

CLIENT ASSET

470,475 SF

Office Campus

Class A

PROJECT STRATEGY

LEVERAGE BofA'S CREDIT AND OCCUPANCY

POSITION VACANCY AN OPPORTUNITY

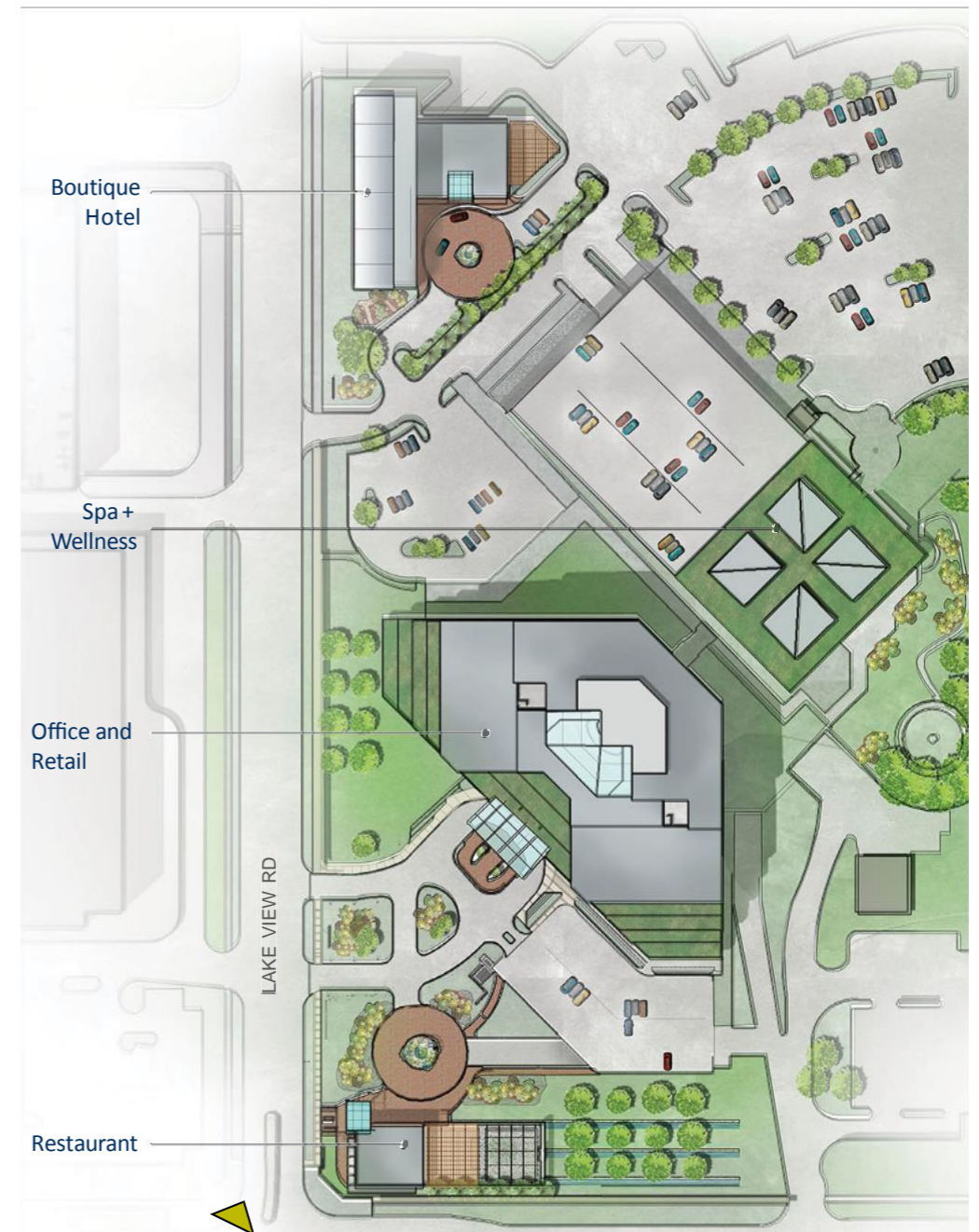
PROMOTE DEVELOPMENT

CLIENT GOALS

RIGHT-SIZE OCCUPANCY TO ABOUT 40% OF TOTAL

OPTIMIZE FLEXIBILITY FOR FUTURE EXPANSION/CONTRACTION

MAXIMIZE ECONOMICS IN A SALE





PROJECT RESULTS

ACHIEVED AGGRESSIVE PRICING THROUGH COMPETITIVE MARKETING PROCESS TO INVESTORS

ALIGNED GOAL OF REDUCED SPACE NEEDS WITH FUTURE COMMITMENT TO PROPERTY

GAINED FUTURE FLEXIBILITY FOR BOTH EXPANSION AND CONTRACTION

MATCHED BofA'S LONG-TERM IMAGE OF PROPERTY WITH INVESTOR PLANS FOR ADDITIONAL DEVELOPMENT

MET AGGRESSIVE CLIENT TIMING REQUIREMENTS TO COMPLETE TRANSACTION