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Principal Points

“Results. Driven.” It Is Who We Are.

Results. Driven. This is exactly who we are. We achieve Results for our clients, and we are Driven to work hard and provide the best client solutions for your commercial real estate requirements.

Regardless of whether your needs are office, retail, land or industrial, in Houston, across Texas, the United States or the World, we provide Results. NAI Houston is a dominant firm in the local market, because we have worked hard to build our company with the highest quality brokers; brokers with integrity, strong work ethics and customer service as a top priority. We go beyond merely brokering a deal, and commit to a level of service that anticipates the “surprises” and ensures a timely transaction. Just ask our clients.

For real estate needs outside the local market, our reach goes far beyond Houston. Through our NAI offices across the U.S. and around the world, we have the qualifications and local market knowledge to address any requirement. Whether you have a variety of needs in multiple locations, or merely would like market information for a “what if” scenario, we have the resources to provide answers.

Our service commitment does not end with our brokers. We are fortunate to have an outstanding project management group and a brokerage company staff to support our brokers and help us to better serve our clients. From the receptionist to our accounting, research department, administrative support, IT, marketing and operations management, we are thrilled to have the group we do.

Results. Driven. We are proud of the difference we offer.

On behalf of everyone at our firm, thank you for your business. We look forward to furthering our relationships.

Randy Wilhelm
Co-Managing Principal

Silberman Assists Pegasus International, Inc.



Jon Silberman helped Pegasus Engineering arrange a workout of a real estate partnership interest and locate and negotiate a 40,000 square foot lease in the 777 North Eldridge Parkway building for Pegasus’ international headquarters.

Pegasus is an engineering firm that specializes in the design and construction of offshore oil and gas platforms.

Silberman’s efforts in the real estate partnership workout resulted in a release of more than \$3 million in personal guarantees and other commitments.

Key Energy Services to relocate Corporate HQ and Regional Offices



Key Energy Services, Inc. recently signed a lease for 25,137 square feet at 1301 McKinney (now part of the Houston Center Complex). Shortly after signing the lease, Key exercised an expansion option for an additional 10,500 square feet and will occupy the entire 18th floor and a portion of the 17th floor. This location will house the Corporate Headquarters which will be relocating from Key’s Midland office. Additionally, a regional office currently located in the Greenway Plaza area will be consolidated to the downtown location.

Dan F. Boyles, Jr. was retained by Key in August of 2004, to assist the search and negotiation of this transaction. A critical timeline was developed in order to achieve a spring 2005 occupancy. After an extensive search and evaluation which included several submarkets, Downtown was selected due to its central location and close proximity to both clients and vendors. “Downtown is still the heart of the energy business and Key wanted to be a part of that synergy,” Boyles states. “Fortunately, they were able to take advantage of very favorable market conditions and secure options for expansion as well.”

Austin Ware with NAI’s Project Management group is acting as project manager for this relocation.

Key Energy Services, Inc. is the world’s largest rig-based well service company. The Company provides oilfield services including well servicing, contract drilling, pressure pumping, fishing, rental tools and other oilfield services. The Company has operations in all major onshore oil and gas producing regions of the continental United States, and internationally in Argentina and Egypt. Key is traded on the NYSE and employs over 8000 people worldwide.

Office Recent Transactions

The Tenant Rep Group of NAI Houston starts off year with a flurry of activity. Some of their most recently completed transactions include:

