

TIM ARGUELLO

Senior Vice President/Principal

SPECIALIZING
IN INDUSTRIAL,
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OFFICE



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PARTIAL CLIENT LIST

- ▶ DHL Worldwide Express
- ▶ Ethan Allen Interiors
- ▶ Lotter & Lottery Family Tr
- ▶ Bank of American RE Trust
- ▶ O'Neil Relocations
- ▶ California Bank Trust
- ▶ Imperial Bank
- ▶ United Newspaper of London
- ▶ For Rent Magazine
- ▶ Carson Estate Companies
- ▶ Warmington Homes
- ▶ AMTREX
- ▶ Oase Pumps
- ▶ Irvine Company
- ▶ Momentous Sports Center
- ▶ Evans Manufacturing
- ▶ Alstyle Apparel and Activewear
- ▶ Grace Electronics
- ▶ Orange County Rescue Mission
- ▶ Munro Furniture
- ▶ East West Bank
- ▶ United Commercial Bank
- ▶ Security Capital Corporation
- ▶ Preferred Property Solutions
- ▶ Farmers Insurance
- ▶ Easter Seals of SoCal
- ▶ Anaheim Sports Center

BIOGRAPHY

Tim Arguello is a Senior Vice President/ Principal at Lee & Associates - Newport Beach. For the past 35 years, Tim has specialized in all aspects of commercial real estate brokerage in Southern California. He has extensive knowledge of Industrial, R&D / Flex-Tech, Office, Land and Investment Real Estate with a product type and geographic focus on the sale and leasing in the Irvine Business Complex and the Orange County Greater Airport markets of Irvine, Santa Ana, Fountain Valley, Tustin and Costa Mesa. Tim's balance between Landlord/Seller, Tenant, Buyer and Investor representation enables him to understand the nuances of complex transactions. Tim has over 7 million square feet completed, through multiple real estate cycles.

Tim proudly represents his clients' best interests and services include strategic positioning and marketing of assets for sale, lease or development; seller/tenant/buyer/investor representation, site selection, square foot analysis, lease vs. buy analysis and build to suit analysis.

Tim has also completed many transactions in peripheral markets outside of Orange County and has developed an extensive broker network to service his clients' requirements throughout the Continental U.S.

CAREER HISTORY/PROFESSIONAL RECOGNITION

Tim is a steady hand and began his career at the Lee & Associates - Newport Beach office in 1989 where he still resides. He earned Sr. VP becoming a Principal/Shareholder in 1995. Tim "personally" has completed more than 1,500 leases and hundreds of sale transactions. He has represented many local property owners and corporations along with some of America's leading Corporations. Tim has completed several of the area's largest lease and sales transactions. One example would be the 514,000 square foot, 10-year lease to Alstyle Apparel and Activewear in Anaheim, CA which was for many years known to be the second largest manufacturing/industrial lease in Orange County. Tim has also represented hundreds of local property owners, local and regional companies, building long-term trusting relationships while implementing their real estate objectives. Tim's business diversity is well exemplified with over 300 completed sales transactions, including the sale of more than 200 Industrial/ R&D buildings, 50 Office buildings, also many Land and Investment Properties. Tim has proudly served as a five- time past member of Lee & Associates - Newport Beach Board of Directors.

NOTABLE TRANSACTIONS

- Alstyle Apparel-Leasing/sales of over 1,000,830 square feet in multiple properties of industrial space located in Santa Ana, Fountain Valley, and Anaheim-with an approximate total consideration of \$143,253,697, including one of OC's largest leases of 514,000 square feet in Anaheim, California.
- Lotter Family Properties - Accumulative sales and leasing of approx. 275,000 square feet and more than \$20,000,000 in consideration at the McGaw Business Center located in the Irvine Business Complex.
- The Sale and Leasing of more than 300 small-medium size industrial/office properties located in the Irvine Business Complex and throughout the Greater Orange County Airport marketplace of Irvine, Santa Ana, Costa Mesa, Tustin and Fountain Valley.

EDUCATION/AFFILIATIONS/COMMITMENTS

California State University Long Beach - BS, Business Administration/Marketing
Division I Scholarship Athlete-Football
AIR Commercial Real Estate Association
National Association of Industrial and Office Properties
Member of major Commercial MLS including AIR, Loop Net and CoStar
Closely affiliated with a Trusted Broker Network throughout the Continental U.S.
Proud Husband of 27 years, Father to three amazing adult Children
Active, CA Brokers Real Estate License