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Hirshland, Cote, Troast and Bergeron of T3 Advisors assist Adobe Systems in \$44.7 million purchase

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According to T3 Advisors, Adobe Systems Inc. has purchased 21-61 Hickory Dr. (formerly known as Overlook Center) for \$44.7 million. The building is a 108,500 s/f, first class office building with a structured parking garage. Adobe purchased the building upon completion of the building's core and shell. The seller was Normandy Real Estate Partners and partner Neelon Properties.

The new Adobe property will feature contemporary design elements of glass and steel and include 360 spaces of on-site covered parking, a cafÃ©, fitness center, triangular conference facility, natural light and a courtyard dropoff area. From the property's elevated setting there are dramatic 270-degree views to the north and south. The building is expected to be ready for occupancy by late 2009.

T3 team members Roy Hirshland, Mark Cote, Jack Troast and David Bergeron represented Adobe. In addition, T3's Advisory Services Practice led by Jack Troast, managed property due diligence for Adobe and is serving as owners representative to Adobe during the construction process.

The sellers were represented by Alex Dauria, managing director; Keith Gurtler, senior vice president; Mike Smith, managing director of Jones Lang LaSalle.

T3 Advisors is a full-service corporate real estate brokerage and consulting firm. T3 is a longterm business advisor to over 150 major corporations in technology, life sciences, venture capital and financial services industries. T3 represents tenants only, allowing the firm to provide objective and unbiased advice to every client without the conflict of representing landlords. Services include brokerage, strategic planning, project management, valuation, disposition, portfolio management and lease administration. T3 has successfully advised clients on real estate matters throughout the U.S. and the world. For more information visit www.t3advisors.com.

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