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Saywitz Wrangles Three OC Leases

By **Carrie Rossenfeld** | Orange County.
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The building at 2100 Main St. in Huntington Beach will be occupied by Tiempo Escrow.

NEWPORT BEACH, CA-Locally based brokerage firm the **Saywitz Co.** has closed three Orange County **leases** located in Tustin, Irvine and Huntington Beach. The combined value of the leases is more than \$15.6 million.

Barry Saywitz, president of the Saywitz Co., represented **Balboa Water Group** in a lease extension and restructuring for its corporate headquarters located at **1382 Bell Ave.** in Tustin. The 10-year, 120,000-square-foot lease is valued at more than \$13 million. The facility houses the company's executive offices and corporate administrative functions as well as local manufacturing operations.

According to Saywitz, "This lease, which had two years remaining, was restructured to allow the ownership the ability to refinance the property and secure a long-term credit tenant. It also provided the tenant with some rent reduction and improvements to upgrade the facilities. This is a win-win scenario for both landlord and tenant."

In addition, Saywitz assisted **Century 21 Award** in the signing of a new lease extension at **4000 Barranca Ave.** in Irvine, also known as **Centerstone Office Park**, a **mixed-use project** at Barranca and Culver, which encompasses four **office** buildings and a **retail** component. The office there will be expanded, refurbished and renovated per the new eight-year, 6,236-square-foot lease agreement, which is valued at more than \$1.6 million. **John Desper** of **Newmark Grubb Knight Frank** represented the owner, **Glenborough Centerstone**, in the transaction.

Lastly, Saywitz represented **Tiempo Escrow** in its relocation and operations consolidation to a new headquarters facility located at **2100 Main St.** in Huntington Beach. The tenant has leased 5,325

square feet at the **Huntington Seacliff Office Park** project owned by the **Colton Co.**, which represented itself in the deal. The seven-year transaction is valued at approximately \$1 million.

As GlobeSt.com [reported in September 2012](#), the **Saywitz Co.** closed two Southern California leases with a total value of more than \$1 million. **Organic By Nature Inc.** extended its 24,000-square-foot-building lease at **1495 Seabright Ave.** in Long Beach for five years, valued in excess of \$1 million, and **PL&H International** restructured and extended its headquarters-facility lease for two years at **13430 Alondra Blvd.** in Cerritos, consisting of approximately 10,000 square feet.