

OA Development-led Joint Venture Acquires Office Property in Atlanta's North Fulton Submarket

Sandler O'Neill + Partners, L.P. served as financial advisor to OA Development in connection with the structuring and formation of the joint venture that acquired the property. This transaction is the second such joint venture structured by Sandler O'Neill and is indicative of the breadth of Sandler's real estate investment banking capabilities.

About the Transaction:

ATLANTA (November 18, 2014) Atlanta-based OA Development announced that it closed the acquisition of One Point Royal, a one-building development situated along the North Point Parkway corridor in Atlanta's North Fulton submarket. The 149,690-square-foot, two-story asset, which was constructed in 1996, is 71 percent leased to a variety of regional and national clients including North Point Ministries, Inc., General Electric Company, and Cabot Corporation.

This is the 13th commercial building that OA Development has acquired since July 2009, bringing the company's total square footage acquired to 1.6 million square feet. However, One Point Royal is the Company's first institutional joint venture acquisition with a U.S. based team poised for additional transactions.

"OA Development has always been known for its deep understanding of suburban office markets. Because of our strategic pairing of local and global capital with high-quality commercial properties, we have been able to take calculated risks in this market segment when others hesitated," said Brian Granath, partner. "We are excited to close on One Point Royal, offering OA's investors impressive returns as the market comes back to life."



About the Company:

OA Development specializes in buying and developing thriving commercial properties, including office buildings, industrial warehouses and flex properties. The company is delivering conservative, solid results for investors during the new economy.

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