

FOR IMMEDIATE RELEASE

Swift Real Estate Partners Purchases Palo Alto Office Building

San Francisco, Calif. (June 28th, 2024) – Swift Real Estate Partners (“Swift”), a vertically integrated real estate investment manager and operating company, announced today the purchase of 3495 Deer Creek Road, an 81,031-square-foot office building located in Palo Alto, CA, for \$56 million or \$690 per square foot, from Pollock Financial Group.

3495 Deer Creek Road is located in the Stanford Research Park, a premier destination for Silicon Valley’s business technology community. The building is fully leased to Broadcom Inc. for four years and is subleased to Rubrik Inc., a cybersecurity company whose shares recently started trading on the New York Stock Exchange. 3495 Deer Creek Road has been fully leased for the last twenty years and sits on a long-term ground lease with Stanford University as part of Stanford Research Park.

“The office segment will provide the best risk-adjusted returns in real estate in the coming years, and we are actively investing in new opportunities in the strongest markets. The depth of dislocation in office today requires owners to have local market knowledge, deep relationships, and vertically integrated operational expertise to succeed. We are well suited to take advantage of the opportunities in today’s market because of our experience, capabilities, and access to capital,” said Christopher Peatross, Founder & CEO of Swift Real Estate Partners.

3495 Deer Creek Road marks the second property Swift has acquired in the region this month, following their \$47.7 million acquisition of the 180,161 square foot office and retail building at Gateway at Millbrae Station in Millbrae, CA. Swift made both investments on behalf of its latest commingled investment fund, Swift Real Estate Partners Fund III.

Eastdil Secured represented Pollock Financial Group in the transaction.

For more information about this acquisition, please contact castles@swifttrp.com.

About Swift Real Estate Partners

Founded in 2010, Swift Real Estate Partners is headquartered in San Francisco, and has regional offices in Orange County, Portland, the East Bay, and Silicon Valley. Swift is a vertically integrated real estate investment firm which seeks to generate superior risk-adjusted returns for its partners. Swift acquires and repositions office and industrial assets in select West Coast markets, identifying unique opportunities and executing well-defined business plans while providing real-time, day-to-day oversight for each investment. Since inception, Swift has owned and operated real estate valued in excess of \$4 billion across more than 10 million square feet. Swift's professionals bring experience encompassing all aspects of real estate investment and management, including acquisition, financing, leasing, disposition, construction management, property management and marketing services. For more information, visit www.swifttrp.com.