

# Landmark TCN

## Tim Dulany



**Principal & Associate Broker  
Office/Investment/Condo  
Sales & Leasing**

4715 N. 32<sup>nd</sup> Street, Suite 100  
Phoenix, Arizona 85018  
[dulany@landmarktcn.com](mailto:dulany@landmarktcn.com)

T. 602.977.7519  
F. 602.381.2218



### Services Provided:

- Tenant/Buyer Representation
- Landlord/Seller Representation
- Consulting Services
- Strategic Planning & Build-to-Suits

## PROFESSIONAL PROFILE

### EXPERTISE

Commercial Real Estate - Development, Build-to-Suit Investment Properties, and Office/Medical Sales & Leasing

Tim Dulany owns Landmark TCN with his partner, Andy Mellen. As well as holding an Associate Broker license, Tim is a specialist in the sales and leasing of office, medical properties, and investment properties. He has extensive knowledge in all facets of commercial real estate. He has successfully represented over 450 companies and investors to purchase, develop or lease real estate for their businesses.

Tim has over 13 years of commercial real estate brokerage (Leasing and Sales), and corporate portfolio management experience in both Minneapolis and Phoenix markets. He is a highly respected office, investment, and commercial office/condo specialist and has been a consistent Top Producer for transaction volume. Tim has sold over 250 owner/user properties and has made it a personal goal to help tenants and small business owners "Own For Less Than The Cost of Leasing."

Tim has successfully listed, sold, or leased 35 office/medical condo developments in Phoenix and has become an expert in all aspects of commercial condo development and sales. Tim was the No. 1 Sales Agent with Cavan Commercial for 2003 and 2004 and the #2 Sales Agent of Landmark TCN in 2006.

Tim resides in Scottsdale with his wife Sonya. He enjoys hockey, skiing and golf.

### EDUCATION

Iowa State University - BS in Community & Regional Planning – 1994  
Minnesota Real Estate License – 1994  
Arizona Real Estate, Sales Associate License – 1997  
Arizona Real Estate, Brokers License - 2005

### AFFILIATIONS

Certified Commercial Investment Member (CCIM) Candidate  
National Association of Industrial & Office Parks (NAIOP)  
Great Phoenix Economic Council (GPEC)  
Commercial Investment Real Estate Institute  
Landmark TCN Global Network  
Tempe & Chandler Chambers of Commerce  
USA Hockey Member

### EXPERIENCE

NAI Horizon Real Estate Group	Colliers International
GSIC – REIT	Cavan Commercial
Grubb & Ellis	

## BIG DEALS

- ◆ "Pure Fitness" total lease consideration of \$6,372,585 and \$8,557,000
- ◆ "Bead Box" build-to-suit for \$1,856,000
- ◆ "CSM Corporation" land sale for \$3,400,620
- ◆ "Piranha Marketing" office purchase for \$1,475,000 and \$445,500
- ◆ "GESS Investments" Purchase and Sale for \$1,275,000, \$1,337,650 & \$933,120
- ◆ "Voit Development" land purchase total of \$3,000,000 (spec office/condo development)
- ◆ "Amboly Investments" office purchase for \$2,300,000
- ◆ "Gold Medal Swim School" office lease for \$1,400,000
- ◆ "Toujour Enterprises, LLC" office purchase for \$721,931
- ◆ "Skylane Holdings, LLC" office purchase for \$700,000