- **Home Loan Corporation** — Jason Whittington represented Home Loan Corp on a 4823 sf lease at 2525 Bay Area Blvd. He also assisted in over 15,000 square feet of leases for new Home Loan offices in Denver, Colorado, St. Louis, Missouri, Ft. Worth, Texas, Frisco, Texas, Overland Park, Kansas and Lincoln, Nebraska. Each lease ranged from 2000 to 4000 sf feet and were placed with the assistance of NAI offices in each of the named cities.
- **Empire Energy, Ltd.** — Randy Wilhelm and MaryDadura represented the buyer for the Alpine Rotunda building, a 51,488 square foot office building at 5819 Highway 6.
- **Majestic Transportation** — 12,489 sf lease at 283 Lockhaven — Bill Romane
- **Maher Marketing** — 7,388 sf lease at 5225 Katy Freeway — Rob Banzhaf and Andre Granello
- **Front Office** — 18,049 sf lease for Front Office located at 10777 Westheimer — Brad Marnitz
- **Teekay Shipping** — 16,353 sf lease at 909 Fannin — Randy Wilhelm and Mary Dadura
- **Earth Engineering** — 13,274 sf building purchase at 4877 Langfield — Jason Whittington
- **Enerflex Systems, Inc.** — 3,013 sf lease at 1800 West Loop — Bill Romane
- **Nufarm Americas, Inc.** — 5,876 sf sublease at 14140 Southwest Freeway — Jon Silberman and Rachel Quintero
- **EMS Pipeline Services** — 15,901 sf lease at 2100 West Loop South — Andre Granello
- **CAMAC Holdings** — 9,658 sf lease at 1330 Post Oak — Randy Wilhelm and Mary Dadura
- **Salem Communication Corp.** — 8,608 sf lease at 6161 Savoy — Andre Granello
- **Key Energy Services, Inc.** — 25,137 sf lease and 10,500 sf expansion at 1301 McKinney — Dan F. Boyles, Jr.
- **ITOCHU International** — 4,819 sf lease at 1330 Post Oak Blvd. — Jim Pratt and Lambert Boyd

LJA Engineering & Surveying, Inc.



Jon Silberman helped LJA Engineering expand and extend their Houston lease to a total of 50,000 square feet. Silberman also helped LJA secure space for a new office in Austin.

LJA Engineering is one of the fastest growing civil engineering firms in Houston. Since 2002 they have doubled the amount of space they lease in Houston and expanded to Austin. Silberman has helped LJA manage their explosive growth through several expansion and lease renegotiations.

NORTHBELT SUBLEASE OPPORTUNITY! 550 Greens Parkway, Houston, Texas

SQUARE FOOTAGE
Approximately 7,537 SF on the 2nd Floor

LEASE TERM
Through May 31, 2010

RENTAL RATE
AGGRESSIVE!

TENANT IMPROVEMENTS
"As-is"
(Some improvement allowance may be available)

PARKING
Free unreserved
Some free covered available

AMENITIES:

- Exceptional building security
- Ample Parking
- Card key access
- Excellent access to I-45 and Beltway 8



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EMS Pipeline Services Renews and Expands

Andre Granello represented EMS Pipeline Services, who recently renewed and expanded its corporate offices at 2100 West Loop South to approximately 16,000 square feet located on both the 13th and 14th floors of the building. EMS decided to renew and expand its original 13,113 square foot lease one year prior to its expiration date to help improve on some operational inefficiencies by centralizing many of its core business units and cut down on occupancy costs. The very aggressive economic terms that NAI was able to negotiate in the new lease agreement helped make this decision an easy one for EMS. The new deal would allow EMS to expand by approximately 3,000 SF, add monument signage, capture above-standard improvements on the 13th floor, several months of free rent, and a healthy tenant improvement package. All of this was accomplished for a lower total cost than EMS was previously paying for noncontiguous suites in the building. In exchange, the landlord was able to do a long-term deal with a stable, growing tenant in a building which has had several new floors of vacant space become available.



Andre Granello is currently representing EMS in building disposition, sublease and tenant representation requirements in Tulsa and Bristow, Oklahoma.

EMS Pipeline Services, formerly Hanover Measurement Systems, is an established energy measurement services company with over 150 energy measurement and technology professionals currently providing asset management, consulting, communications, and web-based data management to major pipelines, independent power producers and oil and gas producers. In addition, EMS owns PGAS, the premier gas measurement software system designed to meet the data editing, processing and archiving requirements of the energy industry. PGAS is currently in use by approximately 25 major energy companies, including Duke Energy, Enogex, Enron, Kinder Morgan, ONEOK, Shell Gas, Texaco, and TXU.

Client Testimonials



TEIKOKU

I am sending you this letter to commend you (NAI Houston and Vince Gyorgy) on a job well done. You represented us on our lease renewal in Williams Tower, where we have been located since 1991. Your involvement saved us over \$200,000 in rent and parking charges in five years.

