

Chicago's Titan Commercial completes transactions worth more than \$2.1 million

Chicago-based Titan Commercial, a commercial real estate brokerage firm affiliated with Magellan Development Group, in early April announced the completion of two Illinois-based transactions totaling more than \$2.1 million.

CPD Feather Rock purchased a two-unit retail center occupied by long-term leases T-Mobile and Qdoba in St. Charles, Ill. In a separate agreement, Avenir Publishing completed an office lease that will relocate its business to a building at 180 N. Wabash in Chicago. Both arrangements were executed by Titan Commercial principal Ben Rosenfield.

In a 1031 tax exchange, CPD Feather Rock purchased 2710 E. Main Street in St. Charles. The freestanding retail building totaling 4,083 square feet was previously owned by sellers Shiner Group and Hilco Real Estate. Rosenfield negotiated on behalf of buyer CPD Feather Rock in the investment sales transaction. The property was purchased for \$1.9 million.

Avenir Publishing, whose publications include "Design, Develop, Construct" and "Strategize", will be occupying their new 3,941-square-foot location on May 8. While working with Marc Realty, owners of the property, Rosenfield represented tenant Avenir Publishing and helped execute the lease agreement in just four months.