

ATC Partners, LLC Announces Acquisition of Woodlands Office Park in Walnut Creek

May 1, 2005

WALNUT CREEK - ATC Partners LLC, the San Francisco-based real estate development company, has added to its growing portfolio of garden-style office projects by acquiring Woodlands Office Park in Walnut Creek.

The approximately 47,000-square foot project consists of two, two-story buildings at 3000 and 3050 Citrus Circle in the Shadelands area of Walnut Creek. The buildings have more than 40 small, professional tenants, ranging from architects and therapists to mortgage companies and dentists. The purchase price was \$7 million.

"We think this is a great buy in a city that has outperformed the Bay Area office market, said Mike Halper, managing partner of ATC. "This project has fits perfectly into our target niche of small-tenant buildings."

ATC Partners has aggressively pursued similar garden-style office buildings throughout the Bay Area, focusing on high-quality assets that cater to small businesses.

Andy Zigelboim and Eric Erickson of Colliers International represented the seller, Palo Alto Development Company. ATC Managing Director Michael Halper and Acquisitions Manager Drew Gordon represented the buyer.

ATC has purchased renovated more than \$500 million in industrial and office buildings in the San Francisco Bay Area and Southern California.. The firm also owns and operates the San Bruno Office Park, 330 Townsend Street in San Francisco and 1333 Broadway in Oakland.

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