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DivcoWest Acquires Sacramento Office Portfolio

Rancho Cordova (Sacramento), CA — September 9, 2010-- DivcoWest has completed the purchase of Prospect Green, a 642,262 square foot property portfolio consisting of six Class A office buildings. The purchase was made on behalf of Market Street Capital Partners, a real estate investment fund sponsored by DivcoWest. Price and terms were not disclosed.

The Prospect Green portfolio contains six Class A office properties including a six-story office tower and five mid-rise buildings. The six-story building, One Capital Center, was developed in 1989 and is one of the only office buildings in the community visible from nearby Highway 50, a major business thoroughfare in Sacramento. The purchase also includes a one-acre development site.

Developed in phases between 1990 and 2001, the Prospect Green buildings all strategically sit within a campus featuring a 2.5-acre central park. Occupancy in the park is approximately 70 percent and includes a diverse group of major national tenants including Barclays, NEC, Pearson, Allstate and Aerojet.

The Prospect Green portfolio is located in the heart of the seven million square foot master planned community known as Prospect Park. The first buildings in the park were constructed in the 1980s and development has continued to expand there to include significant retail, residential and commercial uses. Prospect Park has become a recognized destination for tenants requiring Class A amenities in a corporate campus setting along the Highway 50 corridor.

“This is our first purchase in the Sacramento area but this market has long appealed to us because of its solid base of government, education, and technology that attracts nationally recognized tenants,” said Sam Hamilton, DivcoWest Director of Acquisitions. “For our investors, we see solid long term growth, strong tenant interest and an asset which is exceptionally well located in its market.”

In Mid-August, DivcoWest acquired 11 Beacon Street, a 147,751 square foot, 11-story office building sitting atop Boston's historic Beacon Hill. Since the beginning of the year, the investment real estate company announced the completion of three large leases in its office assets in Boston and San Jose, CA totaling more than 300,000 square feet.

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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