

March 1, 2017

## Equus Acquires Two Office/R&D Buildings in Silicon Valley for \$31.5 Million



Equus Capital Partners, Ltd. (“Equus”), one of the nation’s leading private equity real estate investment managers, announced today that an affiliate has acquired Walsh Bowers, a two-building Class-B office/R&D portfolio totaling 106,500 square-feet, located in the Santa Clara submarket of Silicon Valley, for \$31,550,000. The acquisition was made on behalf of Equus Investment Partnership X, L.P. (“Fund X”), a \$361 million discretionary equity fund managed by Equus.

Adam Lasoff, Steve Herman, and Eric Fox of Cushman and Wakefield represented the seller, Swift Real Estate Partners, in the transaction.

Walsh Bowers is comprised of two individually subdivided parcels totaling 6.31 acres. The office/R&D

buildings situated thereon were built in 1975 and 1980, respectively, enjoy an attractive parking ratio of 3.1 per 1,000 square-feet, and were 100% leased at the time of acquisition.

Walsh Bowers is strategically located less than one mile from Silicon Valley’s “Golden Triangle”, bordered by Highway 101, Interstate 880, and California State Route 237, which provide excellent regional access throughout the entire Silicon Valley. The property is also located less than 5 miles from the Mineta San Jose International Airport and is close to executive housing and amenities, including the Santa Clara Convention Center, Levi’s Stadium, restaurants, and hotels.

Santa Clara, with a tenant base spanning a diverse cross-section of industries including software, internet, semiconductor, hardware, and biotechnology, is one of the most highly desirable sub-markets within one of the most vibrant real estate markets in the country. “We are excited about this unique opportunity to acquire such a well-located project in Santa Clara and pleased to add this to our growing Silicon Valley portfolio”, said Jonathan Praw, Vice President and Head of West Coast Operations for Equus Capital Partners, Ltd.

### 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](http://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](http://www.equuspartners.com)

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

Jonathan B. Praw, Vice President  
(310) 725-8435 or [jpraw@equuspartners.com](mailto:jpraw@equuspartners.com)