

Press Release

Munsch Hardt Clients Win Big at D CEO Commercial Real Estate Awards

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Multiple local real estate projects of clients represented by Munsch Hardt were honored at Wednesday night's **D CEO Commercial Real Estate Awards**. The Real Estate Awards program honors the best deals and developments of 2015, as well as standout individual performers in the industry.

"The greater Dallas/Fort Worth area is one of the epicenters of corporate relocations, job growth and real estate in the nation, and we are proud to be partnering with our clients on many of the complex projects and deals of which they are a part," said Phil Appenzeller, CEO of Munsch Hardt. "Our Real Estate attorneys worked non-stop last year, making it one of the best year's for the section. I am thrilled *D CEO* recognized the complex and truly unique work they are conducting on behalf of their clients. The section continues to be equally as busy in 2016, and we look forward to another outstanding year."

The 2016 award recipients in which Munsch Hardt was actively involved were the following:

- **1700/1712 Commerce Street Redevelopment:** Phillip (Phill) J. F. Geheb
The Best Redevelopment Award winner, NewcrestImage transformed two historic downtown Dallas office towers into the city's first multi-branched hotel project with the help of Merriman Associates and Munsch Hardt. The new development will feature three separate hotels (AC Hotel and Residence Inn by Marriott; Hampton Inn & Suites by Hilton) in two buildings and a 10-story parking garage, all within one square block in downtown Dallas. Munsch Hardt secured \$35 million in financial incentives for the \$95 million project, including Federal and State Historic Tax Credits and Tax Increment Financing, which made this redevelopment possible.
- **Farmer Bros. Co.: William (Chip) T. Cavanaugh, Jr.**
The Best New Industrial Project winner, Farmer Bros. Co. is relocating its corporate headquarters, currently in Torrance, California, to Southlake, Texas. Stream Realty Partners is developing a new 500,000 square foot headquarters and manufacturing/distribution facility for the company. Munsch Hardt represented Farmer Bros. in real estate aspects of the relocation, including performing due diligence, acquiring the site and entering into the necessary agreements with the developer, general contractor and other parties, negotiating an innovative lease structure with an affiliate of Wells Fargo Bank and handling Farmer Bros. Co.'s sublease in Texas, where many of the officers will be located prior to completion of the new headquarters.

In addition, Munsch Hardt partnered with the following client who was recognized as finalists for the 2016 awards.

- **OneSource Virtual: Michael A. Krywucki**
Named a finalist for Best Headquarter Deal, OneSource Virtual, Inc., an Irving-based BPaaS outsourcing provider, sought assistance from Munsch Hardt to conduct lease negotiations in the expansion and relocation of its corporate headquarters to Dallas.

With more than 300 nominations this year, 53 **finalists** were selected for recognition in 16 categories. Categories were divided into two groups: Individuals and Companies, and Projects and Deals.

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