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HFF Closes Sale of Two Office/R&D Buildings in Pleasanton, Calif.

POSTED ON JUNE 9, 2014 BY PUBLISHER IN NEWS RELEASES

SAN FRANCISCO, CA – June 9, 2014 – HFF announced today that it has closed the sale of Arroyo Center, two office/R&D buildings totaling 104,741 square feet in Pleasanton, California.

HFF marketed the properties on behalf of the seller, a joint venture between Cannae Partners and certain affiliates of Westport Capital Partners LLC. Embarcadero Capital Partners, LLC purchased the assets for an undisclosed amount free and clear of existing financing.

Arroyo Center is located at 5758-5794 W. Las Positas Boulevard within the Hacienda Business Park between Walnut Creek and Silicon Valley in Pleasanton. The 6.69-acre site is within 1.5 miles of the Dublin-Pleasanton BART station and less than

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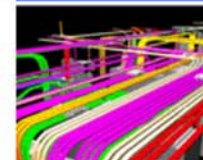
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two miles from the 1-580 and 1-680 interchange providing access to the greater San Francisco Bay Area. The properties were renovated in 2013/2104 and are fully leased to two tenants: Hewlett-Packard and Gatan, a subsidiary of Roper Industries.

The HFF investment sales team representing the seller was led by managing director Steven Golubchik and director John Simerlein.

Westport Capital Partners LLC is a real estate investment firm specializing in the opportunistic real estate arena. Westport provides domestic and international investment opportunities to institutional and private clients. Through its various funds, the firm invests in a wide variety of distressed and opportunistic real estate assets. The firm has offices in Los Angeles, CA, Wilton, CT and London, England. For more information regarding Westport Capital Partners LLC, please visit <http://www.westportcp.com/>.

Embarcadero Capital Partners is a real estate investment and management firm based on the San Francisco peninsula. The firm invests in dynamic, development-constrained U.S. markets that are known for intellectual capital and a creative business culture.

HFF (Holliday Fenoglio Fowler, L.P.) and HFFS (HFF Securities L.P.) are owned by HFF, Inc. (NYSE: HF). HFF operates out of 22 offices nationwide and is a leading provider of commercial real estate and capital markets services to the U.S. commercial real estate industry. HFF together with its affiliate HFFS offer clients a fully integrated national capital markets platform including debt placement, investment sales, equity placement, advisory services, loan sales and commercial loan servicing. For more information please visit hfflp.com or follow HFF on Twitter at twitter.com/hff.

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CONTRIBUTORS



Hacienda Business Park, HFF, Holliday Fenoglio Fowler, Pleasanton, San Francisco, Silicon Valley, Walnut Creek, Westport Capital Partners

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JUN 23
Mon
10:00 am - View Details
NAIOP San Francisco Bay Area – Ninth Annual Golf Tournament

JUN 24
Tue
12:00 pm - View Details
SMPS East Bay - CHAT

JUN 25
Wed
5:00 pm - View Details
IFMA Silicon Valley - Mid-Year CRE Review and Liquid Space

JUN 26
Thu
5:30 pm - View Details
CREW East Bay/San Francisco - Gallery Tour and Wine Tasting

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JUN 30
Mon
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IREM San Francisco -16th Annual Golf Tournament

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