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April 20, 2011

The Deal Sheet

Only the **world's** (yes, the world's) **top movers** are part of the **Office Moving Alliance**. [Learn more about what sets them apart here](#), and see ad at right.

KBS REIT II made its **second** West Palm Beach **acquisition** in the last four months with the addition of the 18-story **City Place Tower** for an undisclosed amount. In December, the REIT acquired the **139k SF** two-building **Emerald View** at Vista Center.



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City Place Tower features **296k SF**, including more than 8,000 SF of retail and access to 870 parking spaces. It's **86% leased**, the **newest** office tower in the CBD, and the only one built to current hurricane resistant code with full back-up power capabilities, says KBS Realty Advisors SVP **Shannon Hill**. **Douglas Harmon** of Eastdil Secured's New York office and **Michael McDonald** and **Miles Theodore** of Eastdil Secured's Atlanta office represented the seller. KBS Capital Advisors, an affiliate of KBS Realty Advisors, represented KBS REIT II.

NEW BUSINESS

Hudson Realty Capital expanded its Southeast operations with the opening of a regional office at 12734 Kenwood Ln in Fort Myers. Hudson is **growing its asset management and origination platform** while concentrating on a portfolio of 109 commercial real estate assets throughout Florida and Georgia recently acquired in partnership with the FDIC. **Grace Miller** will oversee Hudson's Southeast operations, including workouts and asset restructuring related to the FDIC pool.

Prime Sites' **Daniel** and **Monette O'Grady** were selected by the **Marlins** organization to manage the process of identifying the **signature restaurant** at the main plaza entrance west of the ballpark. The location has a free-standing presence at the main entrance to the ballpark with up to **7,500 SF** and the ability to have a roof top area.



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