

# TAMPA BAY Business Journal

## EXECUTIVE PROFILE

Susan Guidi feels fortunate to have trained at Johns Hopkins.  
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**THE LIST: LEASES OF 2008. PAGE 20**

FEBRUARY 13, 2009

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THREE DOLLARS

## TBBJ LIST

## Leases of 2008 ranked by square footage

Rank	Owner of lease Lessor or its agent's address	Square footage of lease	Lessee/occupant of property Brokerage, lessee agent(s)	Location of property	Lessor Lessor agent	Date signed Property use
<b>1</b>	<b>Triple Net Properties Realty Inc.</b> 1551 N. Tustin Ave., #200 Santa Ana, Calif. 92705	114,613	Corinthian Colleges Inc. CLW Real Estate Services Group, Joe Garrey	5701 E. Hillsborough Ave., Tampa 33610	Triple Net Properties Realty Inc. Cushman & Wakefield of Florida Inc., Mercedes Angell, Jeff Lanning	4/22/08 Call center
<b>2</b>	<b>Beckryger Capital Partners LLLP</b> 4100 S. Frontage Road Lakeland 33815	109,200	Bottling Group LLC NA	4100 S. Frontage Road, #300, Lakeland 33815	Beckryger Capital Partners LLLP Grubb & Ellis Commercial Florida, Jan Boltres, Michael Scott	01/08 Industrial
<b>3</b>	<b>The Ruthvens</b> 41 Lake Morton Drive Lakeland 33801	104,000	Purina Feed LLC Cushman & Wakefield of Florida Inc., Tim Callahan, Chris Sass, Mike DiBlasi	4760 Gateland Drive, Lakeland 33811	The Ruthvens Buckner Commercial Properties, David Buckner	6/11/08 Industrial
<b>4</b>	<b>Interstate Commerce Park Four LLC</b> 4100 S. Frontage Road Lakeland 33815	98,000	G-Tech Printing Corp. NA	4100 S. Frontage Road, #400, Lakeland 33815	Interstate Commerce Park Four LLC Grubb & Ellis Commercial Florida	03/08 Industrial
<b>5</b>	<b>Duke Realty Corp.</b> 10150 Highland Manor Drive, #150 Tampa 33610	94,005	Jeld-Wen Inc. Cushman & Wakefield of Florida Inc., Mike Davis, Rian Smith	4720 Oakfair Blvd., Tampa 33610	Duke Realty Corp. Tim Hain	9/8/08 Industrial
<b>6</b>	<b>Crescent Resources LLC</b> 4301 W. Boy Scout Blvd., #100 Tampa 33607	86,150	Sage Software Healthcare Inc. GVA Advantis, Paula Buffa	Corporate Center Four at International Plaza, Tampa 33607	Crescent Resources LLC Sharon Bragg	11/08 Office
<b>7</b>	<b>Eola Capital LLC</b> 5405 Cypress Center Drive, #240 Tampa 33609	81,500	Nova Southeastern University Palmapple Corp., Jamie Pudicombe	Sabal Corporate Center, 3632 Queen Palm Drive, Tampa 33619	Eola Capital LLC Nancy Herz	11/08 Office
<b>8</b>	<b>R&amp;J Waechter Commercial Management</b> 4343 Sawyer Road Sarasota 34233	74,805	Berry Plastics Corp. Jones Lang LaSalle Inc., Bruce Vaughan	7600 Matoaka Road, Sarasota 34243	R&J Waechter Commercial Livingston Patterson Strickland & Siegel PA	06/20/08 Industrial
<b>9</b>	<b>ProLogis</b> 207-D Kelsey Lane Tampa 33619	73,323	Coca Cola Enterprises Colliers Arnold, Russ Sampson	4410 Adamo Drive, Tampa 33605	ProLogis David Hicks	10/01/08 Industrial
<b>10</b>	<b>Triple Net Properties Realty Inc.</b> 1551 N. Justin Ave., #200 Santa Ana, Calif. 92705	66,380	HSBC Mortgage Services Inc. Jones Lang LaSalle Inc.	5701 E. Hillsborough Ave., Tampa 33610	Triple Net Properties Realty Inc. Cushman & Wakefield of Florida Inc., Mercedes Angell, Jeff Lanning	11/03/08 Office
<b>11</b>	<b>Joe's Creek Industrial Park Ltd.</b> 9741 International Court St. Petersburg 33716	63,087	Jabil Global Services Inc. UGL Eqs	9700 18th St. N., St. Petersburg 33716	Joe's Creek Industrial Park Ltd. Grady Pridgen Inc.	02/08 Industrial