## BIG DEALS

Arizona Sun Control  
College Times Newspaper  
P.O.V. Partners  
Fund for Public Interest  
City Property Management  
First U.S. Securities, Inc.  
Brooks Fiber Communication  
En Pointe Technologies, Inc.  
Security Title Agency  
Media Communications Corporation  
Black Lion Marketing  
OTIOR, LLC  
Capital Funding Group  
W.S. Marmaduke  
The Radio Direct Group  
Statewide Foreclosure Services  
Unigraphics Solutions, Inc.  
Town & Country Fence  
Polaris Industries  
Allianz Life Insurance Company  
Lexington Holding Company  
Twin Cities / Chicago AIDS Ride  
Fortis Benefits Insurance Co.  
Textron Incorporated  
Minneapolis Public Schools  
Priority Staffing  
GIC Real Estate, Inc.  
Agra Infrastructure  
BTS Construction  
Dakota Bank  
I-Link  
TEK Systems  
Overland Financial  
All-State Insurance Company  
IKON Document Services  
Pacific Mutual Life Insurance  
Arizona Qualified Plan Services  
KPMG, LLP  
Phoenix Design One  
Pure Fitness  
City Square Sports Club  
O.C. Tanner  
Shell Alliance Marketing  
Interlink Group, LLC  
D.H. Blattner & Sons, Inc.  
Directions Publishing, Inc.  
Construction 70 Southwest Inc.  
Opus Corporation  
Carlson Real Estate Company  
Devcon Construction Inc.  
Environmental Aquatic Systems  
Vollmer & Associates  
Bead Box Inc.  
Brekan and Associates  
KTEC  
AMBOLY Investments, LLC  
College Times Newspaper

Emergency Chiropractic  
Jackson Hole Partners  
Helm Road LLC  
Summit Design and Publishing  
Stave Properties  
GESS Investments  
Arizona Lending Source  
AVCO Financial Services  
FIRSTPLUS Mortgage  
Open-Sided M.R.I.  
Smart Set Graphics  
Volunteers of America  
Simek's Meats & Seafood  
Preferred Builders  
St. Paul Chiropractic  
Labor Systems Inc.  
Tower Realty Management  
KM Universal Paint Company  
Casey's General Store  
WCCO / CBS T.V.  
EAI Health Staffing  
Fox & Fin  
AZ Department of Commerce  
First Community Financial  
E-Code  
Rhees Hopkins Kraemer  
Valley Acceptance  
American Income Life  
Kurt Reed & Associates  
Maricopa Advisory Council  
CSM Corporation  
Shell Vacations  
Medallion Equities  
Denali National Trust, Inc.  
IX Foodservice Inc.  
Doubletree Construction  
Morrison Karsten Group, Inc.  
PR Services, Inc.  
State Farm  
Southwest Properties  
Ibiden USA  
Piranha Marketing  
LGE Design Build  
Champion Partners  
Darque Tan  
Boreyko Properties, LLC  
Gateway Pediatrics, LLC  
Smith Development  
Hastings and Hastings  
PT Risk Management  
Lam Structural Engineering  
MedFin Inc.  
Ellis and Venable LLP  
Southwest Anti-aging  
Exceptional Brokerage Services  
Ocotillo Professional Building LLC  
CDN Ventures LLC

LVA Design  
American Chiropractic  
Arizona Dental Association  
Trinity Medical Group  
Advanced Dental Lab  
MedFin Inc.  
Seniors Choice  
Minnesota Jaycees  
First Banks  
Wintz Trucking Company  
Goodyear  
NAPA Auto Parts  
CTX Mortgage  
Timeshare Systems  
T.L.C. Precision Wafers  
Wilson Properties  
Thompson 94' LLC  
Great American Insurance  
Cousin Subs  
D & Z Micro-Electronics  
Bar S Foods  
Plaza Cafe and Bakery  
Earthtech  
Infoimage  
Valley Forward  
Global Internet Services  
RSI  
Arizona Medical Imaging  
Q-tec Communications  
COMCOR  
Country Companies Insurance  
Hogan & Associates  
Monterey Homes  
Western Legacy Construction  
PW Commercial Investments  
Make-A-Wish Foundation  
Northland Research, Inc.  
Primary Hub.com  
Spectrum Realty Services  
Scottsdale Bible Church  
Sites USA  
OEC, Inc.  
Social Service Coordinators  
The O'Carroll Group  
Henes Construction  
Ron McInnes Dentistry  
Foss Trust  
Brown Property Management  
Imagecare Laser and Eye  
Custom Metal Concepts  
Ameriloan Inc.  
Mosaic Bible Church  
Capital Funding  
New Life Church  
Carling Aquatic & Physical Therapy  
Massage Envy  
Spire Office Group LLC