


**Voit**

# FOCUS

## Brownfield Expert Curtis Slocum Joins Voit Development Team

Voit Development has bolstered its focus on large significant projects and Brownfield developments throughout the Western Region of the United States by adding Brownfield expert Curtis Slocum to its team.

Slocum is responsible for identifying under-utilized, environmentally impacted Brownfield sites throughout the Western Region of the United States for acquisition by Voit Development. Slocum also oversees each sites' remediation for profitable redevelopment thereafter.

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## Voit Development Satisfies Thousand Oak's "Need for Speed"

MB2 Raceway, a state-of-the-art indoor karting racetrack based out of Los Angeles, secured a 10-year lease for a 58,700 square-foot space within Voit Development's two-building, 465,073 square-foot R&D/industrial project in Thousand Oaks, California. The project is situated within the master-planned Conejo Spectrum Business Park, a 100-acre business park.

The MB2 Raceway lease brings Voit's two-building project to a 93 percent occupancy level with tenants that include Baxter Healthcare, Alcatel, Direct Buy and Kanner Corporation.

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MB2 Raceway features karts with speeds up to 50 miles per hour on a one-mile-plus indoor racetrack.

## Voit Commercial Lands Largest Industrial Portfolio in Orange County

Voit Commercial Brokerage won the leasing assignment for the largest industrial portfolio in Orange County. The portfolio consists of nine industrial business parks totaling 1.5 million square feet. Walton Street Capital owns the nine business parks as well as ten additional business parks already being marketed by Voit Commercial.

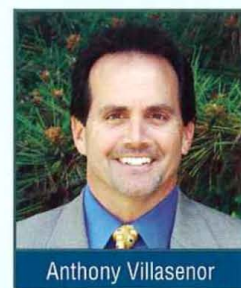
The 19 industrial business parks, totaling 1.8 million square feet, are part of a 550-building, 23 million square-foot portfolio, which was purchased by Walton Street Capital in June 2007.

Comprised of 550 buildings, this portfolio includes business parks and warehouse-distribution product in the Western United States.

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## Voit Commercial Brokerage Expands Its Retail Division

Voit's great company growth potential has attracted another seasoned professional to its team. Voit Commercial Brokerage's San Diego office expanded its retail operations with the addition of retail expert Anthony Villasenor and his four-person retail team comprised of himself, Michael Christopher, Ryan Gonzales and Chris Belaire.



Anthony Villasenor

"We are excited to add Villasenor and his team to our already impressive lineup of retail professionals to expand our retail coverage in San Diego," explained Linda Dunfee, managing partner of Voit Commercial Brokerage's San Diego office.

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## Voit Handles Investment Sales In Texas and Arizona

Voit Commercial's reputation for exceptional service and quality relationships within the real estate industry is creating opportunities in markets beyond those currently dominated by Voit. Two major investment deals are both great examples of Voit's ability to look towards markets outside of home.

In Houston, Texas, Alan Pekarcik and Dan Vittone of Voit Commercial represented Foremost Fountainview, L.P., an investor based in Laguna Hills, California, in the sale of two multi-tenant office investment properties comprising 178,076 square feet.

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Voit Commercial's Irvine office represented Foremost Fountainview, L.P. in the sale of two multi-tenant office investment properties in Houston, Texas.

## Thousand Oak's "Need for Speed"

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The two-building Thousand Oaks project is comprised of the following:

- A 122,673 square-foot R&D/industrial building located at 1445-1455 Lawrence Drive
- A 342,400 square-foot R&D/industrial building located at 1465-1475 Lawrence Drive



MB2 Raceway's main business is holding corporate events with catering facilities. More information is available at [www.mb2raceway.com](http://www.mb2raceway.com).

Nick Gregg and Ken Ashen of CB Richard Ellis' Camarillo office are the exclusive marketing agents on the property. Tim Regan of Voit Development is the project manager of the property.

For additional information on the remaining space at the center, Tim Regan can be reached at (818) 593-6235.

## Largest Industrial Portfolio in Orange County

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The addition of this portfolio to Voit Commercial's extensive list of clients cements Voit's dominance of the Southern California industrial market. Voit Commercial now represents a staggering one-third of all industrial business parks in Orange County.

The exceptional performance Voit Commercial Brokerage has already demonstrated while handling the ten original properties encouraged Walton Street Capital to bring Voit on board for the additional nine properties.

Five of the nine new properties being represented by the Tomaselli Zehner Group are:

- Garden Grove Business Center, a 208,200 square-foot property in Garden Grove
- Hoover Business Park, a 189,526 square-foot property in Garden Grove
- Commerce Park Anaheim, a 145,745 square-foot property in Anaheim
- Fullerton Business Center, a 110,900 square-foot property in Fullerton
- North County Business Park, 105,516 square-foot property in Yorba Linda



The pictured building at 9600 Toledo Way is part of Irvine Business Park, a 170,306 square-foot property in Irvine, and being marketed by the Hartel Turner Team.

**The four out of the nine new properties being marketed by the Hartel Turner Team are:**

- Harbor Business Park, a 192,869 square-foot property in Santa Ana
- Harbor Warner Business Park, a 128,018 square-foot property in Orange
- Spectrum Centre Business Park, a 226,636 square-foot property in Lake Forest
- Irvine Business Park, a 170,306 square-foot property in Irvine

For additional information on the Tomaselli Zehner Group properties, please contact Tomaselli or Zehner at (714) 978-7880.

**For more information on the properties being marketed by the Hartel Turner Team, please contact (949) 851-5100.**