



Optex Systems Inc. has renewed 48,838 sf of warehouse space at 1400 and 1420 Presidential Dr. in Presidential Corporate Campus, Richardson, TX, from Acquiport DFWIP. **Susan Singer**, senior vice president and managing partner of Bradford Commercial Real Estate Services, represented the landlord. Swearingen Realty Group LLC represented the tenant.



Cemtechnologies Inc. has renewed 11,355 sf of warehouse space at Presidential Corporate Campus, 1360 Presidential Dr., Richardson, TX, from Acquiport DFWIP. **Susan Singer**, senior vice president and managing partner of Bradford Commercial Real Estate Services, represented the landlord.



Banowsky & Levine PC. has leased 5,109 sf in North Central Plaza III, 12801 N. Central Expressway, Dallas, from Younan Properties Inc. **Melanie Hughes**, senior vice president of Bradford Commercial Real Estate Services, and **Sharon Friedberg**, senior vice president, represented the landlord. Trace Elrod of Jackson & Cooksey Inc. represented the tenant.



Great Lakes Management Inc. (dba, Little Caesar's Pizza), has leased 1,300 sf of retail space in Northside Shopping Center, 3301B N. Main St., Fort Worth, from TSCA-1 L.P. **Jason Miller**, market director of Bradford Commercial Real Estate Services, represented the tenant.



Invacare Corp. Expands to 87,508 SF

DALLAS Invacare Corp. has doubled the size of its distribution center in a new long-term lease for a 13-year location in the Great Southwest Industrial District.

The medical equipment supplier will occupy the entire 87,508-sf building with its renewal and expansion for 1825 Westpark Dr. in Grand Prairie, TX. **Kevin J. Santaularia**, president and CEO of Dallas-based Bradford Commercial Real Estate Services, and **Michael W. Spain**, vice president and managing partner, represented the tenant, whose lease was set to roll in early spring. Canon Shoults of Holt Lunsford Commercial Inc., also in Dallas, negotiated on behalf of the landlord, The Realty Associations Fund VIII L.P.

Spain said the creditworthiness of the tenant and the deal size produced two unsolicited proposals, both of which were aggressively priced for the market. "The landlord really stepped up," he explained. "In a comparison of the unsolicited proposals to the renewal/expansion, it really met what we were seeing on the unsolicited side. The first preference is always renewing and expanding. It's the path of the least pain because it doesn't involve moving."

The site search began last September, resulting in eight property tours. In working out the new deal with Invacare's landlord, Santaularia and Spain secured lighting and finish-out upgrades for Invacare's existing office and warehouse space plus improvements to the 43,754 sf of additional operating space. The building features 12 dock doors and 24-foot clear heights.



Invacare, headquartered in Elyria, Ohio, is a global leader in the manufacturing and distribution of home and long-term care medical products. In 2009, Invacare was named to the Fortune 1000 list and Industry Week's U.S. Manufacturing 500. The company markets its products to 80 countries, employing 6,000 associates worldwide.



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