



PATTERSON

REAL ESTATE ADVISORY GROUP

FOR IMMEDIATE RELEASE

GREENSTONE LAUNCHES TWO BUILD-TO-SUIT DEVELOPMENTS PATTERSON ADVISES ON THE CAPITALIZATION EFFORTS

ATLANTA, Winter 2014: Greenstone Properties (“Greenstone”) and its capital advisor Patterson Real Estate Advisory Group (“Patterson”) announced two build-to-suit development projects totaling approximately ±250,000 square feet and almost \$80mm. Following are brief overviews of each project.



SPECIALTY CARE OUTPATIENT CLINIC – DEPARTMENT OF VETERANS AFFAIRS

DECATUR (ATLANTA), GEORGIA

Currently under construction in the Decatur area of Atlanta, Greenstone is quickly bringing a Specialty Care Outpatient Clinic online for the Department of Veterans Affairs. Greenstone has purchased and is redeveloping the former DeVry campus in Decatur. Originally built in the mid 1980’s, the ±103,038 rentable square foot building was operated by DeVry until approximately 2008. The property is located minutes from Decatur’s thriving downtown and in close proximity to other major VA facilities, Emory University and numerous medical buildings. The Department of Veterans Affairs has signed a 20-year lease and completion is expected by the end of 2014.

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LINN ENERGY

OKLAHOMA CITY, OKLAHOMA

In the Midwest, Greenstone is currently in the design and pre-development phase with LINN Energy on its ±130,000 square foot regional headquarters. Located in the bustling Quail Springs Office Park North, LINN will join a number of blue chip companies, such as Hertz, AAA, AT&T, Avaya, Farmers Insurance and the FBI. Completion is expected to be in Q2 2015 and LINN Energy will be the owner.

On both projects, Greenstone is leading the development and Patterson has served as its capital advisor helping Greenstone in both the pursuit and capitalization structure.

ABOUT GREENSTONE

Greenstone is a privately owned, boutique real estate firm based in Atlanta. Greenstone is boutique by design, as its principals desire to practice real estate rather than management and endeavor to be project driven rather than overhead driven. Greenstone enjoys the opportunity to provide high quality service to its clients and customers and the opportunity to create value for its investors. While Greenstone principals are responsible for specific functional disciplines, they are entrepreneurs by nature, which allows them to embrace a full range of real estate opportunities. In short, Greenstone is a full service real estate company with broad experience in office development, retail development and land management. Greenstone develops speculatively for its own account, but also specializes in providing build-to-suit solutions for corporate users. Under either scenario, Greenstone believes that the underlying real estate is the critical component from which design and development is incorporated to create vertical projects of meaningful scope and quality.

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ABOUT PATTERSON

Patterson Real Estate Advisory Group is a capital placement and real estate finance advisory firm that represents owners, developers and investors seeking capital to leverage commercial real estate opportunities. Patterson arranges construction, bridge, mezzanine and permanent financing while also coordinating equity and joint venture formations along with general finance advisory work. The primary focus is helping clients across different property types access investors at a variety of different levels of the capital stack, matching the specific need with the appropriate capital provider. While headquartered in Atlanta, Patterson has a Charleston regional office that serves the entire Low Country.

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