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DivcoWest completes purchase of Boston's Historic 9-11 Beacon Street

BOSTON, MA – August 16, 2010 – DivcoWest has completed the purchase of 9-11 Beacon Street (also known locally as The Lawyers Building), a 147,751 square foot, 11-story office property atop Boston's historic Beacon Hill. The seller was Boston-based Nathan R. Miller Properties, which had owned the building since 1971. Terms of the transaction were not disclosed.

The San Francisco-based real estate investment firm made the purchase on behalf of its Market Street Capital Partners fund, a \$650M value added real estate fund. It's the second property purchased closed by the fund in the last 30 days. DivcoWest also closed on the purchase of a 642,000 square foot Class A office portfolio in suburban Sacramento, Calif., on August 10.

DivcoWest purchased 11 Beacon in an off-market transaction. Brokers Joe Previte of Independence Realty and Christina Tiemann of CBNRT were listed at sale. Frank Petz, executive vice president, Richards Barry Joyce & Partners LLC arranged additional equity financing for the transaction.

Commenting on the purchase, DivcoWest principal and founder Stuart Shiff said that the firm was a strong believer in the long term potential of the Boston area market and that 11 Beacon provided the opportunity for the real estate operator to add value over time. "We see this as a jewel of an asset in a timeless and highly desirable part of the city which will benefit over the long term from the three main economic drivers surrounding it: education, government and finance," Mr. Shiff said.

11 Beacon is a block from the Massachusetts State House and Boston's courthouse and a short walk from the city's financial district. Boston's Suffolk University occupies space in several nearby buildings. In 1929, the building – then known as The Lawyer's Building – was the location for Boston College Law School's first classes.

DivcoWest has plans to implement key improvements to the 1920's-era historic building to enhance its appeal to a broad range of office tenants from public agencies to professional firms of all sizes.

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About DivcoWest

Founded more than 15 years ago in Northern California, DivcoWest has become one of the nation's leading fully integrated real estate investment and management firms. In addition to investing more than \$860 million in equity, DivcoWest has acquired more than 17.5 million square feet of high-level commercial space in locations throughout the US. DivcoWest Principals have successfully formed and implemented the liquidation of the highly successful Page Mill Properties fund 1. DivcoWest also completed the formation of a new fund, the Market Street Capital fund, which has raised more than \$650 million for additional investments. The company has offices in Boston and San Francisco. www.divcowest.com