

OFFICE

JONES LANG LASALLE HANDLES \$28.2 MILLION SALE IN METRO DENVER

Lakewood, Colo. — Jones Lang LaSalle has closed the \$28.2 million sale of a nearly 167,000-square-foot office building, located at 12795 W. Alameda Pkwy. in Lakewood, for a local investor. An institutional investor purchased the four-story building, which is totally occupied by the National Park Service on a long-term

lease. Jones Lang LaSalle's Steve Suechting led the brokerage team in making the sale a reality.

MADISON PARTNERS HANDLES \$147 MILLION MEDICAL OFFICE LEASE

Santa Monica, Calif. — Madison Partners has negotiated a new 30-year, 50,000-square-foot lease of medical office space for the Regents of the University of California in a three-

story, build-to-suit building due to break ground this quarter. Located at 1223 16th St. in Santa Monica, the new medical facility will be directly across the street from the Santa Monica-UCLA Medical Center and Orthopedic Hospital. Madison Partners' Gary Weiss represented the landlord/developer, Sixteenth Street Medical Center LP, in the transaction. The lease term will begin in 2011, when construction of the Michael W. Folonis Architects-designed facility is

slated for completion.

KBS REIT II ACQUIRES 20-STORY CLASS A BUILDING IN PACIFIC NW

Portland, Ore. — KBS REIT II has acquired the 20-story One Main Place office tower in Portland's central business district. Comprising an entire city block bounded by Main, First, Second and Salmon streets, the 315,133-square-foot, Class A One Main Place is Portland's 16th largest office building. Eastdil Secured's Russ Cooper and Darwin Rodriguez represented the undisclosed seller in the transaction, and KBS Capital Advisors, an affiliate of KBS Realty Advisors, represented KBS REIT II. Originally built in 1982 and boasting an occupancy of 99 percent, One Main Place is located immediately across the street from the Federal Courthouse and a block from the Willamette River and Hawthorne Bridge.

FREESTANDING BUILDING TRADES FOR \$3.5 MILLION

San Diego — Cushman & Wakefield has negotiated the more than \$3.5 million purchase of a two-story, 12,760-square-foot office building located at 10803 Thornmint Rd. in the 4S Ranch community of San Diego. Cushman & Wakefield's Marc Posthumus represented the buyer, 10805 Thornmint Road LLC, and Brian Driscoll and Brian Starck of Cassidy Turley/BRE represented the seller, Mission Federal Credit Union.

MARCUS & MILLICHAP BROKERS \$2 MILLION SINGLE-TENANT SALE

Othello, Wash. — Marcus & Millichap handled the \$2 million sale of Fresenius Medical Care, a 5,215-square-foot, single-tenant, net-leased property located at 530 South 1st Ave. in Othello. Marcus & Millichap's Travis Trautvetter represented the seller, a developer, in the all-cash transaction. The private-investor buyer was completing a 1031 exchange in acquiring the facility, which was built to suit FMC in 2009.

SANTA CLARA COUNTY ACQUIRES FORMER MEDICAL CENTER FOR \$24 MILLION

San Jose, Calif. — Cassidy Turley BT Commercial has brokered the \$24 million sale of the more than 13-acre former San Jose Medical Center property located at 725 E. Santa Clara St. in downtown San Jose. Purchasing the property from San Jose Hospital L.P., Santa Clara County will demolish approximately 300,000 square feet of existing medical buildings, while

ONE CITY A MILLION POSSIBILITIES



BUSINESS FORWARD

- NO CITY INCOME TAX OR GROSS SALES RECEIPT TAX
- COMPETITIVE BUSINESS LICENSE STRUCTURE
- REGIONAL TRANSPORTATION HUB
- CLEAN AND SAFE CITY

LIVE **WORK** DINE UNWIND CREATE CELEBRATE FLOURISH
To find out more call 818-238-5180 or visit us online at www.burbankusa.com

