



March 12, 2012

**FOR IMMEDIATE
RELEASE:** **25,234 SF OFFICE BUILDING SOLD**

Sale Price: **\$3,013,000**

Summary of Sale: This property was purchased to be remodeled and repositioned as the new corporate headquarters for Ellis Contracting. Both exterior and interior improvements are planned. ECP Commercial, who handled the sale, will also be doing the property management and leasing of the renovated project. Current tenants include American Society of Interior Designers, The Audubon Society, Tribal Knowledge and The Merdan Group.

In the past twelve months, this is the seventh distressed project that ECP Commercial has handled the acquisition, reposition, management and leasing assignments. The prior six projects are all at stabilization and cash flowing with several at 100% occupancy. ECP looks forward to completing another great project with Ellis Contracting.

Buyer: Blue Water Provisioning, LLC

Buyer Representation: Joe Bonin of ECP Commercial

Seller: Paul Rubens



619.442.9200

4455 MURPHY CANYON ROAD SUITE 200 SAN DIEGO, CA 92123