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For Immediate Release

**Rubenstein Partners Completes Sale of Building Within
Interstate North Office Park in Atlanta**

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March 6, 2017 – Atlanta – Rubenstein Partners, L.P. (including its affiliates, “Rubenstein”), announced today the sale of 150 Interstate North Parkway, a 61,000 square-foot building within the Interstate North Office Park (INOP) office park complex in Northwest Atlanta to a 1031 exchange buyer headquartered in California for over \$177 per square foot. The INOP development is located at the intersection of I-75 and I-285, neighboring the new Atlanta Braves baseball stadium.

Rubenstein Partners purchased the multi-building development in early 2016 and this transaction represents the firm’s first sale of a property within the INOP complex since taking ownership. Jimmy Ullrich of Stan Johnson Company negotiated the deal on behalf of Rubenstein Partners.

“Our focus as an investor is to acquire well-located properties, apply our vertically integrated platform to increase value, and opportunistically explore dispositions,” said Taylor Smith, Regional Director of Southeast for Rubenstein. “We believed that the INOP complex offered significant potential upside when we purchased it, and this initial building sale reflects that belief. Our repositioning plan began as soon as we purchased the office park and we quickly received interest from both investors and tenants in the market. In this case, we found a buyer attracted to the property’s proximity to SunTrust Park and the Battery, excellent accessibility, and long-term value. We’re happy to announce the close of the sale and anticipate further activity at the complex throughout the year.”

Mr. Ullrich added, “Interstate North Office Park is what we call, ‘S-Urban,’ blending the convenience of a suburban office park with the amenities of an urban environment. Between the proximity to the Braves work-live-play development and the building’s open and collaborative build out, 150 Interstate North attracted significant interest. The low cap rate demonstrates that suburban office is coming back into favor with national net lease investors.”

Interstate North Office Park sits on 67 acres in the Northwest submarket, one of Atlanta's leading office locations. Rubenstein is currently implementing a capital improvement plan to create functional outdoor common areas, improve building lobbies and restrooms, and upgrade building systems to create a unique Class A office environment in a transforming submarket.

About Rubenstein Partners

Rubenstein Partners, founded in September 2005, is a private real estate investment management and advisory firm with operations throughout the Eastern 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 value-added office real estate investments, primarily in the Eastern United States. 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 10,000,000 sq. ft. of office real estate assets throughout the Eastern United States. For more information, visit www.rubensteinpartners.com.

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