



**Randall G. McCombs, SIOR**  
EXECUTIVE VICE PRESIDENT

During his 25-year career in commercial real estate, Mr. McCombs has focused on providing tenant advisory services to corporate clientele and developed effective marketing strategies for select office and industrial parks. During this time he has successfully negotiated deals in excess of \$600 million dollars and more than five million square feet of office and industrial space.

#### **RELEVANT EXPERIENCE**

Randy completed a variety of projects comprising over five million square feet of commercial transactions in Western Pennsylvania and select major metropolitan markets throughout the USA and Canada.

#### ***Sample Office Projects Include:***

- 172,000 square foot corporate headquarters redevelopment project for an engineering firm based in the city of Pittsburgh, PA
- 200,000 square foot international headquarters for advance research build-to-suit project in the city of Pittsburgh, PA
- 150,000 square foot office building modified build-to-suit for a Fortune 500 Company in the city of Pittsburgh, PA
- 100,000 square foot North American headquarters build-to-suit relocation project for an engineering firm to Washington, PA
- Disposition of a government owned Regional Headquarters and the subsequent relocation of 750 employees into 300,000 square feet of leased office space within the CBD of the City of Pittsburgh, PA

#### ***Sample Property Sales Include:***

- 290,000 square foot office building (former Western Regional Headquarters) on behalf of the Commonwealth of Pennsylvania located in the City of Pittsburgh.
- 285,000 square foot office building on behalf of Hertz Investment Group located in the City of Pittsburgh.
- 300,000 square foot Retail Power Center on behalf of Crown America located in New Kensington, Pennsylvania



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#### ***Current Related Projects:***

- The marketing for sale of a 1.1 million square foot department store on behalf of Macy's. The property is being marketed with the goal of rightsizing the current Macy's Department Store in conjunction with the re-use and redevelopment of 500,000 square feet of former retail space.
- The marketing for sale of a 22,509 square foot office building located in Warren, Pennsylvania (63 miles from Cranberry Mall). This property is fully leased to the U.S. Forest Service on a Long Term Lease.
- The marketing for sale of two buildings, fully leased to the Commonwealth of Pennsylvania. The two are located 80 miles and 78 miles from the Cranberry Mall. (Project Pending)

#### **VALUE TO CLIENT**

The experience in working with a variety of clients, both locally and nationally, over a 25-year career continues to enable Mr. McCombs to provide exceptional service to his clients. The fiduciary relationship with his client is the foundation for his work on each project. The goal is to create the most efficient and cost effective solution to the real estate needs of each client.

#### **EDUCATION, CREDENTIALS & MEMBERSHIPS**

- University of Maryland at College Park, Bachelor of Arts, Economics
- Member of the Society of Industrial and Office Realtors (SIOR)
- Past President of the Western PA Chapter of SIOR
- National Character Education Foundation (NCEF) Board of Directors

#### **Grant Street Associates, Inc.**

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