



**Ivanhoé
Cambridge**

Caisse de dépôt et placement
du Québec

**BEACON CAPITAL
PARTNERS**

**CALLAHAN
CAPITAL
PROPERTIES**

For Immediate Release

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Nordea Signs 40,429-SF Lease at 1211 Avenue of the Americas

New York, NY – December 9, 2014 – Ivanhoé Cambridge and Callahan Capital Properties along with their partner, Beacon Capital Partners, announced today that Nordea, one of Europe's largest financial institutions, leased 40,429 square feet of office space at 1211 Avenue of the Americas. Nordea committed to a 15-year deal at the two million-square-foot, Class A property located in the heart of Midtown Manhattan.

A leader within the corporate and institutional banking arena, and a major provider of life and pension products as well as retail and private banking in Nordic countries, Nordea will house its New York operations on the 23rd floor of 1211 Avenue of the Americas. In addition to Nordea, notable tenants in the building include, News Corp., 21st Century Fox, Ropes & Gray LLP, and Axis Reinsurance.

"We are extremely pleased to welcome Nordea, a leading, global financial services firm to 1211 Avenue of the Americas. This newest lease reflects the quality of the property and its prime Midtown location," said Brian Robin, Senior Vice President responsible for asset management in the eastern region at Callahan Capital Properties. "We have recently leased over 160,000 square feet to tenants looking for the ideal combination of an amenity-rich work environment and the highest levels of on-site management services."

Bryan Boise, Jonathan Schindler and Aron Schrier of Cassidy Turley negotiated the long-term lease on behalf of the tenant. Cushman & Wakefield's Josh Kuriloff, Mitchell Arkin, and Ethan Silverstein represented the ownership in the negotiations.

1211 Avenue of the Americas, built in 1973, is a striking 44-story, two million square-foot, Class A office tower located in the heart of Midtown Manhattan and situated near major transportation hubs. The building has direct access to the Rockefeller Center Concourse amenities and subway. Grand Central Terminal, Port Authority Bus Terminal and Penn Station are within walking distance and an on-site direct subway connection links commuters to the entire metropolitan area. The building is LEED Silver certified, Energy Star designated and the winner of the BOMA 2010 Middle Atlantic Regional Building of the Year and the BOMA 2008/2009 Operating Building of the Year.

About Ivanhoé Cambridge

Ivanhoé Cambridge 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 (lacaisses.com), one of Canada's leading institutional fund managers. For more information: ivanhoecambridge.com.

About Callahan Capital Properties (CCP)

Callahan Capital Properties (“CCP”) is a real estate private equity firm focused exclusively on the acquisition and management of high-quality office properties in the central business districts of major U.S. gateway cities. Together with its strategic partner, Ivanhoé Cambridge, CCP’s office platform currently totals approximately 8.1 million square feet, with properties located in New York, Chicago, Seattle and Denver. For more information: callahanccp.com.

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.