We knew through our own experience that it was necessary to have an agent, because the landlord had an agent, so that we could negotiate on **equal ground**. The landlord was happy to work with you and it even IMPROVED our relationship with them. I am glad we decided to hire you to represent us and help us negotiate all the critical points that we are not familiar with in the lease. **Best of all, but needless to say, it did not cost us any money to hire you and you saved us money.**

Your knowledge of the process, negotiation skills, market intelligence, and assembly of the whole team, resulted in superb economics and lease structure for our company.

Feel free to have any tenant that has a lease negotiation with their landlord call me for my recommendation of you. I look forward to our next lease negotiation with you.

Shiro Kurokawa
Teikoku Oil Co., Ltd.
Houston Representative Office



UNLOCK YOUR POTENTIAL

Please allow this letter to serve as Key Energy Services' thanks for the excellent service provided us during our Houston relocation process.

Your (NAI Houston & Dan Boyles) understanding of our company's needs, both present and future, netted us a premiere building in a premiere location. We are confident that our best interests were continuously represented first, thoroughly and expeditiously.

It has been a pleasure working with you on this endeavor. We greatly appreciate your professionalism and attentiveness and look forward to being your Houston neighbor.

Thanks again.

Sincerely,

Dick Alario
Chairman/CEO



WHITTIER ENERGY CORPORATION

"NAI did an incredible full-service job for Whittier in our 2004 relocation to premium corporate office space in downtown Houston. Vince Gyorgy located the perfect space for our needs and then negotiated a lease that exceeded all of my expectations going into the process. NAI also consulted on all aspects of Whittier's build-out and furnishing of the space, managing the entire project from start to finish. Mike Harp brought organization, expertise and practical business sense to a process that no one in our shop had either the qualifications or the time to manage. NAI saved us a considerable amount of money and aggravation, and I would strongly recommend them to anyone looking for new office space."



Michael B. Young
Chief Financial Officer
Whittier Energy Corporation

Project Management

Client Testimonial



GCA Services Group, Inc.TM

We would like to express our appreciation for the work performed by NAI Houston and in particular the task performed by your project manager, Mike Harp. During the past two months, Mike has done everything possible to ensure that we were able to complete our construction at our new facility, relocate three sites over a weekend and be up and running on Monday. His attention to the details was critical since we were preparing for a company-wide meeting beginning Monday evening.

Mike's professional approach and tireless efforts handling multiple vendors and company contacts allowed us to minimize the "move" anxiety for our employees while keeping our costs on budget. GCA appreciates his work in making our move a success and we would highly recommend Mike's (and NAI Houston's) services to any of your future clients.

Sincerely,

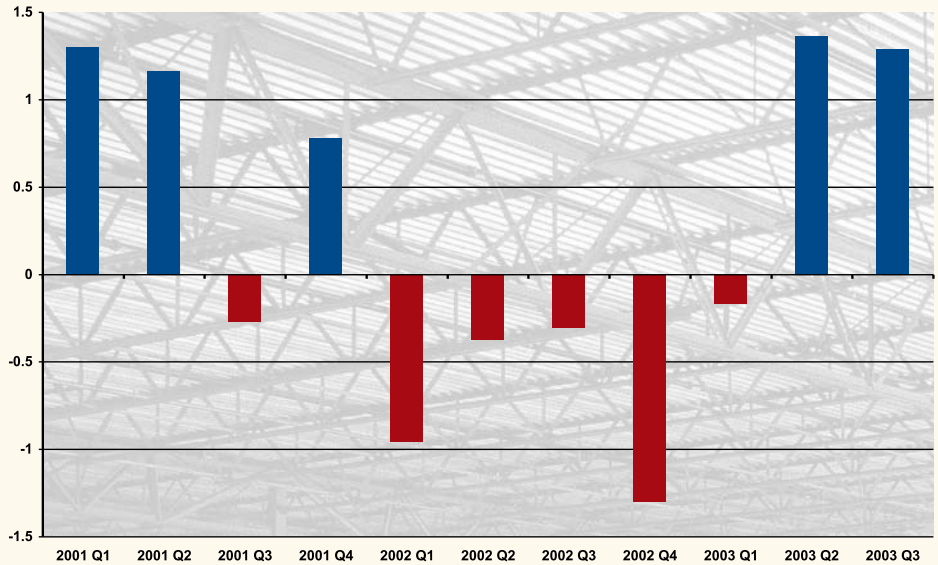
Karl Koppy
Division Controller
GCA Services

