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Rubenstein Partners Leases Over 230,000 Square Feet at Sanctuary Park

Ownership Sees Greater Demand Ahead for Best-in-Class Suburban Office as Companies Distribute Workforce and Deploy Social Distancing Measures

May 28, 2020 – Atlanta – Rubenstein Partners, L.P., a vertically-integrated real estate investment adviser focused on value-added office property opportunities (together with its affiliates, “Rubenstein”), has recently signed leases totaling over 230,000 square feet of office space at Sanctuary Park, the 1.6 million-square-foot office complex in Alpharetta. Six lease transactions, including new leases, expansions, and extensions, have been completed to date in 2020.

The transactions at Sanctuary Park encompass a variety of industries and space requirements. Merchant E-Solutions Inc., a provider of global merchant payment acceptance solutions, acquired 53,000 square feet in a long-term lease. Other notable leases recently signed include TransUnion (NYSE: TRU), a major consumer credit reporting company; Ciena (NYSE: CIEN), a networking systems, services and software company; LeasePlan USA, a vehicle fleet management firm; EY, a global accounting and advisory firm; and CDE Services, a payment systems provider.

“We’re pleased with our leasing velocity at Sanctuary, and looking ahead we believe that best-in-class suburban office is poised to be in greater demand than ever before as tenants find new ways to distribute the workforce and deploy responsible social distancing measures,” said Tim Skender, Vice President at Rubenstein. “As Georgia returns to work, we expect tenants to seek out work environments that easily permit their employees to minimize uncontrolled interactions like mass transit commuting, intra-building transport, and overcrowded elevator banks. The best of these attributes are readily available at Sanctuary Park.”

Sanctuary Park is a best-in-class, environmentally responsible, Class A office development boasting a park like campus environment with ample outdoor space and nearly 5 miles of trails and sidewalks. Large floorplates minimize the need for inter-floor elevator travel during the working day. The property’s location in Alpharetta provides convenient access to GA-400, with proximity to the educated workforce and desirable residential areas of North Fulton and beyond, as well as a shuttle connection to MARTA North Springs. Sanctuary Park also offers an onsite food hall offering a full menu of convenient delivery and catering options, and abundant campus amenities including reserved conference rooms

and training space, a fully-staffed fitness club, and a dedicated on site community manager. While campus operations have always focused on health and wellness, significant additional policies, procedures, and improvements, such as touch free restrooms and entryways, have been put in place to prioritize the health, safety, and comfort of all tenants and visitors at Sanctuary Park.

The food hall, athletic club, and conference rooms and training facilities are offered within The Clubhouse, a standalone amenity space at the center of the campus opened in August 2019.

The Clubhouse overlooks Sanctuary Park's softball field and further enhances the campus's existing hub of social activity. The popular Sanctuary Park softball league has been active since 2000 and included over 300 players and 15 teams in 2019.

The Clubhouse is one major component of the multimillion-dollar capital improvement plan Rubenstein has pursued since acquiring Sanctuary Park in 2016. Since the beginning of Rubenstein's ownership, the strategy has been to modernize the property and solidify its standing as one of the top office developments within the entire Atlanta metro market.

Centered around The Clubhouse, Rubenstein has expanded its 'community programming' with a full calendar of interactive social and community events, offerings, and perks for Sanctuary's tenants. For example, Rubenstein recently introduced a free micro-mobility program for tenants, offering e-scooter, e-bikes, and traditional pedal bikes providing expanded connectivity throughout the campus as well as another way to enjoy the campus environment. In addition to The Clubhouse, completed enhancements to date include lobby, restroom and other interior improvements, a new lakeside outdoor patio, and common area upgrades such as new elevator cabs and updated corridors. Two miles of sidewalk and trail improvements have recently been completed within the campus.

Sanctuary Park complex has enjoyed over 1 million square feet of new, renewal, and expansion leasing under Rubenstein's ownership, including deals with Delta Dental Insurance Company, Northpoint Commercial Finance, Ericsson, Gresham Smith, McKesson, Thrivent Trust, Aon, Guardian Holdings, Philadelphia Insurance and Lendlease Americas. With developable land remaining within the campus, Rubenstein can offer build-to-suit opportunities for companies seeking their own building and identity.

Sanctuary Park's campus, now consisting of nine office buildings and The Clubhouse, offers the combination of a secure and private park-like setting along with modern urban amenities that is unique to the North Fulton market. Sanctuary is centrally located with quick and easy access to Georgia 400 via Haynes Bridge or Mansell Road along Westside Parkway, and provides complimentary shuttle service to and from the North Springs MARTA station. Seven of the ten existing buildings are LEED and Energy Star certified.

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