

**AUGUST 10, 2009****49,031-SQUARE-FOOT CARLSBAD PACIFICA TRADES HANDS**

CARLSBAD, CALIF. — Providence Capital Speed Fund, on behalf of a wholly owned subsidiary, has acquired Carlsbad Pacific for an undisclosed price. Located at 5050 Avenida Encinas in Carlsbad, the property offers 49,031 square feet of office space. The building is currently 81 percent leased to tenants, including RBF Consulting, UBS Financial and Next Proteins. Rick Reeder, Brian Driscoll and Jay Boyle of Grubb & Ellis|BRE Commercial, along with Robert Griffith of Grubb & Ellis, represented the seller, Prudential Real Estate Investors, and the buyer.