



ACCESSO PARTNERS ACQUIRES TWO OFFICES IN DURHAM, N.C.

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Accesso Partners has acquired the Weston I and II Parkway Portfolio, two class A office buildings in Durham, N.C., from a partnership managed and owned by Capital Associates of Raleigh, for \$73 million.

The acquisition expands Accesso's ownership of class A office space near the Research Triangle Park to nearly 1 million square feet. In March, the Hallandale Beach, Fla., firm acquired the 10-building, 691,000-square-foot Meridian Corporate Center in Durham.

"Raleigh-Durham-Cary is a magnet for science, technology, engineering and professional services companies and has a highly educated workforce, many of whom graduated from the nearby research universities, who like the quality and pace of life here and chose to stay," said Ariel Bentata, managing partner-investments and co-founder of Accesso.

The portfolio consists of Weston I, a 212,441-square-foot, six-story property at 1001 Winstead Drive, which is 97.8 percent leased, and Weston II, a 77,742-square-foot, four-story property at 5020 Weston Parkway, which is 100 percent leased. Located on 15.51 acres in the Weston Corridor area, a mixed-use, master-planned park, the total portfolio is 98 percent leased.

"The area has a strong, high-income workforce, tremendous job and population growth, a thriving pro-business economy, and one of the tightest office submarkets in the Southeastern United States with very little vacancy. This is what institutional investors are looking for today," said Ryan Clutter, senior managing director of HFF's Carolinas office.

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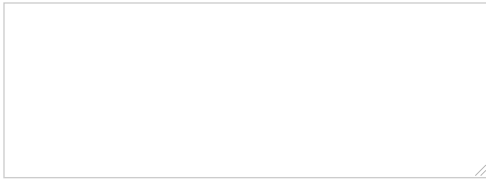
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