



# Commercial *focus*

2025 QUARTER 4

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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. **\$42,000,000 | 629,000 SF | Industrial Sale** – David O'Neill with Hanna Commercial/TCN Worldwide in Cleveland, OH, represented the seller in the environmental reclamation and sale of the property, which is being redeveloped into a corporate campus in the heart of Central Europe.
2. **\$28,750,000 | 442,500 SF | Industrial Sale** – Steve Gordon and Greg Hudak at Signature Associates/TCN Worldwide in Detroit, MI represented both parties, ChrisBarb Real Estate Holdings II, LLC (Buyer) and Plastipak Packaging, Inc. (Seller).
3. **\$25,500,000 | 147 Units | Multi-Family Sale** – David Chatfield and Tim Mitchell at Norris & Stevens, Inc./TCN Worldwide in Portland, OR represented both parties, J.J. Court, LLC (Seller) and ODA Mountain Glen LLC (Buyer).
4. **\$21,600,000 | 151,280 SF | Industrial Sale** – Diana Whisenant, David O'Neill, Julie Sabroff, and Mac Biggar with Hanna Commercial/TCN Worldwide in Cleveland, OH, represented the seller and received 12 offers, resulting in the sale of the property to an owner-user.
5. **\$21,300,000 | Office Sale** – Richard Johnson of Johnson Group Commercial/TCN Worldwide in Reno, NV, represented the seller, Buffalo Properties V LLC, in the sale of the office building located at 10777 W. Twain Ave., Las Vegas, NV.
6. **\$13,400,000 | 37,000 SF | Retail Sale** – Robert Bogash and Douglas Sitar of Sitar Realty Company/TCN Worldwide in Northern New Jersey represented the buyer, 149 Pierce LLC, in the purchase of a multi-building retail center.
7. **\$13,200,000 | 204,800 SF | Industrial Sale** – Michael Curran, SIOR at Landmark Commercial Realty/TCN Worldwide in Harrisburg, PA represented the buyer, Opes Capital LLC.
8. **\$13,066,500 | 1,833 Acres | Mixed-Use Land Sale** – Jim Parrack at Price Edwards and Company/TCN Worldwide in Oklahoma City, OK represented the seller, Prime Harvest via Bankruptcy Trustee/Estate.
9. **\$12,896,793 | 31,494 SF | Office Lease** – Glen Isaacson, Tony Builder, and Ava Beganovic at Bradford Allen/TCN Worldwide in New York, NY represented the landlord, Cohen Brothers.
10. **\$11,363,935 | 42,482 SF | Office Lease** – Allan Jones with Barclay Street Real Estate/TCN Worldwide in Calgary represented the tenant, Alberta Business Education.

## Top Five TCN Worldwide Office Deals

1. **\$21,300,000 | Office Sale** – Richard Johnson of Johnson Group Commercial/TCN Worldwide in Reno, NV, represented the seller, Buffalo Properties V LLC, in the sale of the office building located at 10777 W. Twain Ave., Las Vegas, NV.
2. **\$12,896,793 | 31,494 SF | Office Lease** – Glen Isaacson, Tony Builder, and Ava Beganovic at Bradford Allen/TCN Worldwide in New York, NY represented the landlord, Cohen Brothers.
3. **\$11,363,935 | 42,482 SF | Office Lease** – Allan Jones with Barclay Street Real Estate/TCN Worldwide in Calgary represented the tenant, Alberta Business Education.
4. **\$9,004,269 | 7,843 SF | Office Lease** – Ben Azulay, Nathan Meisner, and Lauryn Sussman at Bradford Allen/TCN Worldwide in Chicago, IL represented the tenant, Links Holding.
5. **\$7,864,012 | 34,516 SF | Office Lease** – Signature Associates/TCN Worldwide in Detroit, MI represented both parties, with Jack Townsend, and Chris Secontine representing the landlord, North Empire, LLC, and Alex Timmis and Brad Viergever representing the tenant, Centria Healthcare, LLC.

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## Top Five TCN Worldwide Retail Deals

1. **\$13,400,000 | 37,000 SF | Retail Sale** – Robert Bogash and Douglas Sitar of Sitar Realty Company/TCN Worldwide in Northern New Jersey represented the buyer, 149 Pierce LLC, in the purchase of a multi-building retail center.
2. **\$11,000,000 | 100,000 SF | Retail Sale** – Sean Lieb at Levrose Real Estate/TCN Worldwide in Scottsdale, AZ represented the seller, Oakmead Village, LLC.
3. **\$8,750,000 | 70,000 SF | Retail Sale** – Michael Rohm CCIM, MAI at Landmark Commercial Realty/TCN Worldwide in Harrisburg, PA represented the buyer, The Trone Family Trust.
4. **\$6,150,375 | 35,500 SF | Retail Lease** – David Keys and Tim Pfeiffer at Norris & Stevens, Inc./TCN Worldwide in Portland, OR represented the landlord, Orchards Market Center LLC.
5. **\$4,675,000 | 121,124 SF | Retail Sale** – Paul Ravencraft and George Williams at Price Edwards & Company/TCN Worldwide in Oklahoma City, OK represented the seller, Urban Rock LLC.

