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FOR IMMEDIATE RELEASE

**Rubenstein Mortgage Capital Provides First Mortgage Financing for
2000 Corporate Ridge Road in Tysons Corner, VA**

\$47.8M Loan for Recently Renovated Class A Office Property in D.C. Metro

December 9, 2019 – Philadelphia – Rubenstein Mortgage Capital (RMC), a private mortgage lending platform focused on debt investments secured by U.S. transitional office assets, announced the closing of a \$47.8 million first mortgage loan for 2000 Corporate Ridge Road, a 263,002 square foot Class A office property located in the Tysons Corner (McLean, VA) submarket of the Washington, D.C. metro area. The office property located at 2000 Corporate Ridge Road is owned by an entity owned by certain funds managed by Westport Capital Partners LLC (the “Westport Capital Partners”).

Westport Capital Partners recently completed an extensive capital improvement program and will continue the leasing plan for the property. Proceeds of the RMC loan refinanced the existing debt, and will provide funding for future leasing costs as the asset is stabilized. Sean Armstrong of Westport Capital Partners commented, “RMC was very responsive and was able to tailor the financing to best match our strategy for 2000 Corporate Ridge.” Northmarq advised Westport Capital Partners on the financing.

RMC is the debt investment platform of Rubenstein Partners, L.P. (Rubenstein), a vertically-integrated real estate investment advisor focused on value-add office property investments. The RMC platform has fully discretionary investment capital, and targets non-recourse first mortgage loans of \$25 to \$100+ million in markets throughout the country on office properties in need of debt capital for repositioning or for ground-up construction.

“2000 Corporate Ridge Road is an ideal lending opportunity for the RMC platform,” said Andrew Murray, Senior Vice President, Debt Originations for RMC. “We look for well-located transitional assets and experienced sponsorship, with business plans that position the asset for strong performance within their submarkets. In this case our research indicates a limited supply of large

block, contiguous high-quality office space in the Tysons sub-market at comparable rents. We believe the market should respond well to the fully renovated offering at 2000 Corporate Ridge.”

About Rubenstein Mortgage Capital

RMC is the dedicated debt investment platform of Rubenstein Partners, focused exclusively on mortgage lending and debt investments. RMC provides fully discretionary balance sheet lending solutions for transitional office investors and office project developers seeking non-recourse first mortgage financing up to 80% of the capital structure. RMC provides flexible mortgage terms, and underwrites and asset manages its mortgage loan investments.

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 owning and managing office real estate equity and debt 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 million square feet of office real estate assets throughout the United States. For more information, visit www.rubensteinpartners.com.

About Westport Capital Partners LLC:

Westport Capital Partners LLC is a real estate investment firm focusing on adding value to real estate and “hands-on” solutions to complex situations. Westport provides domestic and international real estate related investment opportunities to institutional and private clients. Through its various funds, the firm invests in a wide variety of distressed, opportunistic and core plus real estate assets. The firm has offices in Los Angeles, California and Wilton, Connecticut. For more information regarding Westport Capital Partners LLC, please visit <http://www.westportcp.com>.

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