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Griffin, Maher and Alvarado of Cushman & Wakefield broker \$93.5 million sale

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On behalf of Real Estate Capital Partners USA Capital Trust, Cushman & Wakefield of Massachusetts, Inc. completed the \$93.5 million sale of 174 and 176 Middlesex Tpke., a two-building 328,232 s/f office/R&D complex leased in its entirety to RSA Security, a division of EMC Corp., one of the world's leading network security providers.

Cushman & Wakefield's capital markets group of Robert Griffin, and Edward Maher and Luis Alvarado of Cushman & Wakefield's corporate occupier and investor services group exclusively represented the seller and procured the buyer, an affiliate of Cole Real Estate Investments.

The sale consists of two interconnected facilities which together offer 328,232 s/f of first-class office/R&D space on 54.5 acres of land. 174 Middlesex Tpke. is a four-story, 188,220 s/f building completed in December 2001. The adjoining 176 Middlesex Tpke., also completed in December 2001, is a three-story, 140,012 s/f building. The two properties are connected via a glass enclosed sky bridge.

and afford RSA the ability to combine administrative, research/development, laboratory and highly skilled manufacturing operations under one roof.

The campus was developed by The Gutierrez Company to serve as the headquarters for RSA Security, one of today's most cutting- edge security companies. The two buildings were constructed to allow employees to move quickly and freely between areas in order to collaborate with fellow engineers and designers.

Robert Corry, vice president, office and industrial acquisitions, represented Cole in the transaction.

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