

June 18, 2018

Equus Capital Partners, Ltd. Acquires 150,656 Square-Foot Class-A Office Building in Broomfield, CO

Equus Capital Partners, Ltd. (“Equus”), one of the nation’s leading private equity real estate fund managers, announced today that an affiliate completed the acquisition of a 150,656 square-foot Class A office building located in Broomfield, CO along the U.S. 36 Highway Corridor, between downtown Denver and Boulder. The acquisition was the first investment made on behalf of Equus Investment Partnership XI, L.P. (“Fund XI”), the latest fully discretionary equity fund managed by Equus.

The six-story building underwent common area improvements in both 2013 and 2017. The upgrades include a redesigned two-story modern atrium lobby with upscale finishes, as well as renovated common area corridors and bathrooms. Building amenities include a tenant lounge, fitness center, bike lab, and Wi-Fi accessibility. The property was 94% leased at the time of acquisition.



Interlocken Business Park (“Interlocken”) is a 963-acre, advanced technology park that includes more than 3.7 million square-feet of commercial and mixed-use development. Interlocken’s high concentration of top technology and telecommunication tenants has drawn positive comparisons with northern California’s Silicon Valley. Interlocken also benefits from its proximity to the city of Boulder and the University of Colorado, the intellectual and venture capital hub of the State. Surrounded by extensively landscaped parks and trails and easy access to Colorado’s Front Range, Interlocken provides an exceptional work / life balance, and has proven itself attractive to an energetic and innovative workforce. 370 Interlocken Boulevard is prominently located within Interlocken and has frontage along U.S. 36 Highway. Recently, the Regional Transportations District (“RTD”) light rail system began servicing their B Line, connecting Union Station in Downtown Denver to Westminster, just south of Broomfield. Plans call for the extension of the line to Boulder and Longmont upon further funding. One of the proposed light rail stations (Flatiron) is located adjacent to the Interlocken Business Park.

“We are excited to add this property to our growing portfolio. The overall building quality and setting are among the best in the Northwest submarket. 370 Interlocken is our first commercial acquisition in the dynamic Denver metropolitan area,” commented Brant Glomb, Vice President of Equus, who along with Evan Danner, oversaw the acquisition for the firm.

Broomfield is located along the U.S. 36 Corridor in the Northwest Denver submarket, 17 miles northwest of Denver, and 13 miles southeast of Boulder. Broomfield’s unique location has attracted a diverse business environment from local start-ups to corporate headquarters. The U.S. 36 Corridor and Broomfield are home to over 20 corporate, national and regional headquarters, with a high concentration of technology and research development firms, including Level 3 Communications, Oracle, and Webroot.

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., Atlanta, and Raleigh-Durham. For additional information, please visit the company's website at www.equuspartners.com.

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