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## Owners Complete Multimillion Dollar Renovation at 180 Montgomery Street in San Francisco

*San Francisco, CA* – October 14, 2008 -- San Francisco-based The Swig Company LLC and Mitsui Fudosan America, Inc. (MFA) announced the completion of a major renovation of the main lobby and first floor exterior of 180 Montgomery Street, a 300,000 square foot Class A office building in the heart of downtown San Francisco's Financial District.

The renovation included replacing dark granite wall coverings in the lobby with light Venetian plaster and new fins, which were added for aesthetic purposes as well as to protect the plaster walls. The new fins are constructed of a “green” resin, known as 3 Form, which is manufactured using 40 percent post consumer waste. Newly installed energy efficient LED lights backlight the lobby walls creating an illumination that spills out onto the Montgomery Street sidewalk at night.

"Ownership made a significant investment to reposition 180 Montgomery. The light, bright, entryway and lobby provide a more active and appealing focal point for the building. In addition to the enhancement of public areas, the capital improvement plan included upgrading the tenant finishes as new building standards, tenant corridors and signage. The property now offers Class A standard finishes and building amenities, which combined with our superior level of tenant services has resulted in a high quality Class A office building," said Jeanne Myerson, President and CEO of The Swig Company.

“We have quickly and efficiently executed on our stated plan of turning this superior location into a truly Class A building, reestablishing its image in the market as a desirable business environment, with minimal disruption to our tenants. We would like to thank our tenants who have been most understanding throughout the construction stage,” said Hiroki Saito, President and CEO of Mitsui Fudosan America, Inc.

Exterior first-floor renovations included the addition of a canopy, new signage and replacement of the dark granite on the columns with Italian porcelain tile and the same Sinaloa limestone used

in the main lobby. The renovation also included upgrading of tenant finishes and spec suites as well as new finishes to the building's elevator cabs.

Design features for the renovations were developed by FME, Architecture + Design of San Francisco. Interior and exterior signage was designed by Propp & Guerin of San Francisco. Construction was completed by Hathaway Dinwiddie Construction and the project was managed by Cole Project Management, both also of San Francisco.

The twenty five-story multi-tenant building is the corporate headquarters of Bank of the West--one of the largest commercial banks in the western United States. The property is owned by MF/SIC 180 Montgomery, LLC, a joint venture formed in 2007 between Mitsui Fudosan America, Inc. and The Swig Company, LLC.

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**About Mitsui Fudosan America, Inc.**

Mitsui Fudosan America, Inc. (MFA) is a real estate investment and development company headquartered in New York, NY. MFA is the U.S. subsidiary of Mitsui Fudosan Co., Ltd. MFA's history in the U.S. markets dates back to the early 1970's and includes its acquisition and redevelopment of the renowned Halekulani Hotel in Waikiki, Hawaii, with additional investments in San Francisco, Los Angeles, San Diego, Washington, D.C., Chicago and New York. MFA's flagship commercial property is located in Rockefeller Center at 1251 Avenue of the Americas in New York, one of the city's most prestigious business addresses.

**About The Swig Company LLC**

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.