



370 Interlocken Boulevard, Broomfield, CO

## Equus Capital Partners, Ltd. Acquires 150,656 Square-Foot Class-A Office Building in Broomfield, CO

**E**quus Capital Partners, Ltd. ("Equus"), one of the nation's leading private equity real estate fund managers, announced in June, 2018, that an affiliate completed the acquisition of a 150,656 square-foot Class A office building located in Broomfield, CO along the U.S. 36 Highway Corridor, between downtown Denver and Boulder. The acquisition was the first investment made on behalf of Equus Investment Partnership XI, L.P. ("Fund XI"), the latest fully discretionary equity fund managed by Equus.

The six-story building underwent common area improvements in both 2013 and 2017. The upgrades include a redesigned two-story modern atrium lobby with upscale finishes, as well as renovated common area corridors and bathrooms. Building amenities include a tenant lounge, fitness center, bike lab, and Wi-Fi accessibility. The property was 94% leased at the time of acquisition.

Interlocken Business Park ("Interlocken") is a 963-acre, advanced technology park that includes more than 3.7 million square-feet of commercial and

mixed-use development. Interlocken's high concentration of top technology and telecommunication tenants has drawn positive comparisons with northern

*(Continued on page 3)*

### HIGHLIGHTS InSIDE:

**Equus Completes over \$146 Million in Sales During the Quarter**



# Equus Completes over \$146 Million in Sales During the Quarter

**D**uring the second quarter, Equus Capital Partners, Ltd. ("Equus"), completed four (4) commercial property dispositions totaling \$146,050,000.

The properties sold included Commonwealth Centre I and II, two office buildings totaling 316,399 square-foot located in Chantilly, VA, Spring Lake Corporate Center, an eight-building, 230,276 square-foot office complex located in Jacksonville, FL, 2728 Capital Boulevard, a two-story 519,499 square-

foot office/warehouse building located in Raleigh, NC, and Spring Forest Square, a three-building, 65,422 square-foot retail center located in Raleigh, NC.

All four (4) properties sold were acquired on behalf of BPG Investment Partnership VII and VIIA, L.P., a discretionary fund managed by Equus. ■



# Kidney Walk

Equus Capital Partners, Ltd. is serving as a Gold sponsor and thanks its many service providers and partners for joining with them in support.

Philadelphia Kidney Walk  
Sunday, October 14, 2018  
Philadelphia Museum of Art

[KidneyWalk.org](http://KidneyWalk.org)

*The National Kidney Foundation's Kidney Walk is the nation's largest walk to fight kidney disease. Held in nearly 100 communities, the event raises awareness and funds lifesaving programs that educate and support patients, their families and those at risk.*



*Commonwealth Centre II, Chantilly, VA*



*2728 Capital Boulevard, Raleigh, NC*



*Spring Forest Square, Raleigh, NC*





Spring Lake Corporate Center, Jacksonville, FL



(Continued from page 1)

Boulder and the University of Colorado, the intellectual and venture capital hub of the State. Surrounded by extensively landscaped parks and trails and easy access to Colorado's Front Range, Interlocken provides an exceptional work / life balance, and has proven itself attractive to an energetic and innovative workforce. 370 Interlocken Boulevard is prominently located within Interlocken and has frontage along U.S. 36 Highway. Recently, the Regional Transportation District ("RTD") light rail system began servicing their B Line, connecting Union Station in Downtown Denver to Westminster, just south of Broomfield. Plans call for the extension of the line to Boulder and Longmont upon further funding. One of the proposed light rail stations (Flatiron) is located adjacent to the Interlocken Business Park.

"We are excited to add this property to our growing portfolio. The overall

building quality and setting are among the best in the Northwest submarket. 370 Interlocken is our first commercial acquisition in the dynamic Denver metropolitan area," commented Brant Glomb, Vice President of Equus, who along with Evan Danner, oversaw the acquisition for the firm.

Broomfield is located along the U.S. 36 Corridor in the Northwest Denver submarket, 17 miles northwest of Denver, and 13 miles southeast of Boulder. Broomfield's unique location has attracted a diverse business environment from local start-ups to corporate headquarters. The U.S. 36 Corridor and Broomfield are home to over 20 corporate, national and regional headquarters, with a high concentration of technology and research development firms, including Level 3 Communications, Oracle, and Webroot. ■

## Acquisitions

370 Interlocken Boulevard,  
Broomfield, CO  
Office | 150,656 SF

## Dispositions

Commonwealth Centre I and II,  
Chantilly, VA  
Office | 316,399 SF

2728 Capital Boulevard,  
Raleigh, NC  
Industrial | 513,296 SF

Spring Lake Corporate Center,  
Jacksonville, FL  
Office | 230,276 SF

Spring Forest Square,  
Raleigh, NC  
Retail | 65,000 SF

## New Hires

BPG Management Company, L.P.  
Newtown Square, PA Office  
Michaela Truesdale, *Property Assistant*