Office Market Update

Houston Office Market Absorption

After the Houston Office Market's third quarter absorption numbers offset the negative absorption occurring during the first half of the year, bringing us back to where we started at the beginning of the year, the fourth quarter results pushed us over the top with 1,292,331 square feet of absorption, giving us 1,209,147 square feet of positive absorption for the full year. This marks the first time since mid 2002 that the office market has posted consecutive quarters of positive absorption. Vacancy has dropped to 17.3% (when sublease space is included) from the high water mark of 18.4% in the second quarter. Driving the numbers up is the CBD vacancy rate, which is now 20.44%, compared to the single digit vacancy rates we saw just three years ago. It is also important to note that we have added over 3 million square feet of space to the CBD Market during that time, representing more than a 10% increase in the amount of Class "A" space in a market ravaged by corporate busts and major downsizings. The West Loop Market has the next highest vacancy at 19.16%, but with 550,000 square feet of positive absorption in the fourth quarter, the negative absorption over the first three quarters of the year was erased, leaving a much brighter outlook for 2005. The Galleria/Uptown Submarket alone accounted for 362,813 square feet of the West Loop absorption, making it the number one submarket in the city for the fourth quarter, even though there was over 150,000 square feet of negative absorption for the entire year. The Westchase Market recorded 216,506 square feet of absorption in the fourth quarter, with just over 100,000 square feet of positive absorption for the full year.

The citywide average rental rate is now \$16.95/sf, continuing a slowing, but steady decline from the peak at the end of 2001 when the average rental rate was \$18.73/sf. This correlates with increases in the vacancy rates during the same period, which have risen from 14.3% to 17.5%. The Woodlands Class "A" space has the highest rental rates citywide with an average of \$23.23/sf. For Class "B" space, the Kingwood / Humble Submarket recorded the highest average with \$18.81/sf.



New construction has continued to be cautious with only two buildings being completed in the fourth quarter, adding 231,000 square feet to the market. We have 1.3 Million square feet in the pipeline, but the two largest projects, the Memorial Herman Medical Plaza and Huntsman Chemical's new research and development facility at 8302 New Trails Drive in The

Woodlands, which collectively total 687,381 square feet, are 100% pre-leased. With continued high energy prices, an improved business outlook nationwide, and restrained construction, we look forward to modest strengthening of office markets across the Houston area, although rents are unlikely to see broad based increases before mid to late 2005.

Market Statistics 4th Quarter 2004

Market Area	Class	Total Leasable Area	Direct Space Available	Sublet Space Available	Total Available	Total Percent leased w / Sublet	Average Weighted Rent
CBD	Class A	30,113,670	6,192,981	463,445	6,656,426	77.90%	\$20.46
	Class B	14,225,998	2,033,380	148,933	2,182,313	84.66%	\$14.99
Suburban	Class A	56,670,352	7,188,089	1,281,469	8,469,558	85.05%	\$19.07
	Class B	66,724,023	11,170,743	941,685	12,112,428	81.85%	\$15.51
Total	Class A	86,784,022	13,381,070	1,744,914	15,125,984	82.57%	\$19.68
	Class B	80,950,021	13,204,123	1,090,618	14,294,741	82.34%	\$15.43
SubMarket Area	Class	Total Leasable Area	Direct Space Available	Sublet Space Available	Total Available	Total Percent leased w / Sublet	Average Weighted Rent
CBD	Class A	30,113,670	6,192,981	463,445	6,656,426	77.90%	\$20.46
	Class B	14,225,998	2,033,380	148,933	2,182,313	84.66%	\$14.99
Greenway	Class A	6,557,055	781,915	253,453	1,035,368	84.21%	\$18.37
	Class B	5,078,452	863,317	61,101	924,418	81.80%	\$16.77
West	Class A	15,968,454	1,428,336	534,761	1,963,097	87.71%	\$20.01
	Class B	14,973,511	2,339,098	400,975	2,740,073	81.70%	\$15.21
West Loop	Class A	17,534,323	3,274,344	353,940	3,628,284	79.31%	\$19.09
	Class B	9,025,809	1,590,546	23,323	1,613,869	82.12%	\$16.61
Northeast	Class A	502,307	96,836	0	96,836	80.72%	\$18.53
	Class B	2,580,437	414,882	0	414,882	83.92%	\$16.28
Northwest	Class A	11,298,263	1,032,290	46,012	1,078,302	90.46%	\$19.15
	Class B	19,497,108	3,556,844	221,962	3,778,806	80.62%	\$15.19
Southeast	Class A	1,080,457	169,310	0	169,310	84.33%	\$22.49
	Class B	5,784,820	758,072	47,307	805,379	86.08%	\$15.00
Southwest	Class A	3,729,493	405,058	93,303	498,361	86.64%	\$17.40
	Class B	9,783,886	1,647,984	187,017	1,835,001	81.24%	\$14.77

