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Cadillac Takes Top Floors at 330 Hudson Street in 34,350 SF Deal

Luxury Brand Selects Hudson Square Trophy Tower

New York, NY – November 13, 2014 – Beacon Capital Partners, LLC, along with partners Ivanhoé Cambridge and Callahan Capital Properties, announced today that Cadillac, the iconic luxury auto brand, has selected [330 Hudson Street](#) in New York as the location for its new global headquarters. Cadillac leased the glass-wrapped, top two floors of 330 Hudson, taking over 34,000 square feet of the 467,000-square-foot, class A office property in the thriving Hudson Square submarket.

Brian Robin, Senior Vice President responsible for asset management in the eastern region at Callahan Capital Properties, commented, “We are thrilled to see Cadillac come to 330 Hudson. Hudson Square is among New York’s most dynamic neighborhoods in which to live and work. The Cadillac team will enjoy the unique atmosphere and amenities that our tenants experience every day.”

“The addition of a headquarters office in New York is a key step in Cadillac’s ongoing global expansion,” says Johan de Nysschen, Cadillac President. “There is no better atmosphere in which to better immerse ourselves into luxury consumer and brand expertise. We look forward to being a good neighbour there, starting in spring of 2015.”

The space on the 15th and 16th floors features 14-foot ceilings and 10-foot glass panel windows offering excellent natural light and views. John Nugent, Vice Chairman of CBRE, represented Cadillac in the lease negotiations. CBRE’s Bob Alexander, David Maurer-Hollaender, Doug Lehman, Bruce Surry, Munish Viralam, Ross Zimbalist and Ben Fastenberg represented the landlord.

330 Hudson Street is a 16-story, 467,000-square-foot Class-A office building that has been entirely transformed by Beacon Capital Partners through its recently completed redevelopment, which included the addition of eight new column-free tower floors on a fully renovated historic, stone-and-brick base building. Located in the Hudson Square neighborhood of Midtown South, 330 Hudson is the premier office property in one of the most exciting live-work-play neighborhoods in Manhattan.

After the Cadillac deal, the 14th floor is the only remaining office availability at the property. Offering 17,480 square feet, it is a newly-built tower floor featuring 14-foot ceilings and 10-foot glass. With 360 degree views, this is one of the finest floors currently offered in all of Midtown South. The building's other large tenants are Pearson and TripAdvisor.

The property is pre-certified LEED® Gold and offers the infrastructure and physical features that are highly sought after by the broader market, and particularly technology and creative users. With its primary real estate features of a dynamic location, new building systems and sound ownership, 330 Hudson also gives tenants an exceptional working environment: generous ceiling heights of 11 to 17 feet, open and flexible floor plans for collaborative work, exposed brick and beam elements, and expansive window lines for natural light and prized views. Click [here](#) for more information and photos of the property.

About Beacon Capital Partners, LLC

Beacon Capital Partners, LLC ("Beacon") is a Boston-based real estate investment firm. Beacon and its predecessor companies have been actively involved in the real estate business for over sixty-five years and have an established reputation as a high-quality property owner, operator, and developer of urban office and mixed-use projects across the U.S. Beacon was formed in January 1998, following the merger of the predecessor public company, Beacon Properties Corporation, with Equity Office Properties Trust. Beacon has sponsored seven investment vehicles representing over \$11 billion of aggregate equity capital from various endowments, foundations, pension funds, and other institutional investors. For more information, visit www.beaconcapital.com.

About Ivanhoé Cambridge

Ivanhoé Cambridge is a world-class real estate company that leverages its high-level expertise in all aspects of real estate including investment, development, asset management, leasing and operations, to deliver optimal returns for its investors. Its assets, held through multiple subsidiaries and located mainly in Canada, the United States, Europe, Brazil and Asia, totalled more than Cdn\$40 billion as at December 31, 2013. Its portfolio consists mainly of shopping centres, office and multiresidential properties. Ivanhoé Cambridge is a real estate subsidiary of the Caisse de dépôt et placement du Québec (Iacaisse.com), one of Canada's leading institutional fund managers. For more information: www.ivanhoecambridge.com

About Callahan Capital Properties (CCP)

Callahan Capital Properties is a real estate investment firm focused on creating value in real estate by investing in high-quality office properties and leveraging substantial experience and expertise in asset management to generate above-average risk adjusted returns. The principals of CCP have extensive experience in owning, managing and developing some of the most prominent office properties in North America. Additionally, they have created award-winning programs in customer service and sustainability.

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