



*Real value in a changing world*

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## **Jones Lang LaSalle Markets Prime Office/R&D Complex in San Jose**

*Western Digital Rue Ferrari Campus expected to fetch \$30+ million*

**SAN JOSE, CA, Feb. 1, 2011** – Jones Lang LaSalle today announced the firm has been hired by South Bay Development Company to market for sale the Western Digital Rue Ferrari Campus, an office and research and development complex located at 5853-5863 Rue Ferrari in the Edenvale Technology Park in San Jose, California. The two-building, 286,330-square-foot complex is 100 percent triple-net leased to Western Digital through December 2020. The property is expected to fetch in excess of \$30 million.

Leading the marketing team on this transaction are Managing Director Michel Seifer and Senior Vice President Rob Hielscher. Senior Vice President Reid McGlamery will assist investors with financing.

“Western Digital has occupied the property for nearly 15 years and has invested a significant amount of capital into improvements,” said Seifer. “Because of the long-term lease to this extremely strong credit tenant, we expect this property to appeal to a wide swath of investors including private REITs, net lease buyers and core funds.”

The Western Digital Rue Ferrari Campus is located just north of the intersection of Highways 101 and 85, two of the main highways in Silicon Valley. The complex consists of a 155,405-square-foot single-story office building/R&D building and a 130,925-square-foot two-story office/R&D building connected by a glass and steel-enclosed lobby. The property features abundant parking, a cafeteria, basketball and volleyball courts, a conference room, four loading docks and a state-of-the-art security system. Western Digital has invested a significant amount of money into improvements at the property, including a 10,000-square-foot Class 10 clean room with dedicated HVAC and power and highly specialized testing facilities. The property was built in 1992.

Jones Lang LaSalle Capital Markets is a full-service global provider of capital solutions for real estate investors and occupiers. The firm’s in-depth local market and global investor knowledge delivers the best-in-class solutions for its clients — whether a sale, financing, repositioning, advisory or recapitalization execution. In the last three years, Jones Lang LaSalle Capital Markets completed more than \$143 billion transactions globally. The firm’s Capital Markets team comprises approximately 1,500 specialists, operating in 180 major markets worldwide.

**About Jones Lang LaSalle**

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Jones Lang LaSalle (NYSE:JLL) is a financial and professional services firm specializing in real estate. The firm offers integrated services delivered by expert teams worldwide to clients seeking increased value by owning, occupying or investing in real estate. With 2009 global revenue of \$2.5 billion, Jones Lang LaSalle serves clients in 60 countries from 750 locations worldwide, including 180 corporate offices. The firm is an industry leader in property and corporate facility management services, with a portfolio of approximately 1.6 billion square feet worldwide. LaSalle Investment Management, the company's investment management business, is one of the world's largest and most diverse in real estate with approximately \$40 billion of assets under management.

For further information, please visit our website, [www.joneslanglasalle.com](http://www.joneslanglasalle.com).

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