Industrial

Recent Transactions

The Industrial Team of NAI Houston has set their goal to out-produce 2004. Some of their most recent transactions include:

- **20,000 sf** building purchase negotiated for the seller, First Bank and Trust, by Ferruzzo/Land. Building is located on 7.5 acres of land at 11704 Trickey Rd.
- **24,000 sf** long-term lease completed for Praxair Inc. by Michael/Silberman. The office/warehouse is located at 4840 Railroad in Deer Park, Texas.
- **11,520 sf** lease for Furniture Basix at 1213C North Post Oak negotiated by Darren O'Connor.
- **14,280 sf** lease negotiated by Will Swanson for Bristol Babcock at 2000 W. Governors Circle in Northwest Houston.
- **36,770 sf** manufacturing facility sold at 1715 W. 24th & **28,343 sf** land sold at 1709 W. 24th by John Ferruzzo and Travis Land.
- **6,500 sf** building purchase for Sanchez Cabinets at 6645 & 6649 Northdale by Darren O'Connor.
- **10,000 sf** warehouse sale for Winning Advantage Enterprises by Stephen Schorr at 1703 Spring Cypress.
- **31,538 sf** warehouse purchase by D. N. Machine Shop at 7301 Synott represented by Kevin Sims
- **52,496 sf** land purchase and Design/Construct by AHT Partners at SWC of Kendrick Plaza and Diplomatic Plaza represented by Will Swanson.
- **10,800 sf** building sale at 5213 Tacoma for BRG Cornerstone Development. Darren O'Connor represented the Buyer PP&L Investments and John Ferruzzo and Travis Land represented the Seller, BRG.
- **20,400 sf** service center sublease to FXI Corp. at 16538 Air Center Blvd. by Jim Pratt.

Nomadic Display®

BUYS ACREAGE FOR NEW FACILITY

John Ferruzzo and Chris Caudill recently completed a 55,000 square foot design/construct deal for Nomadic Display/20-20 Exhibits. Nomadic Display bought 5 acres on the Tollway in southwest Houston and Clay Development will be building the new facility which should be ready mid-year.

Ferruzzo/Caudill represented Nomadic on the land sale with a foreign investor and the construction contract with Clay Development.



Proposed new facility

198 HIRSCH LLC BUYS BUILDING IN 1031 EXCHANGE

A 38,240 square foot building at 708 E. Tidwell was sold by Rainbow Fastener Company/Distribution Dynamics. Barrett Gibson and John Ferruzzo represented both sides of the transaction.

198 Hirsch LLC was the buyer and they were conducting a 1031 exchange deal with Ferruzzo/Gibson's representation in the sale of their original building.

