,486 | 36,150 SF | Office Lease** – Cathy Bottema at Signature Associates/TCN Worldwide in Grand Rapids, MI represented the tenant, Zoetis, LLC.
3. **\$2,830,862 | 13,315 SF | Office Lease** – Zak Kottler at LevRose Commercial Real Estate/TCN Worldwide in Scottsdale, AZ represented the tenant, MC Residential Communities, LLC.
4. **\$2,122,120 | 19,292 SF | Office Lease** – Tim Pfeiffer at Norris & Stevens, Inc./TCN Worldwide in Portland, OR represented the landlord, State of WA, DCYF.
5. **\$1,371,295 | 9,189 SF | Office Lease** – Megan Malczewski at Signature Associates/TCN Worldwide in Toledo, OH represented the tenant, Wells Fargo Clearing Services, LLC.

---

## Top Five TCN Worldwide Retail Sales

1. **\$8,325,000 | 37,309 SF | Shopping Center Sale** – Price Edwards & Company/TCN Worldwide in Oklahoma City, OK represented both parties. George Williams and Paul Ravencraft represented the seller, Decker Center, LLC, and Tre Dupuy and Ian Self represented the buyer, State of Oklahoma Commissioners of the Land Office.
2. **\$5,480,000 | 64,500 SF | Retail Sale** – George Williams and Paul Ravencraft at Price Edwards & Company/TCN Worldwide in Oklahoma City, OK represented the seller, Golden Prairie Associates LLC, in this transaction.
3. **\$3,500,000 | 10,851 SF | Restaurant Sale** – Price Edwards & Company/TCN Worldwide in Oklahoma City, OK represented both parties. George Williams and Paul Ravencraft represented the seller, North Western Associates LLC, and Danny Rivera and Andrew Holder the buyer, Outwest Partners LLC.
4. **\$3,400,000 | 4,800 SF | Restaurant Sale** – Raul Pulido with Starboard Commercial Real Estate/TCN Worldwide in San Francisco, CA represented the seller, 2816 Middlefield.
5. **\$2,800,000 | 17,118 SF | Retail Sale** – Chris Monsour with Signature Associates/TCN Worldwide in Detroit, MI represented the buyer, 2448 Market Detroit, LLC.

## Top Five TCN Worldwide Retail Leases

1. **\$3,828,860 | 2,083 SF | Retail Lease** – Greg Vanlerberghe at LevRose Commercial Real Estate/TCN Worldwide in Scottsdale, AZ represented the tenant, Betico, LLC.
2. **\$3,339,198 | 14,564 SF | Retail Lease** – Dan Morrow, Marvin Petrous and Joe Banyai at Signature Associates/TCN Worldwide in Detroit, MI represented both parties, Westbelt County Property Limited (landlord) and Pure Experience, LLC (tenant).
3. **\$2,950,292 | 2,449 SF | Retail Lease** – Greg Vanlerberghe at LevRose Commercial Real Estate/TCN Worldwide in Scottsdale, AZ represented the tenant, Sergio & Sons, LLC.
4. **\$1,524,696 | 3,500 SF | Retail Lease** – Mallorie Goody and Elissa VanArsdall at Norris & Stevens, Inc./TCN Worldwide in Portland, OR represented the tenant, The OM LLC dba Oregon Pediatrics.
5. **\$1,218,000 | 5,600 SF | Retail Lease** – Bruce Baja at Signature Associates/TCN Worldwide in Detroit, MI represented both parties, Lormax Stern Lakeside, LLC (landlord) and Gen Sterling Heights, LLC (tenant).

---

## Top Five TCN Worldwide Industrial Sales

1. **\$20,700,000 | 201,625 SF | Industrial Sale** – W. Jason Grace, CCIM, SIOR at Landmark Commercial Realty/TCN Worldwide in Harrisburg, PA represented the seller, MELCON Investments Inc.
2. **\$20,000,000 | 650,000 SF | Industrial Sale** – Danny Rivera and Andrew Holder at Price Edwards & Company/TCN Worldwide in Oklahoma City, OK represented the seller, Xerox Corporation.
3. **\$8,750,000 | 48,600 SF | Industrial Sale** – Brett MacDougall and Michael DeSantis at Unique Properties/TCN Worldwide in Denver, CO represented the buyer, Mark Dabling Partners LP.
4. **\$6,150,000 | 48,000 SF | Industrial Sale** – Scott Finney and Nick Chessar at Norris & Stevens, Inc./TCN Worldwide in Portland, OR represented both parties, IPX 1031 - IPES, Inc (seller) and Langer Industrial EAT LLC (buyer).
5. **\$5,700,000 | 29,000 SF | Industrial Sale** – Keri Davies and Jason Reddington at LevRose Commercial Real Estate/TCN Worldwide in Scottsdale, AZ represented the seller, Triumph East Greenway Acquisitions, LP. TCN Worldwide Assignment, initiated by David Wallach, CCIM, at Barclay Street Real Estate/TCN Worldwide in Calgary.

