

January 4, 2017

Equus Adds Two Buildings to its Redmond, Washington Office Portfolio



Equus Capital Partners, Ltd. (“Equus”), one of the nation’s leading private equity fund managers, announced today that an affiliate has acquired Quadrant Willows B and D, a 100% leased, two-building class-B office portfolio totaling 118,058 square-feet located in Redmond, Washington, a submarket of Seattle, for \$22,325,000. The acquisition was made on behalf of Equus Investment Partnership X, L.P. (“Fund X”), a discretionary fund managed by Equus.

The seller, Menlo Equities, was represented by Scott Davis, Tom Pehl, and Lou Senini of CBRE.

Quadrant Willows B and D were built in 1997 and 2001, respectively, and are situated on 7.2 acres. Each building is situated on its own individual parcel. Quadrant Willows B and D consists of two, two-story office buildings (Building B is 62,854 square-feet and Building D is 55,204 square feet) with a parking ratio of 3.0 spaces per 1,000. Building D, whose lobby was renovated in 2012, also includes 50 underground parking spaces which is a unique and attractive feature in this sub-market. Universal Avionics, a leading manufacturer of innovative avionics systems for business jets, turboprop aircraft, transport aircraft, helicopters, regional and commercial airliners used by corporate, military and airline operators,

occupies the entirety of building B.

Strategically situated in the Redmond submarket of Eastside Seattle, Quadrant Willows is located along Willows Road, at the west end of the Redmond Valley. The property provides convenient access to I-405 and SR 520, two of the region’s major transportation corridors. Quadrant Willows’ location is also in close proximity to the Microsoft World Headquarters and Nintendo USA Headquarters, which create a growing demand for quality nearby office space. In addition to employment concentration in software, aerospace, technology, and wireless communications, Redmond, along with nearby Kirkland and Bellevue, serves as headquarters for the highest concentration of interactive gaming companies in the United States.

“We are excited to add Quadrant Willows B & D to our current holdings, Quadrant Willows C & E, which were acquired by Fund X in March 2016, and are located immediately adjacent to each other. With our plans for additional and significant upgrades, consistent through all four buildings, we believe we can offer high quality space solutions for a variety of tenants in the marketplace,” commented Robert Butchenhart, Vice President of Equus, who 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.

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