FOR LEASE ± 14,000 – 88,000 SF near Hobby Airport 8777 Tallyho, Houston, Texas



LOCATION

- Across Monroe from Hobby Airport
- Key Map 575C

LEASE RATE

- Varies, call broker for information

BUILDING FEATURES

- Metallic Construction, Re-skinned 2004
- Fully Sprinklered
- Insulated
- Ample Lighting & Skylights
- 3 Phase, 480v Service
- Fenced

AVAILABLE SPACE

- BUILDING 1-A:** ± 14,070 SF
- ± 10,500 SF Air-conditioned Office/Assembly Area

BUILDING 2:

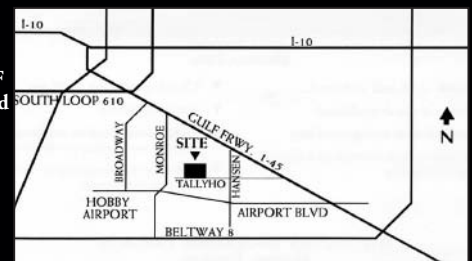
- Dock & Grade Level Loading

BUILDING 3:

- ± 24,400 SF
- Crane-Served, (3) 5-Ton
- 14' – 17' Clear Height

BUILDING 4:

- ± 24,400 SF
- ± 1,500 SF Office
- 11' – 15' Clear Height



For Additional Information Contact:

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or

Chris Caudill
or

Will Swanson

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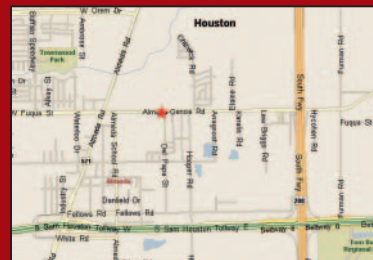
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The information contained herein has, we believe, been obtained from reasonable reliable sources and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee, either expressed or implied, is made with respect to the accuracy thereof. All such information is submitted subject to error, omissions or changes in conditions, prior to sale, lease or withdrawal without notice. All information contained herein should be verified to the satisfaction of the person relying thereon.

FEATURED LISTING

FOR SALE/LEASE Freestanding Manufacturing/Distribution Building 750 Almeda Genoa, Houston, Texas



SQUARE FOOTAGE

- ± 232,000 Total SF

LAND AREA

- 8.64 Acres

LOCATION

- On Almeda Genoa, just west of Hwy. 288
- Key Map 572V

PRICE

- Sale - \$4,500,000
- Lease - Rate negotiable. Will divide

FEATURES

- Tiltwall construction
- ± 13,000 SF Office area (2-story)
- 21' – 24' Clear height
- Dock high loading-18 doors
- (1) 10-ton & (1) 7.5-ton crane
- Metal halide lighting
- Sprinklered
- Heavy power-3 phase/480 volt/ ± 3,000 amps
- Ample parking - ± 180 parking spots
- Great access to Hwy. 288 & Beltway 8

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First Bank and Trust Sells Property on Trickey Rd. To Tejas Underground



John Ferruzzo and Travis Land represented First Bank and Trust in the sale of a 20,000 square foot building on 7.5 acres of land to Tejas Underground. The bank foreclosed on the property and Ferruzzo/Land took on the disposition task for First Bank and Trust. They were able to find a buyer in the first thirty days of the listing period and sold the property for the bank within ninety days. First Bank and Trust needed to sell the property in 2004 and Ferruzzo/Land were able to close the transaction in the last week of the year.

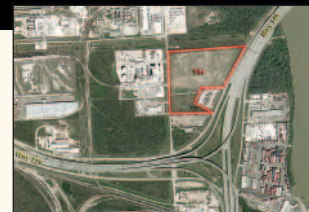
Ferruzzo/Land also teamed up to take on 2 listing assignments that other brokerage houses were not able to sell/lease. Their marketing efforts resulted in a sale of one of the properties and a lease of the other within 90-120 days. They leased 16,000 sf at 3009 Claymoore to Paramount Transportation and sold a 10,600 square foot building at 13510 Ralph Culver to Malone and Silvey Properties.