---

## Top Five TCN Worldwide Industrial Leases

1. **\$17,659,920 | 254,625 SF | Industrial Lease** – Greg Hudas and Joe Hamway at Signature Associates/TCN Worldwide in Detroit, MI represented the landlord, Ashley Capital.
2. **\$15,381,648 | 162,637 SF | Industrial Lease** – Greg Hudas and Joe Hamway at Signature Associates/TCN Worldwide in Detroit, MI represented the landlord, Flint Commerce Center 1, LLC.
3. **\$14,220,715 | 475,704 SF | Industrial Lease** - Pete Alveal and Tom Ferguson at Premier Commercial Real Estate Services/TCN Worldwide in Indianapolis, IN represented the tenant, DHE Logistics.
4. **\$3,909,714 | 507,755 SF | Industrial Lease** – Signature Associates/TCN Worldwide in Detroit, MI represented both parties. Joe Hamway and Greg Hudas represented the landlord, Chesterfield Real Estate Ent, LLC, and Christopher M. D'Angelo and Jim Montgomery represented the tenant, DESign USA, Inc.
5. **\$3,325,692 | 34,362 SF | Industrial Lease** – Chris Roberts with Price Edwards & Company/TCN Worldwide in Oklahoma City, OK represented the landlord, Larson Reno OKC Investors.

## Top Five TCN Worldwide Multi-Family/Land Sales

1. **\$9,850,000 | 50 Units | Multifamily Sale** – Unique Properties/TCN Worldwide in Denver, CO represented both parties. Elliott Polanchyck and Will McCualey represented the seller, Downing Square Holding Company, LLC, and Gabe Wolf, Phil Dankner, Justin Herman, and Marc Lippitt represented the buyer, Downing Square Apartments, LLC, in this transaction.
2. **\$4,600,000 | 74,448 SF | Multifamily Sale** – Sam Walter, Dirk Erdoes and Girma Moaning at Price Edwards & Company in Oklahoma City, OK represented the seller, Community Enhancement Corporation.
3. **\$3,700,000 | 26,232SF | Multifamily Sale** – Michael Rohm, CCIM, MAI at Landmark Commercial Realty/TCN Worldwide in Harrisburg, PA represented the seller, Susquehanna Real Estate LP.
4. **\$2,925,000 | 8 Units | Multifamily Sale** – Unique Properties/TCN Worldwide in Denver, CO represented both parties. Marc Lippitt and Justin Herman represented the seller, 1401 Fairfax KR LLC, and Gabe Wolf and Phil Dankner represented the buyer, Mark S. Lauriha and Becky D. Lauriha, in this transaction.
5. **\$2,748,960 | 91 Acres | Land Sale** – Keith May at Cottonwood Commercial/TCN Worldwide in Harrisonburg, VA represented both parties, Stagg LLC (seller) and County of Rockingham (buyer).

---

## Other Noteworthy TCN Worldwide Transactions

*From Markets with an MSA Population of Less Than 1.5M*

1. **\$3,350,000 | 20,000 SF | Industrial Building Sale** – Danny Rivera and Andrew Holder at Price Edwards & Company in Oklahoma City, OK represented the seller, Gen Pop Partners.
2. **\$2,150,000 | 30,000 SF | Flex/Industrial Building Sale** – Craig Anders at Cottonwood Commercial/TCN Worldwide in Harrisonburg, VA represented both parties.
3. **\$2,100,000 | 41,600 SF | Industrial Sale** – Rob Keleghan at Signature Associates/TCN Worldwide in Toledo, OH represented the seller, 1333 Matzinger Road, LLC.
4. **\$1,878,000 | 27,436 SF | Industrial Sale** – Megan Malczewski and Robert P. Mack at Signature Associates/TCN Worldwide in Toledo, OH represented the buyer, JDE Property Holding, LLC.
5. **\$1,750,000 | 136 Acre Farm** – Barry Suttles at Cottonwood Commercial/TCN Worldwide in Harrisonburg, VA represented the buyer, Rouge River Farms Inc.