

Seven-Year Lease Fills Rest of Metroplex Tech

July 6, 2007

CARROLLTON, TX-After pushing the space nearly one year, Stream Realty Partners LP has hung a "no vacancy" sign on the front door of the 106,000-sf Metroplex Tech Center 1. The last 28,400 sf in an 80,000-sf hole has been filled with a seven-year lease.



3000 Kellway • Carrollton, TX

Securus Technologies Inc. has until summer 2008 to occupy the flex space at 3000 Kellway Dr., but most

likely will begin an early build-out to set up an earlier move-in, Tim O. Terrell, senior vice president and partner with Dallas-based Stream Realty, tells GlobeSt.com. He says negotiations began in March for a stair-stepped lease, with several buildings in the area sure to have been in the running. Metroplex Tech Center's mission-critical infrastructure, which includes a 2,000 kW back-up generator and dual-feed electrical lines, provided the edge for winning the deal, according to Terrell, who represents the building owner, Today Realty Advisors of Dallas.

Terrell says Securus' goal was to get its data and operations center closer to its headquarters at the 373,500-sf Princeton at 14561 Dallas Pkwy. in the Quorum/Bent Tree submarket in far north Dallas. The data center is now housed at 8201 Tristar Dr. in Irving's Freeport submarket. The decision shaved 8.3 miles from the commute between the HQ and center for the company,



Dave Besserer
Executive Vice President
Managing Partner

which gets the majority of its revenue by providing telecommunication services to more than 3,000 correctional facilities in the US. David Besserer with Bradford Cos., also from Dallas, was the tenant rep.

Terrell says the goal is to complete the relo as close as possible to Securus' lease expiration in Irving. "Time will burn off quickly," Terrell says. The second-generation space, supported by a 7:1,000 sf parking ratio, was marketed for \$13 per sf, triple net.

Developed in 1999, Metroplex Tech Center I's lease-up takes the tenant roster to four. Its other tenants are Irvine, CA-based [LA Fitness International LLC](#), Konica Minolta Business Solutions Inc. of Lexington, KY and Pennsylvania-based ICT Group Inc.

