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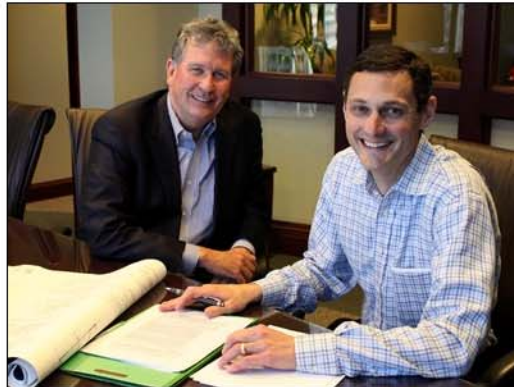
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A LOOK BACK @ 2011

SALES SEE RED



Crimson Real Estate Fund and co-investor **USAA Real Estate Opportunity Fund** bought the 204k SF Aspen Lake One building in March and six months later added the adjacent 174k SF Tower of the Hills. Austin-based Commercial Texas advised Crimson on the second purchase, and prez **Mike Kennedy** (left, with colleague **Carl Condon**) tells us the Crimson deals reflect what institutional investors from across the country are finding attractive about the Austin market: properties with good odds of making a turnaround. That means underlying factors like a solid **structure**, stellar **location**, proximity to **reasonably-priced housing**, and the general desirability of the immediate area, Mike says.

EMPTY TO FULL



From **vacant** to fully occupied: **ArthroCare Corp** consolidated its California operations to 136k SF for 10 years at 7000 W **William Cannon** in the Southwest submarket (we told you all about that [last week](#)), making it the **largest office lease** of the year. **Commercial Texas** repped the tenant in both the consolidation and expansion (as well as the original '05 relocation), while **Stream Realty Partners** repped landlord **CarrAmerica Lantana**.

Our Austin reporter, **Tonie Auer**, is heading to the UT-Baylor women's basketball game on Sunday to cheer on her No. 1 Lady Bears. Are you going? Email tonie@bisnow.com.



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