

December 27, 2018

Equus Acquires Highlands Campus Tech Centre in Bothell, Washington



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 Highlands Campus Tech Centre (“The Highlands”), a three-building, 201,766 square-foot office and flex complex in the Bothell submarket of Seattle, WA. The acquisition was made on behalf of Equus Investment Partnership XI, L.P. (“Fund XI”), a fully discretionary value-add equity fund managed by Equus, which opened for investment in July 2018.

Kevin Shannon, Nick Kucha, and Bill DeLacy of Newmark Knight Frank represented the seller, Investcorp, a leading global provider and manager of alternative investment products, in the transaction.

The Highlands was built in 1999-2000 and is situated on 13.9 acres. The Highlands Campus consists of one- two-story office building and two- two-story flex R&D buildings with a parking ratio of 3.5 spaces per 1,000 square-feet. Located within Canyon Park, the complex provides convenient access to I-405 and SR 527, two of the region’s major transportation corridors. The Highlands Campus is also in close proximity to the Seattle Genetics Headquarters, the largest life sciences company in the State of Washington. With more than 30 life science companies, Bothell has gained a reputation as the

hub of life science and biotechnology in the Seattle area. In addition, Eastside Seattle enjoys employment concentration among fast growing industries such as software, aerospace, technology, and wireless communications. The strong tenant demand from these companies, paired with the limited availability of development sites, create a positive outlook for continued rental rate growth.

Although the property was 97% leased at the time of acquisition, occupancy was expected to drop to 70% in the near term due to pending lease expirations. “We are excited to add The Highlands Campus Tech Centre to our existing Eastside Seattle portfolio. Given the dearth of available space throughout the eastside market, Bothell has seen a recent surge in demand supported by the technology, life-science, aerospace, and communications industries. The Highlands Campus Tech Centre represents an attractive investment opportunity for our firm in a growing sub-market within one of the most dynamic markets in the country,” commented Robert Butchenhart, Vice President of Equus. “We look forward to repositioning the assets through planned physical improvements and releasing the pending vacancy into an increasingly tight Eastside rental market,” added Butchenhart.

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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