



Holliday Fenoglio Fowler, L.P.

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HFF arranges \$35.4 million acquisition financing for Fountain Square I and III in Tampa MIAMI, FL – The Miami office of HFF (Holliday Fenoglio Fowler, L.P.) announced today that it has arranged \$35.4 million in financing for Fountain Square I and III, Class A office buildings totaling 311,816 square feet in Tampa, Florida.

Working on behalf of W. P. Carey & Co. LLC’s non-traded REIT affiliate, CPA[®]:17 – Global, HFF senior managing director Paul Stasaitis placed the seven-year , fixed-rate acquisition loan with Prudential Mortgage Capital Company.

HFF managing director Hermen Rodriguez, executive managing director Manny de Zarraga and director Ike Ojala were the brokers in the sale of the property from Brookfield Asset Management to the W. P. Carey affiliate.

Fountain Square I and III are located at 4915 Independence Highway and 4900 Memorial Highway, respectively, in the Westshore area of Tampa. This location is adjacent to Tampa International Airport and close to Interstate 275, State Route 60 and Veterans Expressway. The four-story properties are fully leased to JP Morgan Chase on a long-term basis. Fountain Square I is a 135,666-square-foot building with a 708-space garage and a retail bank branch. Fountain Square III, completed in 2000, has 176,150 square feet plus a 912-space garage, a cafeteria, training rooms and a daycare facility.

“These assets were highly sought after by life insurance company lenders due to the creditworthiness of the tenant and the long term leases in place,” said Stasaitis.

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