

# Henderson snaps up third Oakland building



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After buying two downtown Oakland office buildings, [Tom Henderson](#) just snapped up a 92,000-square-foot industrial building at 1700 20th St. near the Port of Oakland. The seller was [Ces Butner](#), founder and CEO of Horizon Beverage, who recently moved his company into a new headquarters building. Terms of the deal were not disclosed.

Henderson also bought the Tribune Tower in fall of 2011 and earlier this year, acquired the Community Bank of the Bay headquarters office at 1750 Broadway.

“I set up the business then I buy the building to match the business,” Henderson said. “This is all job creation. In (1700 20th St.), we’ll have about 350 to 400 jobs.”

Henderson runs the San Francisco Regional Center, an agency that facilitates the federal government’s EB-5 program which grants residency to foreign investors who create jobs on U.S. soil.



Photo: Paolo Vescia / SFBT File 2012

[Tom Henderson bought an Oakland building that will house four new businesses he created, expected to bring hundreds of jobs.](#)

The industrial property will house another entity Henderson created called Berkeley Healthcare Dynamics LP. The entity is made up of four separate businesses: California Export Group, a provider of product sourcing, support and supply chain services; NA3PL, a third party logistics company; Starr Brand, a food manufacturing company, and Magic Ear, a maker and distributor of hearing aids.

A few of the buildings will house the operations of CallSocket, a call center operator that Henderson helped establish for foreign investors. CallSocket also leased 25,000 square feet in 1355 Market St. in San Francisco in the same building as Twitter’s headquarters. The call center, which Henderson says will add hundreds of jobs, has yet to begin operating, but is expected to launch by the end of the year.

Henderson, was represented by [David Noravian](#), [Hyoung Chon-Yeun](#), [Michael Walker](#) and [Doug Norton](#) of CBRE. The seller was represented by [Richard Sutherland](#) of the Sutherland Co.

Blanca Torres covers East Bay real estate for the San Francisco Business Times.