

# Bradford Cos Takes Over 1M SF Riverbend Park

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FORT WORTH-After more than one decade, the leasing assignment for the 1.4-million-sf Riverbend Business Park has changed hands in a quiet pass completed within three days. In a no-compete scenario, the Bradford Cos. has taken the captain's wheel to the 90%-leased park.

"We enjoyed our association with Riverbend Properties and wish them the very best," Jack Huff, principal of Fort Worth-based NAI Huff Partners, tells GlobeSt.com. "There are no hard feelings at all. It was time for everyone to move on."

Leading the charge for Dallas-based Bradford will be Todd Lambeth, senior vice president and managing partner. At his side and on site at the Loop 820-fronting park is newly hired associate, Jonathan Berger, formerly with Coldwell Banker Commercial.

"It's highly unusual to have a listing that long," Lambeth says. "I tip my hat to Jeff Givens and NAI Huff Partners to maintain a listing that long. Jeff did a very good job out there for many, many years. But, we're now the new folks in place and taking the lead."

Lambeth says he's already put several recommendations before the local owners. At last count, the 31-building park had 450 tenants in place. "It takes some time to get your arms around something this large," Lambeth says. "This is a park where there's never a dull moment. Tenants are always changing and expanding. It takes a lot of attention."

Lambeth is still sizing up the terrain, but he estimates the mix of office, showroom and industrial space generates 10 to 12 renewals and new leases per month. The largest contiguous block is 40,000 sf in a 100,000-sf office/warehouse, built one year ago at 7601 Pebble Dr. Its quoted rate is \$5.50 per sf, gross and \$6 per sf as a tenant-improvement allowance. On average, Riverbend space is running \$4 per sf to \$6 per sf gross.



Todd Lambeth  
Senior Vice President  
Managing Partner

"We're running full steam and learning on the run," Lambeth says. "There are a lot of renewals coming up. We want to stabilize it and make sure they stay there." Equal emphasis, he stresses, will be placed on finding new tenants for Riverbend's open spots. The team's office is in building 19 at 2501 Gravel Dr., right beside the asset's overseer, S&K Management Co. of Fort Worth.

The tenant mix runs the gamut from entrepreneurial businesses to regional corporate offices to certified public accountants. "I put a lot of tenants in there and I took a lot of tenants out of there," Lambeth says. "The owners knew me well. The ownership was ready for a change and Huff Partners was ready for a change."

Riverbend Park, positioned at the freeway's junction with Trinity Boulevard, has an on-site US Post Office, DART transportation, two restaurants, day-care facility and easy access to three interstates. Newell & Newell developed the park in the late 1970s and early 1980s, selling Riverbend Properties in 1996 to a partnership with local ties, Halawa View Apts. GP.



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