

COVERING THE
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REGION

Dallas Business Journal

Minority Business Leaders

The *Dallas Business Journal's* annual awards program recognizes outstanding minority executives and business owners. Inside, you'll find profiles of 2010 honorees — an A-list collection of the best and brightest in North Texas.

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THE LIST

Top 50 minority-owned businesses
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TOP NEWS

in North Texas business



Newtoy news

Newtoy Inc., the company behind the popular "Words With Friends" iPhone game, has hit the market with a new release.
P3



Trucking rate hikes?

The economic laws of supply and demand are about to hit the trucking industry.
P3

Saving UCB

United Community Bank of Highland Village raises cash to avoid foreclosure.
P5

Buy for Matrix Inc.

Matrix Inc. has acquired the former VarTec Telecom Inc., now called Comtel, dba Excel.
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CFO Insights

Economists have hinted that they've seen indications of a recovery during the first quarter of 2010. North Texas CFOs share their perspectives.
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CBRE to consolidate in Uptown



CB Richard Ellis and Trammell Crow to share space at 2100 McKinney Ave.

BY BILL HETHCOCK | STAFF WRITER

The largest commercial real estate firm in North Texas will consolidate into about 90,000 square feet in an Uptown Dallas office tower, bringing its leasing and its development and acquisitions arms under one roof, according to sources familiar with the pending move.

CB Richard Ellis has leased or is in final negotiations to lease the seventh and ninth floors at 2100 McKinney, a 13-story, 375,000-square-foot office building east of Olive Street on

MAKING A MOVE: According to local commercial real estate sources, CB Richard Ellis Inc. plans to consolidate its North Texas operations into 90,000 square feet at 2100 McKinney Ave. in Uptown.



John Crawford
DowntownDallas

we have to believe that is a huge indicator of the importance of a downtown business address.

McKinney Avenue in Dallas, the sources said.

The building, owned by Metropolitan Life Insurance Co., was constructed in 1998 and is about 50% leased. The CBRE lease will take its occupancy to 75%. The quoted rate for space in the building is \$31 per square foot plus electricity. Major ten-

CBRE, P41

OFFICE SUBMARKET STATS

UPTOWN-TURTLE CREEK

17.7%

vacancy rate, end of 2009

\$29.27

average per square foot

DALLAS CENTRAL BUSINESS DISTRICT

26.6%

vacancy rate, end of 2009

\$18.54

average per square foot

SOURCE: CB Richard Ellis

What now? Small biz split on impact of reform

Health care changes to cost \$938 billion, cover 32 million

HEALTH CARE REFORM HIGHLIGHTS

- Tax credits
- Health insurance exchanges
- Shared responsibility
- New taxes

P38

BY KENT HOOVER | WASHINGTON BUREAU CHIEF AND JOYCE TSAI | STAFF WRITER

Democrats contend that small-business owners will be big winners under health care reform, but many organizations that represent these firms disagree.

The legislation, which was

signed into law March 23, will cost an estimated \$938 billion over 10 years and expand coverage to an additional 32 million people. A separate package of House-passed changes to the law went to the Senate for its

HEALTH, P40

TOUGH SITUATION: Mattito's owner Jeffrey Frankel says he'd like to offer insurance for all employees, but fears the new regulations will be "very costly."



FILE PHOTO



What do you think?

DBJ readers sound off on the financial reform bill.

POLL, P43

Building blocks

Leslie Duke of Burns & McDonnell Engineering has big growth plans.

FACETIME, P11