FOR SALE

23.96 Acre Land Site—Hwy. 146, LaPorte, Texas

PROPERTY INFORMATION

- Excellent Industrial Location
- Just north of Hwy. 225 and Hwy 146 Intersection
- ± 856' Frontage on Hwy. 146
- ± 1,138' Frontage on Strang Rd.
- Close to Barbours Cut Terminal



TRAFFIC COUNTS

SH 146 north of SH 225 = 62,000
SH 146 south of SH 225 = 65,000
SH 225 west of SH 146 = 74,000



SALE PRICE \$3.25/FT

For Additional Information Contact:

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Dan Boyles DIRECT PHONE 713.985.4625
DBOYLES@NAIHOUSTON.COM

F E A T U R E D L I S T I N G

RETAIL ON THE STRAND HISTORICAL DOWNTOWN GALVESTON, TEXAS 45,000+/- SF OF PRIME RETAIL SPACE



LOCATION

- Beautiful Downtown Galveston, Texas
- Heart of the Galveston Historical District
- Located next to Pier 21 and Cruise Ship Piers
- Easy access to UTMB and the Beach

IDEAL FOR

- Clothing
- Restaurants
- Fast Food
- Accessories
- Women's Shoes
- Electronics
- Camera
- Drug Store

AVAILABLE PROPERTIES

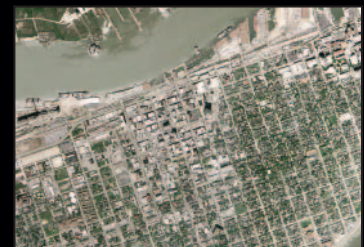
- League Building – 8,864 RSF
- Pier 21 – 4,179 RSF
- Thompson Building – 8,900 RSF
- Old Galveston Square – 14,135 RSF
- Washington Building – 3,893 RSF
- Build to suit – 3500 sf

CURRENT TENANTS

- Starbucks
- Chicos *Just Leased!*
- Fuddruckers
- Bass/Van Husen
- Mikasa

Area Interests...

- University of Texas – Moody Branch Medical Center (9,000 employees on island, 13,000 county wide)
- Texas A & M University at Galveston (1,500 students)
- Cruise Industry (500,000 visitors projected for 2005)
- Tourist Industry (7,500,000+ visitors per year)



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The Strand on Galveston Island, Texas, is a picturesque shopping and entertainment district that is unique and quaint yet, The Strand maintains its historical character and charm. The Strand provides an environment in which shopping, entertainment, taking a cruise, experiencing the local flavor, tourism, attractions, special events like Mardi Gras, and more, are all at your fingertips. Whether you are a tourist, a visitor, a weekend vacationer, or a local resident all you need to fulfill your shopping desires from gift ideas, souvenirs, last minute cruise items you forget to pack, to anything else you may need, are available right on The Strand. To support all the visitors who come to Galveston Island each year, tenants such as Chico's, Starbucks, Fuddruckers, Willie G's Seafood & Steakhouse, Pier 21 waterfront, Mikasa, Van Heusen, Bass Shoes, Sunglass Hut, Rocky Mountain Chocolate Factory, and more call this unique shopping district "Home".

The Strand is an opportunity that any retailer must consider and review. With over 7,500,000 visitors per year, and an additional 500,000 planned cruise patrons for 2005 and a still growing cruise industry, the local population, the Medical Branch employment base, along with the A & M University located on the island; the opportunities are endless, yet abundant. Please feel free to contact us to set up a tour of The Strand. We recommend that you even make a weekend of it!

RETAIL TEAM ADDS TO THEIR LISTING PORTFOLIO

Retail Team continues to add to their listing portfolio and assignments:

- **45,000 sf** — retail space on The Strand in Galveston, Texas — looking for national tenants
- **1.5 acre** — development project (pad sites and retail center in Pearland) — Jabe Development Co.
- **100,000 sf** — Lifestyle Center — project in southwest Houston with condominiums and medical facilities adjacent to center.
- **1,800-2000 sf** — 2 locations for Batteries Plus
- **6,000-10,000 sf** — Westside Cheer Academy — need 20' ceilings — West Houston area
- **1,000-1,200 sf** — retail requirement in Houston area for One Stop Mobile and Satellite
- **2,500 sf** — Young Brothers Martial Arts Academy location
- **6,200 sf** — Shappson Sheldon — retail building in Channelview
- **4,800 sf** — Tae Kwon Do Studio location in CyFair area

REGIONS BANK BUYS RESTAURANT FOR BANK CONVERSION

Jason Whittington and Kevin Sims represented the seller in the sale of a 6,000 square foot freestanding restaurant located on an acre of land to Regions Bank. The prime property is located near the intersection of US 59 and Highway 6 at 2310 Highway 6 South.



