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Stanton Road Capital Acquires 801 Congress Street

HOUSTON, TX (April 10, 2014) – Stanton Road Capital, LLC (“SRC”) announces the acquisition of 801 Congress Street, a 65,000 square foot boutique office building located in the Downtown (CBD) submarket of Houston. Sourced off-market, the property was acquired for \$4,125,000 and was 82.0% leased at the time of acquisition.

Built in 1948, the property is known locally as the Henry Henke Building and is situated at the intersection of Congress Street and Milam Street on the north side of Market Square Park. Through common area upgrades and providing upgraded “turn-key” office suites that cater to smaller tenants, SRC plans to implement an institutional-caliber repositioning plan that will substantially improve the quality of the building.

“The acquisition of 801 Congress has allowed us to establish a foothold in an area of Downtown Houston that continues to experience strong demand fundamentals from smaller office users”, said Managing Partner Tim Ronan. “With multiple residential and office projects planned and under development around Market Square Park, we feel 801 Congress is well positioned to become an attractive destination for smaller office tenants focused on leasing space in a growing area of Downtown.”

The off-market acquisition was facilitated by Michael Preston of Orchard Asset Management and Simon Ha of Centric Commercial REA. Property-level financing was secured by Wally Reid and Kelly Layne of HFF.

About Stanton Road Capital

Stanton Road Capital, LLC (“SRC”) is a Los Angeles-based investment management firm focused on select real estate private equity strategies. The Principals of SRC have acquired over \$2.5 billion of commercial real estate including over \$500 million of class “A” and class “B” value-added and opportunistic office properties in Texas since 2008. SRC is currently acquiring value-add office and medical properties in Southern California, Texas and select Midwest markets on behalf of its private and institutional capital partners. SRC brings a disciplined, institutional approach of underwriting, structuring, and managing investments to an underserved segment of the market and aims to create lasting value for its investors, partners and communities in which it invests.

