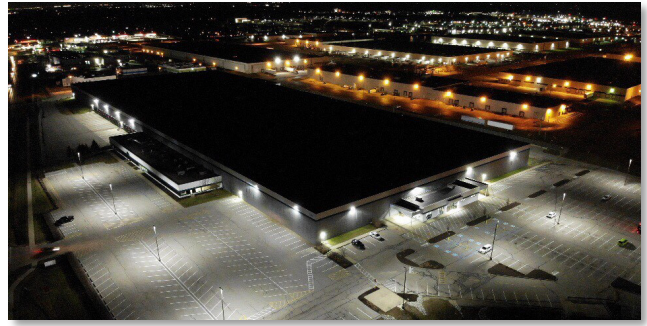


# CenterSquare Announces Sale of Indianapolis Industrial Facility

## 7520 Park 100 Transaction Delivers Favorable Outcome



***On December 9, 2020, CenterSquare Investment Management sold its Indianapolis industrial property – 7520 Park 100 – after a successful repositioning and rapid lease-up.***

### Transaction Overview:

In the third quarter of 2019, CenterSquare Value-Added Fund IV and its joint venture partner Sansone Group acquired 7520 Park 100 on July 17, 2019 via an off-market transaction. The vacant building was initially going to be included in a larger, multi-market portfolio offering of leased warehouses, but the Partnership was able to preempt the portfolio offering to acquire the Property.

7520 Park 100 is a 424,849 SF highly-functional warehouse building located in the Park 100 submarket of Indianapolis, Indiana. The Park 100 submarket is the premier infill submarket of Indianapolis located along I-65 and I-465, the metro's largest transportation routes. The Property features LED lights, ESFR sprinkler and further benefits from excess employee parking and trailer drops, which are rare within Park 100. The business plan focused on improving functionality, appearance and divisibility to successfully lease the building.

CenterSquare and its partner successfully completed the business plan and after a 90-day marketing blitz leased the Property to two tenants ahead of the proforma underwriting timeline. Shortly after executing the second lease, the Partnership was approached by an institutional investor seeking high-quality, 100% leased warehouse buildings that could produce long-term income. A sale was completed at a price that rendered a strong return for the Partnership with a shorter duration hold period.

For more information about CenterSquare's Value-Added Private Equity Real Estate Investment Strategy, please contact:



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