Regions Bank plans to convert the building to a branch bank. One of the unique aspects of the transaction is that the building is under a long term ground lease.

FOR SALE Warehouse Facility

5050 Timber Creek, Houston, Texas 77017



SQUARE FOOTAGE

- ± 26,745 Total SF
- ± 17,400 SF Office Area
- ± 9,255 SF Warehouse

LAND AREA

- ± 2 Acres

SALE PRICE

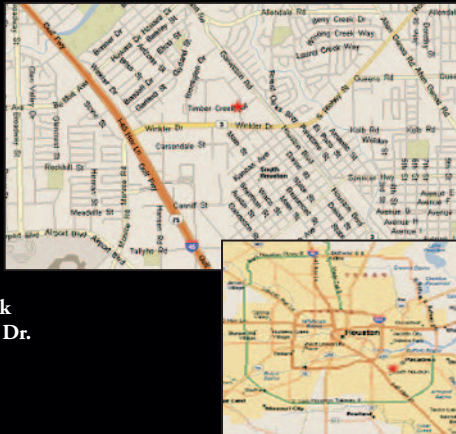
- \$ 1,200,000

LOCATION

- Located in Glenbrook Business Park
- Just east of I-45 North off Winkler Dr.
- Key Map 535V

BUILDING FEATURES

- Tiltwall Construction
- Freestanding
- (3) Grade level doors
- 60 Parking spaces
- 24' Clear Height
- Heavy Power
- Clear Span Warehouse



For Additional Information Contact:

Jon Silberman

or

Rachel Quintero

DIRECT PHONE 713.985.4620
JSILBERMAN@NAIHOUSTON.COM

DIRECT PHONE 713.985.4602
RQUINTERO@NAIHOUSTON.COM

Listing of Professionals

PRINCIPALS

Jon Silberman/Co-Managing
Randy Wilhelm/Co-Managing
Brad Marnitz
Dan Boyles
Jim Pratt
Jason Whittington
John Ferruzzo
Vince Gyorgy

SPECIALTY

All
All
All
All
All
All
Industrial/Development
Office

AGENTS

Griff Bandy
Lambert Boyd
Rob Banzhaf
Chris Caudill
Mary Dadura
Barrett Gibson
Andre Granello
Travis Land
Gary Lawless, Jr.
Joel Michael
Darren O'Connor
Rachel Quintero
Bill Romane
Stephen Schorr
Kevin Sims
William Swanson

Office
Office
Office
Industrial
Office
Industrial
Office
Industrial
Office
Industrial
Office
Industrial
Office
Retail
Retail
Industrial

Project Management Services

Austin Ware, Director
Mike Harp, Project Manager
Heather Norbeck, Project Services Administration

Administrative/Information Services

Lucas Rader, Research Director
Susan Tyree, Operations Manager
Dan Hutchins, IT Administrator
Alice Blackburn, Financial Manager

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Granello Negotiates Renewal for Salem Communications

Salem Communications recently renewed their 8,608 square foot lease at 6161 Savoy for ten (10) years after taking a hard look at market alternatives and determining that the ownership at 6161 Savoy provided them with superior economical terms, coupled with great employee and client access. Salem renewed its lease twelve (12) months early in part due to the aggressive economic terms and concessions offered by the landlord, but the overriding factor was the cost of duplicating its specialized space and the associated relocation expenses incurred when moving sound studios required for a large radio stations.

Salem Communications Corporation is the leading provider of radio programming, online resources and magazines targeted to the Christian and family themed audience. For over 25 years their core business has been the ownership and operation of radio stations in major U.S. markets. They have also developed a radio network which offers talk, news and music content options to stations through affiliate partnerships. Salem Communications currently owns and operates 95 radio stations nation-wide, with 60 stations located in the top 25 most populated U.S. markets.



Editor's Note

By: Susan Tyree, Operations Manager



We have published this newsletter in an attempt to provide our clients, prospects and fellow brokers useful commercial real estate information. We are constantly striving to improve our resources and benefits for the commercial real estate community. If you would like to see other information that has not been included in this newsletter, please let us know. We want to hear from you and appreciate your input.

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