Madison Apartment Group, L.P.  
Newtown Square, PA Office  
Nicoletta DeSimone, *Associate*

BPG Development Company, L.P.  
Newtown Square, PA Office  
Keith Hontz, Jr., *Asset Manager*

BPG Management Company, L.P.  
Newtown Square, PA Office  
John Clyde, *Property Manager*

Equus Capital Partners, Ltd.  
Newtown Square, PA Office  
Scott Miller, *Associate*

BPG Development Company, L.P.  
Newtown Square, PA Office  
Nicole Eakins, *AP Specialist*

## Promotions

Equus Capital Partners, Ltd.  
Newtown Square, PA Office  
Joseph Felici, *Vice President*

## Equus would like to thank the following brokers and their firms for helping us lease 615,825 SF in the 2<sup>nd</sup> Quarter 2018:

▶ Avison Young (IL)	Rick Morris
▶ Avison Young (VA)	Peter Berk and Dave Millard
▶ Benchmark Commercial RE (GA)	Kevin Mitchell
▶ Berkshire Real Estate Advisors (PA)	Patrick McNulty
▶ Boyd Brokerage Associates, LLC (NC)	Russell Andrew Shultz
▶ Bradley & Company (IN)	John Hardy
▶ CB Richard Ellis Raleigh, LLC (NC)	Cristena Rae Greene and Joshua Austin Nagy
▶ CBIZ Gibraltar Real Estate Services, LLC (IL)	Benjamin Cooper and Bill Main
▶ CBRE (IL)	Pete Adamo, Brian Biege, William Elwood, Diana Riekse, and Jon Springer
▶ CBRE (IN)	Zane Brown and Nick Svarczkopf
▶ CBRE (MN)	Chuck Caturia
▶ CBRE (DC)	Brain Murphy
▶ Colliers International (IL)	Dave Florent and Francis Prock
▶ Colliers International (IN)	Brian Askins
▶ Colliers International (MN)	Mike Gelfman, Nat Karrick, and Kevin O'Neill
▶ Commercial Associates, Inc. (NC)	Robin Joel Fleming, Jr.
▶ Cresa Partners-Houston (TX)	Dustin Cruz, Neil Elliott, Gary Lawless, and Ray Lopez
▶ CTR Partners (GA)	Jeff Coatsworth and Jeff Richardson
▶ Cushman & Wakefield (FL)	Traci Jenks and Tony Terrell
▶ Cushman & Wakefield (IL)	Jordan Rovito
▶ Cushman & Wakefield (MN)	Tony DelDotto
▶ Cushman & Wakefield (GA)	Brandon Wallace
▶ DFW Lee & Associates - Houston (TX)	Drew Donohue
▶ Dillon Commercial RL EST SCV (NC)	Grover L. Dillon, III
▶ Donahoe Real Estate (MD)	Matt O'Connell
▶ DTR Partners (TX)	Devin Rogers
▶ Foundry Commercial (FL)	Brad Chrischillis
▶ Howard Perry & Walston Commercial, LLC (NC)	Andrew Karl Simpson
▶ Jones Lang LaSalle (IL)	Deanna Becker
▶ Jones Lang LaSalle (IN)	John Robinson and Abby Zito
▶ Jones Lang LaSalle (MN)	Jeff Miller
▶ Jones Lang LaSalle (PA)	John Perkins
▶ Jones Lang LaSalle (TX)	Emily Asman, Russell Hodges, Anya Marmuscak, and Jessica Ochoa
▶ NAI Brannen Goddard (GA)	David Beak and Stephen Pond
▶ NAI Carolantic Realty (NC)	John Burns Hibbits and Michael Lee Wallace, Jr.
▶ PCR Brokerage Houston dba NAI Partners (TX)	Jason Whittington
▶ Quantum Commercial RE (GA)	Richard Smith
▶ SA Commercial (TX)	Allen Schwender
▶ Stream Realty (GA)	Kevin Driver and Brian Howell
▶ Stream Realty (TX)	Matt Asvestas and Brad Fricks
▶ Transwestern (MD)	Cricket Cleary and Guy Copperthite
▶ Transwestern (MN)	Mike Honsa and Mike Salmen
▶ Transwestern (TX)	Doug Little, Louann Pereira, and Matthew Seliger
▶ Triangle Special Properties, LLC (NC)	Mark Carter Staples
▶ Waldrop Properties, LLC (NC)	Joseph M. Waldrop

Equus Capital Partners, Ltd.<sup>®</sup> 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.

Philadelphia | Chicago | Washington, D.C. | Los Angeles | Raleigh | Atlanta

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