

# PRESS RELEASE

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## CBRE | Raleigh Announces the Sale of One Harrison Park in Cary, NC

**Raleigh, NC – May 14, 2018** – CBRE | Raleigh is pleased to announce the sale of One Harrison Park to Priam Capital based in Nashville, TN. The CBRE | Raleigh team of Ben Kilgore, Jim McMillan, Ed Pulliam, and John Brewer exclusively represented the sale on account of the seller, Griffin Partners, Inc. of Houston, TX.

One Harrison Park is a 56,954-square foot, class A office building located at 401 Harrison Oaks Boulevard in the highly coveted Cary submarket. The site is a convenient and desirable location in the Triangle being adjacent to SAS Institute's Corporate Campus, and the world-renowned, five-star Umstead Hotel and Spa, as well as having direct access to I-40. One Harrison Park is currently 91 percent occupied to a diversified tenant roster, including anchor/long term tenant Trilliant, as well as major tenants Biosignia, Keys & Fox, Leukemia and Lymphoma Society, and Bainbridge.

"We are excited to be a part of Priam Capital's entry into the Triangle," said Kilgore, executive vice president with CBRE | Raleigh's Investment Properties group. "The Cary submarket is the best performing office submarket in the Triangle and continues to attract capital due to the growing market's expanding jobs base. We are excited to have Priam Capital become a broader part of our market as they expand their platform and grow in the Triangle."

CBRE | Raleigh's Investor Leasing group will continue to handle the leasing responsibilities for the building.

Priam Capital was founded in 2010. It currently has over 2M square feet of assets throughout the Southeast and Midwest. The company focuses on sourcing, underwriting, asset managing and exiting real estate investments.

Griffin Partners is an owner and operator of commercial real estate and has grown its presence in the Triangle market in the last several years with current assets at Carolina Place and Marketplace at Lake Boone, both in Raleigh, NC. Griffin Partners, has assets throughout Arizona, Colorado, North Carolina, and Texas with a current total portfolio of 4.5 million square feet valued at over \$750 million. The company was formed in 1980, and its four senior principals average over 35 years each of diverse real estate experience. Griffin Partners has acquired or developed over 9.3 million square feet of office and light industrial property since its founding valued at over \$1.4 billion.



### **About CBRE|Raleigh**

CBRE|Raleigh is a CBRE office serving the Triangle region and is a joint venture between local principals and CBRE Group, Inc. The firm assists real estate owners, investors and occupiers by offering strategic advice and execution for property leasing and sales; property, facilities and project management; corporate services; debt and equity financing; investment management; valuation and appraisal; research and investment strategy; and consulting. In 2017, the Raleigh office completed \$2.2 billion of sales and leasing transactions. Please visit our website at [www.cbre.us/raleigh](http://www.cbre.us/raleigh).

### **About CBRE in the Mid-South Region**

CBRE is the only global real estate services firm with offices in Norfolk, Newport News, Richmond, Charlottesville, and Fredericksburg, VA, and Raleigh and Greensboro, NC. These offices are collectively referred to as the Mid-South region. The CBRE Mid-South offices (excluding Northern Virginia and Charlotte, NC offices) completed \$4.3 billion of sales and leasing transactions in 2017.

### **About CBRE Group, Inc.**

CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world's largest commercial real estate services and investment firm (based on 2017 revenue). The company has

more than 80,000 employees (excluding affiliates), and serves real estate investors and occupiers through approximately 450 offices (excluding affiliates) worldwide. CBRE offers a broad range of integrated services, including facilities, transaction and project management; property management; investment management; appraisal and valuation; property leasing; strategic consulting; property sales; mortgage services and development services. Please visit our website at [www.cbre.us](http://www.cbre.us).

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