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| <p>Strategic Capital Partners, LLC Dina Randall: 317-819-1873 drandall@strategiccapitalpartners.com Garnet Vaughan: 317-889-8400 Garnetmktdept@gmail.com</p> | <p>Rubenstein Partners, L.P. Eric Waters: 212-741-2977 Eric.waters@greatink.com</p> |
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CBIZ Leases 53,000 SF at Parkwood Crossing

Benefits and Professional Services Specialist Plans for Growth

September 30, 2019 – Indianapolis – Rubenstein Partners, L.P. (including its affiliates, “Rubenstein”), a vertically integrated real estate investment adviser focused on value-added office property opportunities, and Indianapolis-based Strategic Capital Partners, LLC (“SCP”), a commercial real estate development firm, announced today that CBIZ, Inc. (NYSE: CBZ) has leased 53,000 square feet at Parkwood Crossing, considered the premier office address in the North Indianapolis/Carmel submarket. CBIZ’s new offices will be located at Eight Parkwood, a 204,126 square foot building within the 8-building, 1.2 million square foot office park, which Rubenstein and SCP acquired in 2016.



CBIZ is a publicly traded provider of professional and financial services with more than 100 offices across the U.S., offering financial, benefits, and insurance products to organizations of all sizes and individual clients. The long-term lease at Eight Parkwood provides CBIZ with sufficient space for current needs as well as anticipated future growth.

SCP Vice President of Leasing Stephen Lindley said: “We’re excited to have a high-caliber firm such as CBIZ make a long-term commitment to Parkwood Crossing. We look forward to partnering with CBIZ on expanding their Indianapolis footprint.”

"Since acquiring Parkwood, our goal has been to create a fully-amenitized and differentiated product that tenants today are seeking," said Julian Smyth, Vice President at Rubenstein. "We believe landing a high-caliber firm like CBIZ validates the strategic investments we've made into the campus."

Parkwood Crossing is strategically positioned with immediate access to I-465, U.S. 31, and 96th Street and boasts I-465 visibility. Located at the northern boundary of Indianapolis, the park is adjacent to the affluent suburbs of Carmel, Zionsville and Fishers in Hamilton County. Along with being one of the fastest growing counties in the nation, Hamilton County is home to a population earning more than double the national and state average for household income.

Rubenstein and SCP are investing approximately \$20 million in improvements at Parkwood, most notably the PARC – the first stand-alone, full-service tenant amenity center in a major office complex in the Indianapolis market. The PARC, a new 14,000 square foot building which opened in 2018, overlooks the lake at 550 E. 96th Street and exclusively serves Parkwood Crossing tenants.

The PARC provides an inviting tenant lounge with fireplace and outside wraparound deck with lake views for working, networking, conversing and dining; a gourmet café by [Sahm's](#) with online ordering; a 6,000-square foot fitness center managed by [the YMCA](#) with cardio machines, weights, personal training and group fitness classes; connection to the [Carmel Bike Share](#) system using the [Zagster](#) bicycle sharing program; four Tesla and three universal electric charging stations; a conference and training center with state-of-the-art technology and A/V capabilities; and direct connection to the Parkwood Crossing trail within the campus and the [Monon Trail](#), the 23-mile urban multi-use trail linking downtown Indianapolis to points north of Carmel.

A JLL team led by [Traci Kapsalis](#), Adam Broderick and Brittany Shuler handled the lease transaction on behalf of the building ownership with Gibraltar Real Estate Services in conjunction with Matt Waggoner of JLL representing the tenant

About CBIZ, Inc.

With more than 100 offices and 4,800 associates in major metropolitan areas and suburban cities throughout the U.S., CBIZ (NYSE: CBZ) delivers top-level financial and benefits and insurance services to organizations of all sizes, as well as individual clients, by providing national-caliber expertise combined with highly personalized service delivered at the local level.

About Rubenstein Partners

Rubenstein Partners, founded in September 2005, is a private real estate investment management and advisory firm with operations throughout the United States. The firm is led by its founder, David Rubenstein, and a group of senior real estate executives, and is focused on directing and managing office real estate investments in the U.S. Rubenstein Partners' predecessor company, The Rubenstein Company, LP and affiliates, founded in 1969, was one of the largest private owner operators of Class A office real estate in the Mid-Atlantic, owning and operating a portfolio of assets valued at approximately \$1.2 billion at the time of its disposition in 2004. Since 2005, Rubenstein Partners has, on behalf of its investors and clients, invested in more than 22.5 million square feet of office real estate assets throughout the United States. For more information, visit www.rubensteinpartners.com.

About Strategic Capital Partners, LLC

Strategic Capital Partners, LLC (SCP), headquartered in Indianapolis, Indiana, is a commercial real estate developer who invests in, develops, owns and operates properties in top tier submarkets in Charlotte, Cincinnati, Indianapolis, Nashville, Northern Virginia and Raleigh/Durham. SCP is the general partner in more than \$800 million of office, industrial, multi-family and student housing properties which total more than nine million square feet. The SCP team includes real estate professionals with many years of industry experience in private equity, development, banking, property management and brokerage including Gene Zink and Richard Horn who were both long-serving senior executives at Duke Realty (NYSE:DRE). For more information, please visit www.strategiccapitalpartners.com.

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