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CUSHMAN & WAKEFIELD | THALHIMER'S CAPITAL MARKETS GROUP COMPLETES SALE OF WESTERRE I & II IN RICHMOND

RICHMOND, VA – November 2014: Cushman & Wakefield | Thalhimer's Capital Markets Group has represented the Seller in the sale of Westerre I and II, a 163,290 SF class A office portfolio near Innsbrook Corporate Center in Richmond's largest and most successful suburban office submarket. The portfolio was purchased by The Simpson Organization out of Atlanta, Georgia for \$22,000,000 (\$135 psf). Eric Robison of Cushman & Wakefield | Thalhimer's Richmond office completed the sale.

Westerre is an institutional quality portfolio, consisting of two, four-story office buildings located in the Westerre Office Park. The portfolio is 92.1% occupied by 26 tenants, including Tridium, Inc., Interbake Foods, LLC, Comcast, and Batzli Stiles Butler Law Firm. The buildings feature outstanding architectural design in a park setting with distinctive fountains and water features. Their strategic location just off of West Broad Street, with direct access to I-64 and an abundant amenity base, yields a superior acquisition in a thriving submarket of Richmond.

The Simpson Organization has hired Cushman & Wakefield | Thalhimer's office leasing team of Dean Meyer, SIOR and Mac Wilson to represent them in leasing the property going forward.

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Thalhimer Center 11100 West Broad St. Glen Allen, VA 23060 804.648.5881	The Town Center at VA Beach 222 Central Park Avenue Suite 1820 Virginia Beach, VA 23462 757.499.2900	Compass Pointe One Compass Way Suite 100 Newport News, VA 23606 757.873.2900	Ruscon Building One Unity Alley Suite 310 Charleston, SC 29401 843.724.0100	Hearst Tower 214 N. Tryon Street 40th Floor Charlotte, NC 28202 704.705.3850
Millrace North 725 Jackson Street Suite 101 Fredericksburg, VA 22401 540.373.0600	Wells Fargo Tower 10 S. Jefferson Street Suite 1750 Roanoke, VA 24011 540.767.3000	Coffee Crossing 6000 Boonsboro Rd. Suite A Lynchburg, VA 24503 434.237.3384	Wells Fargo Center 15 South Main Street Suite 925 Greenville, SC 29601 864.370.8155	Crabtree Overlook 2301 Sugar Bush Road Suite 520 Raleigh, NC 27612 919.576.2680



ABOUT CUSHMAN & WAKEFIELD | THALHIMER. Thalhimer was founded in 1913 and currently has offices in Richmond, Newport News, Virginia Beach, Fredericksburg, Roanoke, Lynchburg, VA; Charlotte, Raleigh, NC; Charleston, Greenville, SC. The company has over 130 broker professionals and employs over 400 associates with a property portfolio of over 62 million leasable square feet, and management of over 23,000,000 square feet of commercial property, and over 5,300 multifamily units. In 2013 Thalhimer completed over 2,000 transactions with a transactional volume of almost \$1.5 billion. Thalhimer is the region's leading provider of comprehensive commercial real estate services. The firm offers comprehensive commercial real estate services including corporate services, investment sales, tenant representation, construction management, project management, asset management, and the sale and leasing of office, industrial and retail properties. www.thalhimer.com

Thalhimer's Capital Markets Group is the region's leading investment sales team made up of professionals focused solely on capital markets and the sale of income producing properties in Virginia outside of the Washington, D.C. beltway and the Carolinas. The team is experienced in office, industrial, retail and multi-family dispositions and has completed over 14.7 million square feet in nearly \$1 billion worth of transactions since 2012.

Cushman & Wakefield (C&W) is the world's largest privately-held commercial real estate services firm. The company advises and represents clients on all aspects of property occupancy and investment, and has established a preeminent position in the world's major markets. Founded in 1917, it has 253 offices in 60 countries, employing more than 15,000 professionals. The firm has more than \$3.7 billion in assets under management globally. A recognized leader in local and global real estate research, the firm publishes its market information and studies online at www.cushmanwakefield.com/knowledge.