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## **ClearRock Properties acquires 101,394 s/f at 75 Holly Hill Lane**

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ClearRock Properties, an owner/operator of office properties in the New York metropolitan area, has acquired 75 Holly Hill Ln. in a joint venture with Artemis Real Estate Partners (Artemis), and has hired Cassidy Turley, a leading commercial real estate services provider in the U.S., as leasing agent. Michael Norris, managing director, principal of Cassidy Turley will lead the leasing efforts.

ClearRock Properties and Artemis purchased the three-story, 101,394 s/f office building from CWCcapital, a special servicer, in May. In addition to hiring Cassidy Turley as leasing agent, the venture has also hired Lincoln Property to manage the property, and architect MKDA to oversee a major capital improvement program that will include building systems, cosmetic upgrades and a pre-built suites program.

"75 Holly Hill Lane is a fantastic property that we are proud to add to the ClearRock portfolio," said Doug Winshall of ClearRock Properties. "The property is one and a half miles from downtown Greenwich, with easy access to New York City via Interstate 95 or Metro-North Railroad. We have assembled a stellar team to complete our capital improvement program and re-introduce the property, which has been dormant for the last couple of years, to the tenant and brokerage community."

Located minutes from downtown Greenwich, 75 Holly Hill Lane is located near great shops and restaurants. It has a covered drop-off area, a manned concierge desk, over 350 parking spots (300 of which are underground with direct access to all floors) and a newly renovated three-story atrium lobby. A contiguous block of 85,000 s/f is available, as well as full floors and smaller divisions of 3,000 to 15,000 s/f.

"This is a top-notch property located in one of the most exclusive submarkets in the country," said Norris. "We are excited to be able to represent a quality owner like ClearRock Properties. Once renovations to the building and landscape are underway, our comprehensive leasing campaign will begin. We are looking forward to the renovations being complete and ramping up our marketing in the fall."

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