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## Humana's Concentra to keep headquarters in Addison



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Addison-based Concentra, a subsidiary of Humana Inc. (NYSE: HUM), plans to keep its headquarters in the North Dallas area city.

The health care company signed a long-term lease to keep its 115,000 square feet of office space at Spectrum Center at 5080 Spectrum Drive in Addison. The company has been in the space for 15 years.

Humana's commitment to North Texas has been growing. Earlier this year, Louisville, Ky.-based Humana Inc. announced it planned to open a mail order pharmacy call center and support operation in Irving, which was expected to create more than 620 new jobs in the next three years.

Concentra decided to keep its headquarters in Addison after the submarket's office vacancy rate diminished and rental rates have risen quickly, said John Woolsey, a senior vice president at CBRE.

Woolsey, Warren Willey, Jordan Buis and Searcy Ferguson in CBRE's Dallas office represented Concentra. Robert Jimenez and Mark Harrison represented the property owner, Plano-based Granite Properties.

"As other large blocks of space in the market were being leased, Concentra felt it was necessary to lock in their terms before rents rose any further," Woolsey said, in a written statement.

In North Dallas, vacancy for office space is 14.5 percent, which is low compared with the average vacancy rate in Dallas-Fort Worth, which is 18.2 percent.



Squire Haskins Photography  
Concentra, a subsidiary of Humana, has signed a deal to keep its headquarters at Spectrum Center in Addison.

Candace covers commercial and residential real estate and sports business.