

MONTHLY BRIEF **DECEMBER 2010**
BRIGHT REALTY NEWS
Bright Realty Signs Tic Toc Headquarters to 9,127 Square Foot Space in Uptown

Bright Realty recently signed promotional marketing company Tic Toc as its newest tenant at the four-story State Bank & Trust Building at Central Expressway and Fitzhugh in the Uptown area of Dallas. Elizabeth Ocando of Bright Realty represented the landlord and signed the new tenant to a 9,127 square foot space.

Dallas' Tic Toc has been working around the U.S. for more than 30 years, serving mostly Fortune 500 companies. The company also has offices in Chicago, Kansas City, Raleigh-Durham and Hong Kong. **The Dallas office will serve as company headquarters.**

Tic Toc works with clients such as Disney, Hershey's, JC Penney, Gatorade, Quaker, Wal-Mart, Frito-Lay and GameStop to provide an integrated program of products and services, including custom designs, branded merchandise, promotion and performance marketing.

DONE DEALS
Castle Hills Village Shops

- Chyten Tutors & Test Prep – 1,585 sf
- Donald C. Walker & Assoc., Inc. – 255 sf
- ReachNett – 255 sf

West Hebron Plaza

- Fairway Dental – 2,300 sf

State Bank & Trust Building

- Tic Toc – 9,127 sf

MORE:

Bright Realty brokered an existing C-Store and converted new tenant to a 99 month lease in 2,210 sf. Tim McNutt with Bright Realty represented the seller/Landlord and Cheryl Murphy with The Closers Real Estate represented the buyer/Tenant.

MARKET NEWS

ABC News

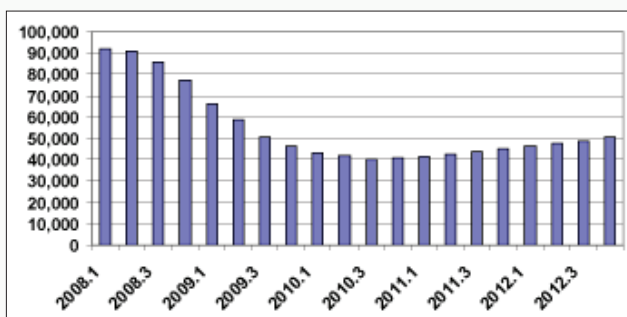
Commercial real estate vacancies peaking

Commercial real estate vacancy rates have already peaked or will soon top out, though rents are likely to continue to fall. [MORE](#)

dallasnews.com

Commercial real estate outlook improving

North Texas commercial real estate experts expect further recovery next year and say they hope the market will be mostly righted by 2012. [MORE](#)

Commercial (retail) Construction Spending \$ Millions


SOURCE: Historical: Census Bureau; Forecast: Reed Construction Data

PROPERTY OF THE MONTH

Village Shops Phase III

Phase III of mixed-use development with 150,000 square feet of retail, restaurant and office located in the heart of Castle Hills. Development features an inviting outdoor entertainment plaza with fountains, beautiful landscaping and stone elevation.

For more information or other properties [CLICK HERE](#)

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