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## Top Five TCN Worldwide Industrial Deals

1. **\$42,000,000 | 629,000 SF | Industrial Sale** – David O'Neill with Hanna Commercial/TCN Worldwide in Cleveland, OH, represented the seller in the environmental reclamation and sale of the property, which is being redeveloped into a corporate campus in the heart of Central Europe.
2. **\$28,750,000 | 442,500 SF | Industrial Sale** – Steve Gordon and Greg Hudas at Signature Associates/TCN Worldwide in Detroit, MI represented both parties, ChrisBarb Real Estate Holdings II, LLC (Buyer) and Plastipak Packaging, Inc. (Seller).
3. **\$21,600,000 | 151,280 SF | Industrial Sale** – Diana Whisenant, David O'Neill, Julie Sabroff, and Mac Biggar with Hanna Commercial/TCN Worldwide in Cleveland, OH, represented the seller and received 12 offers, resulting in the sale of the property to an owner-user.
4. **\$13,200,000 | 204,800 SF | Industrial Sale** – Michael Curran, SIOR at Landmark Commercial Realty/TCN Worldwide in Harrisburg, PA represented the buyer, Opes Capital LLC.
5. **\$8,525,878 | 224,600 SF | Industrial Lease** – Kevin Kuczynski with Hanna Commercial/TCN Worldwide in Cleveland, OH, represented the landlord.

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

1. **\$25,500,000 | 147 Units | Multi-Family Sale** – David Chatfield and Tim Mitchell at Norris & Stevens, Inc./TCN Worldwide in Portland, OR represented both parties, J.J. Court, LLC (Seller) and ODA Mountain Glen LLC (Buyer).
2. **\$13,066,500 | 1,833 Acres | Mixed-Use Land Sale** – Jim Parrack at Price Edwards and Company/TCN Worldwide in Oklahoma City, OK represented the seller, Prime Harvest via Bankruptcy Trustee/Estate.
3. **\$5,700,000 | 2.79 Acres | Land Sale** – William Sitar Jr. and Andrew Burachinsky of Sitar Realty Company/TCN Worldwide in Northern New Jersey represented both parties, Asset Realty and Construction Group and Tonto I, LLC, in the sale of land located along the heavily traveled US 1.
4. **\$5,665,000 | 115,360 SF | Multi-Family Sale** – Sam Walter and Dirk Erdoes at Price Edwards and Company/TCN Worldwide in Oklahoma City, OK represented the buyer, Vladimir Logvinov.
5. **\$3,950,000 | 7.65 Acres | Land Sale** – John Olsen and Sawyer Price at Stark Accelerators Commercial Real Estate/TCN Worldwide in Boise, ID represented the buyer, Western States Equipment.

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## Top Five Deals From Markets with an MSA Population of Less Than 1.5M

1. **\$21,300,000 | Office Sale** – Richard Johnson of Johnson Group Commercial/TCN Worldwide in Reno, NV, represented the seller, Buffalo Properties V LLC, in the sale of the office building located at 10777 W. Twain Ave., Las Vegas, NV.
2. **\$13,066,500 | 1,833 Acres | Mixed-Use Land Sale** – Jim Parrack at Price Edwards and Company/TCN Worldwide in Oklahoma City, OK represented the seller, Prime Harvest via Bankruptcy Trustee/Estate.
1. **\$6,500,000 | 46,767 SF | Industrial Sale** – Danny Rivera and Andrew Holder with Price Edwards and Company/TCN Worldwide in Oklahoma City, OK represented the seller, L&W Supply Corporation.
2. **\$6,000,000 | 17,000 SF | Industrial Sale** – Danny Rivera and Andrew Holder with Price Edwards and Company/TCN Worldwide in Oklahoma City, OK represented the buyer, Gore Nitrogen.
3. **\$5,665,000 | 115,360 SF | Multi-Family Sale** – Sam Walter and Dirk Erdoes at Price Edwards and Company/TCN Worldwide in Oklahoma City, OK represented the buyer, Vladimir Logvinov.