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## The Swig Company Acquires One Beach Street in San Francisco's North Waterfront Office Submarket

*San Francisco, CA* – April 4, 2008 -- An affiliate of San Francisco-based The Swig Company, LLC has purchased One Beach Street, a 97,000-square-foot office building in the North Waterfront submarket of San Francisco, from the building's major tenant, Alliant International University. Terms of the transaction were not disclosed.

The three-story 1920s-era building, located across from world renowned tourist destination Pier 39, was originally a warehouse facility and home of Otis Elevator's West Coast manufacturing operation. The warehouse was converted to office use in the 1970's and has since benefited from additional upgrades and a major seismic retrofit. In addition to Alliant International University which leases over half of the building, One Beach Street is also the corporate home of S/B Architects (formerly Sandy & Babcock) and Skyy Spirits. The building is currently 93% leased.

"We are delighted to add this beautiful building to our quality San Francisco portfolio and have the opportunity to develop what we expect to be a long term relationship with Alliant International University. We welcome them into our growing roster of great companies that we serve as tenants in our buildings," said Jeanne Myerson, President and CEO of The Swig Company.

Ms. Myerson added that this is The Swig Company's first investment in the dynamic North Waterfront submarket, a location that Myerson believes will continue to be attractive to creative and technology tenants in particular and complementary to the company's existing properties in the Financial District and South of Market (SOMA). "This acquisition further diversifies our portfolio geographically in San Francisco and throughout the Bay Area," Myerson said.

“We are very pleased with the environment that One Beach Street has provided for our faculty and students,” stated Alliant President Geoffrey Cox, PhD. “We have a wonderful facility in the heart of San Francisco’s most vibrant neighborhood. We congratulate the Swig Company on their purchase of this beautifully renovated and historic structure, and we look forward to a long association with them as primary tenants in the building.”

Late last year, The Swig Company acquired 274 Brannan Street, a 105,000-square-foot data and telecommunications building in San Francisco’s SOMA neighborhood. The company owns a significant portfolio in Northern California; in San Francisco its properties include office buildings at 501 Second Street, 633 Folsom Street, 180, 220 and 235 Montgomery Street, 369 Pine Street and 115 Sansome Street. The company also owns Kaiser Center in Oakland, and Mountain Bay Plaza and 399 West El Camino Real in Mountain View.

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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 over 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 continued growth for the benefit of its owners and partners. Swig adds value to its investment portfolio through proactive asset management, carefully underwritten acquisitions, dispositions, selective development and redevelopment, and professional property management.

#### **About Alliant International University**

An independent, not-for-profit institution of higher education, Alliant International University is lauded for student diversity and prides itself on preparing students for professional careers distinguished by problem-solving and multicultural competence. Alliant’s mission calls for applying professional practice expertise and scholarship to resolve individual, community and societal challenges in the face of increasing diversity and globalism. Ratings from a number of independent publications and organizations underscore Alliant International University’s unique background and outlook. Alliant has been rated:

- #1 in international diversity among national doctoral universities - *US News & World Report*, Aug. 2006
- #6 in awarding doctorates to minority women - *Diverse Magazine*, 2006
- #14 in doctorates to minorities (all disciplines combined) - *Diverse Magazine*, 2006
- Top 10 for doctoral faculty productivity Specialized Research Universities - Business, Education, & Social Sciences - *Academic Analytics*, 2007
- #10 in overall campus diversity - *US News & World Report*, Aug. 2006