

April 25, 2017

Equus Acquires Class-A Office Building in Charlotte, North Carolina



Equus Capital Partners, Ltd. (“Equus”), one of the nation’s leading private equity real estate investment managers, announced today that an affiliate has acquired The Rotunda, a four-story Class A office building totaling 230,790 square feet located in the SouthPark office submarket of Charlotte, North Carolina. At the time of acquisition, The Rotunda was 91% leased by 28 tenants. The acquisition was made on behalf of Equus Investment Partnership X, L.P. (“Fund X”), a \$361 million discretionary equity fund managed by Equus.

Ryan Clutter and Scot Humphrey of Holliday Fenoglio Fowler, L.P. (“HFF”), represented the seller in the transaction.

The Rotunda is located at the highly visible intersection of Congress Street and Carnegie Boulevard, directly across from SouthPark Mall, in the center of the SouthPark office submarket. This location is approximately five miles south of Uptown Charlotte. The property enjoys convenient accessibility from across the greater Charlotte Metro.

The 5.34 acre property was developed in 1988, and is situated atop a two level parking deck. On-site amenities include a full service restaurant known as Village Tavern, a conference center, and outdoor seating areas.

The highly visible Rotunda acts as the front door of the

Carnegie office micro market of SouthPark. This mixed-use hub is comprised of office, retail, hotel, and multi-family residential uses and boasts the highest Class-A office rents in the SouthPark submarket. The Rotunda is highly walkable to an abundance of amenities including the SouthPark Mall and Piedmont Town Center. Within one mile of The Rotunda there are approximately 2.5 million square-feet of high-quality retail, 65 restaurants, 1,200 hotel rooms, 6 daycare centers and 3 grocery stores. There are currently over 3,000 multi-family residential units with an additional 2,600 units either under construction or proposed. The Rotunda’s strategic location also provides convenient access to Southpark’s most affluent neighborhoods of Foxcroft and Myer’s Park.

“This transaction presented an excellent opportunity to acquire an iconic office building in the highly dynamic live/work/play Southpark Submarket of Charlotte. Upon completion of our capital improvement plan and added onsite amenities, we believe Rotunda will compare favorably with other best in class assets in the submarket.” commented Joseph F. Felici, Acquisitions Manager of Equus Capital Partners, Ltd. who along with Tim Feron, Acquisitions Associate and George Haines, Vice President oversaw the acquisition for the firm.

About Equus Capital Partners, Ltd.

Equus Capital Partners is one of the nation's leading private equity real estate fund managers. Equus' diversified portfolio consists of office, multi-family, industrial, and retail properties located throughout the United States. The firm is headquartered in the Philadelphia area with regional offices in Chicago, Los Angeles, Washington D.C., Boston, Atlanta, and Raleigh-Durham. For additional information, please visit the company's website at www.equuspartners.com.

**For additional information on the company,
please contact:**

Joseph G. Nahas, Jr., CRE®, FRICS, Sr. Vice President
(215) 575-2363 or visit www.equuspartners.com

**For additional information on the property,
please contact:**

Joseph F. Felici Sr., Acquisitions Manager
(215) 575-2313 or jfelici@equuspartners.com