

Ocean West Capital Partners and Square Mile Capital Management Acquire Tribeca West

LOS ANGELES—February 2011 - Ocean West Capital Partners and affiliates of Square Mile Capital Management LLC have completed the acquisition of the Tribeca West office complex for \$58 million. Tribeca West is an eight building, 151,029 square foot, Class A office campus located at 12233 Olympic Boulevard in West Los Angeles. Acquisition financing was provided by Cantor Fitzgerald and arranged by Eastdil Secured.

The property went through substantial renovations in 2006 and was repositioned as one of the top entertainment media campuses in Los Angeles. Tribeca West is 100% leased to leading entertainment and media companies. Tenant spaces are designed to fit the needs of post-production, editing and creative uses as well as traditional office uses.

“West Los Angeles is a core market for Ocean West, and our principals have extensive experience owning and operating similar entertainment oriented office projects,” said Russ Allegrette of Ocean West. “Additionally, our on-site management team brings a best-in-class expertise and service level to our tenants.”

Tribeca West is located on the Olympic Corridor and benefits from convenient freeway access to both Interstate 405 and Interstate 10. The location is within a few miles of Beverly Hills, Santa Monica, Brentwood, Malibu and Bel-Air. “Tribeca West generates high user demand as there are few properties that can accommodate the entertainment specific demands of the tenants coupled with such an outstanding Westside location,” added Troy Miller of Ocean West.

About Ocean West:

Ocean West Capital Partners, based in Santa Monica, is focused on acquiring office and multifamily properties in primary California markets in order to bring to bear its highest level of expertise and service. With more than a century of combined experience, the executive team is dedicated to creating long-term value for its partners and investors. Ocean West’s principals have held senior level positions at several of the nation’s largest real estate companies in each of the distinct areas of asset management, capital transactions, operations/property management, leasing, construction management, due diligence and analytics. Additional company information is available at www.oceanwestcp.com.

About Square Mile:

Square Mile is a private investment management firm with a focus on real estate and real estate related opportunities, including both debt and equity investments. Headquartered in New York City, Square Mile manages a series of private equity funds aggregating approximately \$1.5 billion in committed capital.