<b>12</b>	<b>BP Land Holdings LLP</b> 5550 W. Executive Drive Tampa 33609	61,603	Agora Marketing Solutions Inc. Grubb & Ellis Commercial Florida, Richard Andretta, Stor Turner, Bob Turner	8285 Bryan Dairy Road, Largo 33777	BP Land Holdings LLP NA	09/08 Office
<b>13</b>	<b>KP Holdings Florida LLC</b> 4 Stage Coach Run E. Brunswick, N.J. 08816	61,000	Sage Software Inc. Cushman & Wakefield of Florida Inc., Andy May, Barry Oaks, Bill Reeves	888 Executive Center Drive, W., St. Petersburg 33702	KP Holdings Florida LLC Taylor & Mathis	3/11/08 Office
<b>14</b>	<b>Gammerler LLC</b> 2906 Corporate Way Palmetto 34221	55,824	Peek Traffic Corp. Jones Lang LaSalle Inc.	2906 Corporate Way, Palmetto 34221	Gammerler LLC Coldwell Banker Commercial NRT	05/01/08 Office, Industrial
<b>15</b>	<b>Weingarten Realty Management</b> 2600 Citadel Plaza Drive, #300 Houston, Texas 77008	51,600	American Air Conditioning Distributors NA	1440 Massara Blvd., Tampa 33619	Weingarten Realty Management Cushman & Wakefield of Florida Inc. Mike Davis, Rian Smith	11/18/08 Industrial
<b>16</b>	<b>Cypress Creek Capital</b> 200 S. Park Road, #301 Hollywood 33021	50,000	PharMerica Long-Term Care Inc. Cushman & Wakefield of Florida Inc. John Fish, Jim Paladino	3802 Corporate Park Drive, Tampa 33619	Cypress Creek Capital CB Richard Ellis, Jane Dizon	06/13/08 Office
<b>17</b>	<b>CRI Hidden River LLC</b> 15310 Amberly Drive, #250 Tampa 33647	49,126	U.S. Department of Veterans Affairs Jones Lang LaSalle Inc., William Craig	8900 Grand Oak Circle, Tampa 33637	CRI Hidden River LLC Cushman & Wakefield of Florida Inc.	06/12/08 Office
<b>18</b>	<b>Tampa Bay Capital Group LLC</b> 5401 S. Dale Mabry Highway Tampa 33611	44,022	PCP Group LLC Jones Lang LaSalle Inc.	4241 31st St. N., St. Petersburg 33714	Tampa Bay Capital Group LLC First American Title Insurance Co., Jennifer Shinholster	04/04/08 Industrial, office
<b>19</b>	<b>Tarpon Ridge Inc.</b> 9741 International Court St. Petersburg 33716	40,000	Eckerd Youth Alternatives Inc. NA	6451 126th Ave. N., Largo 33773	Tarpon Ridge Inc. Grady Pridgen Inc.	05/08 Office
<b>20</b>	<b>Eastgroup Properties</b> 6015 Benjamin Road, #314 Tampa 33634	39,270	iGov Technologies Inc. The Krauss Organization	9211 Palm River Road, #100, Tampa 33619	Eastgroup Properties Hal Piper, Scott Ramey	02/29/08 Industrial
<b>21</b>	<b>Realty Associates Fund VIII</b> 28 State St., 10th Floor Boston, Mass. 02109	36,097	Humana Colliers Arnold, Jeff Tolrud	800 Carillon Parkway, St. Petersburg 33716	Realty Associates Fund VIII Kenneth E. Lane III	10/14/08 Office
<b>22</b>	<b>Duke Realty Corp.</b> 10150 Highland Manor Drive, #150 Tampa 33610	34,000	Virginia College Online Cushman & Wakefield, John Fish, Jim Paladino	Highland Oaks V, 10401 Highland Manor Drive, Tampa 33610	Duke Realty Corp. Tim Hain	02/08 Office
<b>23</b>	<b>Liberty Property Limited</b> 4630 Woodland Corporate Blvd. Tampa 33614	31,414	Hilton Reservation Worldwide Grubb & Ellis Commercial Florida, Mia Jarrell	7920 Woodland Center Blvd., Tampa 33614	Liberty Property Limited NA	04/08 Office
<b>24</b>	<b>Central Station Owner LLC</b> 31700 Middlebelt Road Farmington Hills, Mich. 48334	30,865	Universal Health Care Group Jones Lang LaSalle Inc., Chad Rupp, Chris Butler	100 Central Ave., St. Petersburg 33701	Central Station Owner LLC Lutz Real Estate Investments	08/29/08 Office
<b>25</b>	<b>Metropolitan Life Insurance Co.</b> 101 E. Kennedy Blvd., #2330 Tampa 33602	25,000	Contract Furniture Installation Inc. Cushman & Wakefield of Florida Inc., Mike DiBlasi	1212 N. 50th St., Tampa 33605	Metropolitan Life Insurance Co. Taylor & Mathis of Florida, Jeff Lamm	05/08 Industrial