

REAL ESTATE TRANSACTIONS

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Sales

OFFICE

Coral China Productions has purchased the historic 2201 Market St.-The U.S. National Bank Building in Galveston. Major tenants in the 12-story, 87,140-square-foot building are Frost Bank and the University of Texas Medical Branch. Christopher Dray of Moody Ramin Investment Services Group represented the seller, Frost National Bank.

Randy Tiffing + Abe

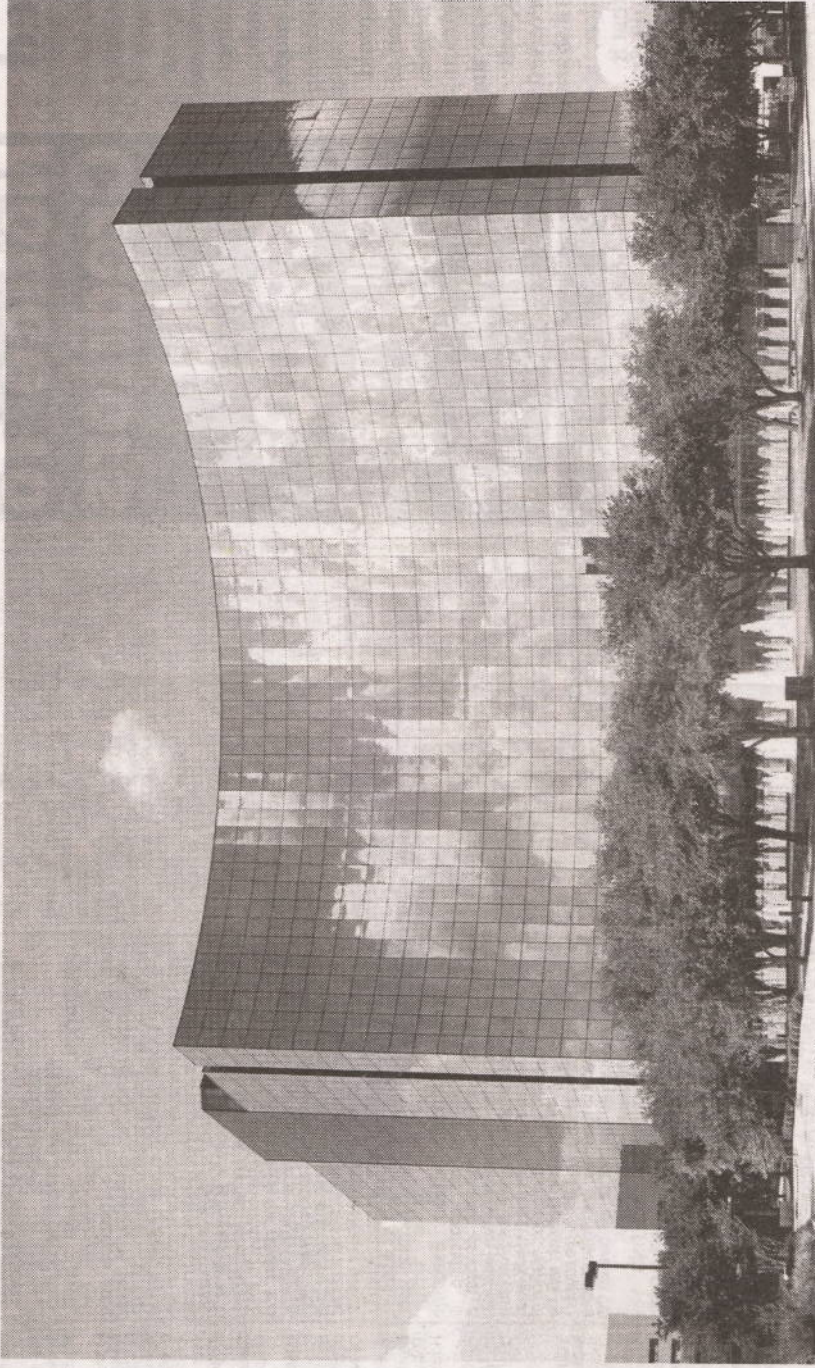
Houston Eye Associates has purchased the 119,050-square-foot Washington Place North and South building at 7155 Old Katy Road. Christopher Dray of Moody Ramin Investment Services Group represented the seller, 7155 Old Katy Road Associates Ltd.

Rustic Place has purchased a 6,000-square-foot building at 3923 Rustic Woods Drive in Kingwood for a dental care clinic. Mark and Patrick Wimberly of Houston Commercial Development represented the seller, SA Texas Properties.

Younan Properties announced that **ROC Bridge Partners** of Salt Lake City has purchased Younan West Loop South, a 272,113-square-foot

DEAL OF THE WEEK

Office tower brings in the tenants



By Katherine Feser

Companies have committed to 108,069 square feet in One Westchase Center so far this year, bringing occupancy to 95 percent. The market has become increasingly tight in west Houston, particularly in Westchase, where a 50,000-square-foot block is difficult to find, said Michael Anderson, vice president of Colvill Office Properties.

"Energy service companies are all hiring, and have some aggressive growth planned,"

between the West Sam Houston Parkway South and Wilcrest.

"It's got great accessibility to all levels of housing from your senior management on down," Anderson said.

MicroSeismic, a Houston-based company providing real-time monitoring and mapping of hydraulic fracturing operations, will more than double its space when it relocates to 30,323 square feet. Steve Hesse and Paul Penland of CBRE represented MicroSeismic.

Dynamic Industries, an international oil

One Westchase Center, at 10777 Westheimer, is in an area where demand is soaring. Energy companies are eager to lock up space in west Houston as they plan for growth.

Colvill Office Properties

Green Field Energy Services leased 6,007 square feet and was represented by Cliff West of Jones Lang LaSalle.

Siemens Energy renewed its lease of 5,979 square feet and was represented by Angus Hughes of Cushman & Wakefield.

Starkey Mortgage leased 1,886 square feet for its second Houston office. Jeff Laures of Sierra Realty Advisors represented the tenant.

Office occupancy in Westchase rose to 88.7 percent in the first quarter. up from