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Rubenstein Partners Announces Over 250,000 Square-Feet of First Quarter Leasing Activity at Sanctuary Park in Atlanta

Rubenstein Also Implementing Extensive Capital Improvement Plan at 1.6 Million Square-Foot Office Park Located in Emerging North Fulton Submarket

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April 16, 2018 – Atlanta – Rubenstein Partners, L.P., a vertically-integrated real estate investment manager focused on value-added office property investments, is announcing over 250,000 square-feet in leasing activity during the first quarter of 2018 at Sanctuary Park, a nine-building, 1.6 million-square-foot office park complex in the North Fulton submarket of Atlanta.

A Jones Lang LaSalle team comprised of Jeff Bellamy and Adam Viente brokered eight leasing transactions at the office park on behalf of Rubenstein Partners, which include the following highlights:

- **Delta Dental Insurance Company:** a 219,265-square-foot lease renewal for Delta Dental Insurance company, the nation's largest dental benefits carrier.
- **Guardian Holdings:** a new 6,117-square-foot, lease for Guardian Holdings, the parent company for an integrated financial services group focused on life, health, property and casualty insurance, pensions and asset management.
- **Philadelphia Insurance:** a new 13,043-square-foot lease for Philadelphia Insurance, a national company that designs, markets, and underwrites commercial property, casualty and professional liability insurance products
- **Lendlease Americas:** a new 8,276-square-foot lease for Lendlease Americas, a leading international property and infrastructure group.

Rubenstein Partners acquired Sanctuary Park in late 2016 and is currently implementing a comprehensive multimillion dollar capital improvement strategy to enhance the entire campus. In addition to the current capital improvements, Rubenstein is weeks away from commencing construction on a 25,000-square-foot standalone amenity building to open in spring 2019. The building will provide a best-in-class food hall, state-of-the-art fitness center, and extensive conference/training space for tenants of the park. Highlights of the current renovations at Sanctuary Park include:

- An enhanced lakeside outdoor lounge that overlooks the lake adjacent to the Lake View I and Lake View II buildings
- Significant interior lobby improvements at multiple buildings including the Lake View I, Lake View II, and The Falls properties
- Restroom renovations implemented throughout the entire campus
- Common area improvements that include new elevator cabs, updated corridors, as well as substantial exterior upgrades at each of the buildings

“It’s gratifying to see the phenomenal leasing momentum at Sanctuary Park so far in 2018,” notes Taylor Smith, Senior Vice President and Regional Director of the Southeast, Rubenstein Partners. “Given its great location and host of tenant amenities, it’s not surprising to see this kind of interest at what we strongly believe is the preeminent destination for office tenants in the North Fulton market. In addition, our planned upgrades will enhance the long-term appeal of this office park even further and attract additional businesses, particularly large block office tenants throughout the Atlanta region. Our focus at Rubenstein Partners has always been to secure value-added investments and significantly improve their appeal, which is exactly what we are doing here at Sanctuary Park.”

About Sanctuary Park

The complex is considered the premier Class-A office park in the high-growth North Fulton submarket and is comprised of nine mid-rise buildings within a 152-acre, master-planned environment. The property also offers three zoned development sites that could accommodate an additional 750,000 square feet of build-to-suit office space. The Sanctuary Park complex enjoys a secure and private park-like setting unique to the North Fulton market and is centrally located with quick and easy access to Georgia 400 via Haynes Bridge or Mansell Road along Westside Parkway. Seven of the nine existing buildings are LEED and Energy Star certified and onsite amenities include three conference centers, two full-service cafes, two state-of-the-art fitness centers, a manicured softball field and pavilion with an active softball league, two gated entrances, complimentary shuttle service to and from the North Springs MARTA station and secured building access.

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 14 million square feet of office real estate assets throughout the United States. For more information, visit www.rubensteinpartners.com