

FOR IMMEDIATE RELEASE

PCCP, LLC PROVIDES \$34.13 MILLION SENIOR LOAN FOR THE ACQUISITION AND LEASE-UP OF OFFICE PROPERTY IN ROCKVILLE, MARYLAND

New York, NY, January 7, 2016 – PCCP, LLC announced today that it has provided a \$34.13 million senior loan to an affiliate of Marcus Capital Partners Fund II, LP for the acquisition and lease-up of Park Plaza I & II, a 264,285 square foot Class A office campus located in Rockville, MD.

Park Plaza I & II share a structured parking deck and mirror each other with a common courtyard dividing the campus. Park Plaza I was developed in 1991, totals 137,329 square feet and is currently 80 percent leased to 13 tenants, the largest of which include Northrop Grumman and Monument Bank. Over the past three years, \$2.8 million in capital improvements has been invested in the property including an updated lobby, renovated bathrooms, and a state of the art fitness center.

Park Plaza II was developed in 2001, totals 126,956 square feet and is currently 16 percent leased. Capital improvements have commenced including demolishing previous tenant buildouts on three floors, prepping vacant suites for marketing tours, and upgrading common area lighting. Park Plaza II offers the only currently available contiguous block in excess of 100,000 square feet of Class A quality office space in a newer building in the submarket.

“PCCP’s loan provides funds to acquire and recapitalize the assets as well as capital for tenant improvements and leasing costs,” said John Randall, managing director with PCCP. “Marcus Partners will reposition the asset as a cohesive Class A campus that is well-positioned as a value play for tenants seeking high-quality, recently renovated, well-located space.” Randall added that there has already been a strong amount of tenant interest in the property and leases are expected to be signed over the coming months.

Located at 2099 and 2101 Gaither Road, the property is situated at the intersection of Gaither Road and Shady Grove Road, approximately one-half mile from Interstate 270, which is the main north/south artery that runs from the Capital Beltway (I-495) through Montgomery County into Frederick County.

About PCCP, LLC: PCCP, LLC is a premier real estate finance and investment management firm focused on commercial real estate debt and equity investments. PCCP has approximately \$5.5 billion in assets under management on behalf of institutional investors. With offices in New York, San Francisco and Los Angeles, PCCP has a proven track record for providing real estate owners and investors with a broad range of funding options to meet capital requirements. PCCP originates and services each of its investments, ensuring that clients benefit from added value and outstanding investment returns. Since its inception in 1998, PCCP has successfully raised, invested and managed approximately \$10.5 billion of institutional capital through a series of investment vehicles including private equity funds, separate accounts and joint ventures. PCCP continues to seek investment opportunities with proven operators seeking fast and reliable capital. Learn more about PCCP at www.pccpllc.com.

About Marcus Capital Partners Fund II, LP: Marcus Capital Partners Fund II, LP (“Fund II”) is a fully discretionary \$250 million fund sponsored by Marcus Partners, Inc., a value-oriented real estate investor, operator and redeveloper based in Boston, MA, with regional offices in Norwalk, CT and Secaucus, NJ. The firm invests in real estate and related assets through Fund II, pursuing a mix of strategic and opportunistic investments. It currently

owns/manages a diversified portfolio that includes approximately five million square feet of office, medical office, R & D, warehouse and industrial properties located along the East Coast. For more information about Marcus Partners, please visit www.marcuspartners.com.

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