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**Harvest Properties and Invesco Real Estate
Complete the Sale of 55 Hawthorne in San Francisco**

*Full Service Bay Area Real Estate Developer and Global Real Estate Investment Management Company
Sell Repositioned Office Building in Heart of San Francisco's South Financial District*

Emeryville, Calif. (December 22, 2016) – Harvest Properties, a full service commercial real estate investment, development and management firm and longtime partner Invesco Real Estate (“Invesco”), the global real estate investment manager, announced today they have completed the sale of 55 Hawthorne Street in San Francisco to CIM Group for an undisclosed sum.

Harvest Properties and Invesco purchased the 11-story, 142,287 square foot, Class A building with a five-level parking garage (two below grade) in July 2014, as part of the larger Howard Hawthorne Office Complex with 631 Howard Street, which Invesco purchased in a separate transaction. 55 Hawthorne sits in an ideal transit-oriented site at the intersections of Howard Street, Hawthorne Street, and New Montgomery Street which is a short distance from the Transbay Transit Center and three blocks away from the entrance/exit ramps for US Highway 101 and the Bay Bridge/Interstate 80.

Within one month of purchasing the asset, the partnership signed online reviews giant, Yelp, Inc. to a long-term lease of 102,324 square feet with the option of expanding an additional 34,000 square feet which was exercised in 2015 and to be delivered in late 2017 for 100% occupancy. Yelp and the partnership infused \$26.2 million of capital into the asset, substantially repositioning the building and ultimately creating one of the premier creative office assets in the South Financial District area. The property's efficient side-core design allowed for the conversion of traditional suites to full floor open-plan, creative office space, providing Yelp with a collaborative environment complete with an improved window line providing exceptional views of the greater San Francisco Bay. Other significant improvements include upgrades to modernize building systems, a state-of-the-art bicycle storage facility, showers, lockers and the addition of



an expansive 5,000 square foot rooftop deck with dramatic views of downtown San Francisco, the Bay Bridge, and Twin Peaks.

“We are very pleased with our repositioning of 55 Hawthorne,” said John Winther, partner at Harvest Properties. “We saw the potential this building had to offer and were able to share our vision with Yelp and deliver an exceptional product with a robust amenities package. We were able to offer CIM a high-quality asset in a dynamic, expanding submarket.” Harvest Properties will continue to manage 55 Hawthorne Street for the new owner.

55 Hawthorne Street was the partnership’s second recent foray in San Francisco. Harvest Properties and Invesco purchased 731 Market Street in 2012 and sold the 1908 category II historic landmark in January 2015 after a complete repositioning, which included restoring classic Renaissance/Baroque details, building out traditional suites into creative space, and elevating the underutilized 11,000 basement to a higher and better use as a congregational area with separate entrance from Stevenson Alley.

Rob Hielscher, Michel Seifer, Cheri Pierce, Erik Hanson and Dan Renz of JLL represented Harvest and Invesco on the transaction.

About Harvest Properties

Founded in 2002, Harvest Properties is a full service commercial real estate investment firm specializing in acquiring, developing, managing and financing commercial property, primarily through joint venture investments in Northern California. Harvest Properties strives to generate attractive returns for its financial partners and provide creative real estate solutions and outstanding service. Harvest Properties’ portfolio comprises approximately ten million square feet of office, industrial, R&D and retail properties in the San Francisco Bay Area. For more information, please visit www.harvestproperties.net.

About Invesco Real Estate

Established in 1983, Invesco Real Estate manages \$71.0 billion of real estate investments, which includes \$41.8 billion in direct real estate portfolios and \$29.2 billion in real estate securities (as of September 30, 2016). With more than 440 employees in 21 offices worldwide, the group focuses on top down market and property type fundamentals combined with bottom up local market intelligence. Senior members of the management team have worked together for more than 27 years, contributing to the consistent implementation of Invesco’s investment strategy and resulting performance. Invesco Real Estate is a unit of Invesco Ltd., a leading independent global investment manager, dedicated to helping investors worldwide achieve their financial objectives. By delivering the combined power of our distinctive investment management capabilities, Invesco provides a wide range of investment strategies and vehicles to our retail, institutional and high net worth clients around the world. Operating in more than 20 countries, the company is listed on the New York Stock Exchange under the symbol IVZ. Additional information is available at www.invesco.com and at www.invescorealestate.com.

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