

[Read this online](#)



Allen Matkins
attorneys at law

March 18, 2011

[Deals](#) | [Equity & Debt](#) | [Government Action](#) | [Special Features](#)

Deals Updates

Office

[Kilroy Realty Acquires Gallo Bldg. for \\$33M](#)

CoStar - Feb 11

Kilroy Realty Corp. purchased 250 Brannan St. in San Francisco, CA, from The BROE Group for \$33 million, or about \$355 per square foot.

The 92,948-square-foot office building was constructed in 1907 as the Gallo Building in San Francisco County, and was fully renovated in August 2001.

[JPMorgan Entity Purchases 486k sf Phase I of Horizon at Playa Vista](#)

RENTV - Feb 3

In one of the biggest office sales in West LA in some time, Horizon PH I Office Holdings LLC, an investment entity advised by JPMorgan has acquired Phase I of Horizon at Playa Vista, a two-building, 486k sf development in Playa Vista that was completed in 2009. The buildings were sold by the developer, a venture of Lincoln Property Company and ASB Capital Management, in a transaction said to be worth around \$300 mil. Located at 12121 and 12181 Bluff Creek Dr, the buildings are occupied by Fox Interactive Media. The listing was handled by Eastdil Secured, who obtained the assignment in the fourth quarter of 2010.

[Google leases office complex in Venice](#)

Los Angeles Times - Jan 26

Reporting from Los Angeles and San Francisco — Google Inc., the ever-expanding Internet search giant, is establishing a beachhead in Venice. In a rare bright spot for the region's sluggish economy, Google is leasing more than 100,000 square feet of office space in three buildings, including the famed Binoculars Building designed by Frank Gehry. Sitting in front of the building is a huge binocular sculpture created by Claes Oldenburg and Coosje van Bruggen, perhaps befitting of the company's search theme.

The move is part of a major expansion by Google in Southern California and could set up a new center of operation in the region.

Google representatives confirmed Tuesday night that the company had signed a lease for the properties, saying its employees would begin moving into the offices this year. Google's new complex of buildings will have more square footage than its current facilities in Santa Monica, where the largest of the three buildings has 45,000 square feet and houses 300 employees.

[Hudson Pacific Boosts San Francisco Portfolio by 1.6 MSF](#)

Commercial Property Executive - Dec 17

Since it entered the commercial real estate market as a REIT in June, Hudson

Subscribe

[Past issues](#)

Have a suggestion?
[Tell us what you think](#)



Editor-in-Chief
[Anton N. Natsis](#)



Editor
[Dana I. Schiffman](#)



Editor
[Crystal Lofing](#)

FOLLOW US



Allen Matkins #1 Real Estate Law Firm in California
2002-2010

Allen Matkins is a full-service law firm with more than 220 attorneys practicing in seven offices throughout California. Some of the areas of focus at

Pacific Properties Inc. has had its eye on San Francisco and the company just snapped up two more properties in the area to add a total of approximately 1.6 million square feet of office space to its portfolio. The transactions, together valued at \$239.3 million, involve \$133.3 million in cash and \$106 million in debt. We think the City of San Francisco, in terms of leasing and pricing, is as good as any office market," Victor J. Coleman, CEO of Hudson Pacific, told *CPE*. "That stems from technology companies moving into the city because of its amenities and transportation; it increased our interest in San Francisco moving forward."

The new REIT just closed on the free and clear purchase of the 1 million square-foot office tower at 1455 Market Street in the Civic Center area from Bank of America and Strada Investment Group in a \$93 million transaction. "There is a strong relationship between us and Bank of America and we've been negotiating this acquisition for six months," Coleman said. The deal was accompanied by a leaseback agreement with Bank of America, which presently occupies 836,000 square feet in the 22-story building. The Bank has called 1455 Market Street home since having the building erected specifically for its use in 1977. Along with the Army Corps of Engineers' occupancy of 90,000 square feet and tenants in the retail space, the property is 92 percent leased.

Hudson Pacific also acquired a 51 percent stake in One and Two Rincon Center, a two-building office development totaling 581,000 square feet within the South Financial District's Rincon Center mixed-use complex. One and Two Rincon, six-stories and five-stories respectively, encompass a total of 482,000 square feet of office space and 99,000 square feet of retail space. Hudson Pacific paid an affiliate of Beacon Capital Partners Inc. \$40.3 million for the 21-year-old buildings and assumed \$106 million in existing debt as well; the project loan comes with an interest rate of 6.08 percent and is due to mature in July 2011.

[Kilroy Grabs 588,000 SF with \\$237.5M Purchase of Two West Coast Properties](#)

Commercial Property Executive - Nov 11

Kilroy Realty Corp., a longtime office and industrial property player in the coastal markets along the West Coast, has just boosted its office portfolio by 588,000 square feet. In transactions valued at an aggregate \$237.5 million, the company acquired 100 First Plaza in San Francisco and Overlake Office Center in suburban Seattle.

The biggest catch of the two purchases is 100 First Plaza, a 466,000 square-foot office asset for which the REIT paid \$191.5 million. Developed in 1988, the 27-story tower sits in the city's South Financial District and boasts a location just across from the new \$4.2 billion, 1.3 million square-foot Transbay Terminal Center development project.

Kilroy Realty also snapped up Overlake Office Center, shelling out \$46 million for the 122,000 square-foot office property located just over 10 miles east of Seattle in Redmond, Washington. Carrying the address of 15050 NE 36th Street, Overlake Office Center sits across from Microsoft Corporation's corporate headquarters, and the software company occupies every square foot of the 12-year-old building under a lease agreement that expires January 1, 2015.

Industrial

[Inland Empire Industrial Project Fetches \\$30 Million](#)

NREI - Dec 6

In a value-added play, Behringer Harvard Opportunity REIT II and CT Realty Investors have jointly acquired the Interchange Business Center in San Bernardino, Calif., for \$30 million. IBS Industrial Properties LLC was the seller. The property is 29% leased to two logistics and warehousing tenants: FTDI

Allen Matkins include green and sustainable construction, construction, corporate, real estate, project finance, business litigation, taxation, land use, environmental, bankruptcy, creditors' rights, intellectual property and employment and labor law. [More...](#)

Supply Chain Management and Genco. Built in 2007, the property is situated on a 41-acre site in the Inland Empire industrial market east of Los Angeles.

EQUITY & DEBT UPDATES

None to report

Government Action & Analysis Updates

None to report

SPECIAL FEATURES

None to report

© 2008-10 Allen Matkins Leck Gamble Mallory & Natsis LLP. All rights reserved. This email is intended for general information purposes only and should not be construed as legal advice or legal opinions on any specific facts or circumstances. This email was sent by: Allen Matkins Leck Gamble Mallory & Natsis LLP, 515 S. Figueroa Street, 7th Floor, Los Angeles, California 90071. To stop receiving this publication, click on the "unsubscribe" button.