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Mesa West Capital and RCG Longview provide \$90 million in debt refinancing

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Mesa West Capital and RCG Longview have provided a venture controlled by an affiliate of George Comfort & Sons with \$90 million in debt financing for the High Ridge Park Corporate Center, a 583,000 s/f class A suburban office campus located off the Merritt Parkway, five miles north of the downtown area.

A George Comfort & Sons affiliate acquired the property in 2003 and completed a multi-million dollar renovation that included new building lobbies and common areas, and several other upgraded amenities. The property is currently 83% leased to a variety of national and regional tenants.

The financing included \$77.5 million in short-term senior debt from Mesa West and a \$12.5 million mezzanine loan from RCG Longview. A portion of the proceeds will go towards leasing costs associated with further stabilizing the property.

"High Ridge Park Corporate Center is a model for other suburban office parks," said Mesa West principal Raphael Fishbach. "In addition, the combination of the property's excellent location, recent capital investment, and sponsor's strong reputation within the local leasing community will continue to make High Ridge Park Corporate Center an attractive destination for high quality tenants."

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