

**For additional information please contact:**

Gallen Neilly & Associates

Tel: (925) 930-9848

Email: Tim Gallen: [tim@gallen.com](mailto:tim@gallen.com) or Andrew Neilly: [andrew@gallen.com](mailto:andrew@gallen.com)

**The Swig Company Completes Purchase of 274 Brannan Street in San Francisco**

*Acquisition of Premier Telecom Building Expands Company's Holdings in Rapidly Growing Transbay Terminal/SOMA Area*

San Francisco, CA – January 11, 2008-- An affiliate of San Francisco-based The Swig Company, LLC has purchased 274 Brannan Street, a 105,225 square foot data and telecommunications building in San Francisco's rapidly growing Transbay Terminal/South of Market (SOMA) area.

Tony Crossley and David Brandwein of Colliers' San Francisco office represented the seller, an affiliate of Yale Properties USA, Inc. Acquisition financing for the transaction was arranged by Mitch Thurston and Andy Ahlers of the San Francisco office of Capmark Finance Inc. Terms of the transaction were not disclosed.

The nine-story, state of the art telecommunications building was built in the 1920s and, originally served as a maintenance facility for the Pacific Railroad. Over the years, the building was converted to an office building and then to its current status as a state-of-the-art, fiber-rich telecommunications building and one of the country's premier data connectivity hubs. The building is just two blocks from the Pacific Bell switch, which offers connectivity to a wide range of telecom networks.

“We are very excited to be expanding our SOMA presence with the addition of this unique asset,” said Jeanne Myerson, President and CEO of The Swig Company. “We

think 274 Brannan is perfectly positioned to benefit from the burgeoning demand for high bandwidth data networks and the impending convergence of data delivery media and, from a real estate point of view, 274 Brannan's location will continue to benefit from the high level of development activity occurring in the SOMA and Transbay Terminal submarkets.”

This is the Swig Company's third major investment in the SOMA area. Last year, the company acquired 501 Second Street, a 207,000 square foot office building in the city's Second Street corridor. The company also owns 633 Folsom, a 171,000 square foot office building with easy access to the Bay Bridge.

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**About The Swig Company:**

The Swig Company, LLC, headquartered in San Francisco ([www.swigco.com](http://www.swigco.com)), is a private investment company with a 70-year history of development, ownership and management of commercial real estate properties in major markets throughout the United States. The Company's diversified portfolio includes 9+ million square feet of office buildings in markets such as New York, San Francisco, and Southern California. The Swig Company also owns and controls approximately 650,000 square feet of industrial space, and an assortment of other credit-leased properties and land for development. The Swig Company's business plan calls for moderate growth into the future. Its primary investment mission is to add value to its investment portfolio through proactive asset management, acquisitions, dispositions, selective development and redevelopment, and professional property management.

