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## ClearRock Properties Closes Three Deals, Secures \$35M Equity Commitment

The New York-based real estate investment, development and operating firm ClearRock Properties has completed three acquisitions totaling **500,000 square feet** and secured a **\$35 million** equity commitment for new acquisitions.

The firm's recent acquisitions include an interest in the ventures that acquired One Dock Street in Stamford, CT; 485 Massachusetts Avenue in Cambridge, MA; and 297 State Street in North Haven, CT.

**One Dock Street** is a value-add office investment purchased in partnership with Meritage Properties and Juster Properties for \$15.8 million. The 86,000-square-foot office building is located one block from the Stamford Transportation Center and I-95, and at the gateway to the Harbor Point development in Stamford's South End district.

**485 Massachusetts Avenue** is a core property in Central Square, Cambridge, one of the country's strongest markets. This 40,000-square-foot office and retail asset with a nearby developable parking lot was purchased with capital partner Juster Properties for \$13 million. Located adjacent to MIT, the property benefits from the school's expansion and its hub of technology innovation.

**297 State Street in North Haven, CT**, is an industrial asset purchased on an opportunistic basis in partnership with Mountain Development Corp., in a venture led by Marcus Partners. After redevelopment, the \$7 million, 374,000-square-foot warehouse will provide exceptional value for users given its superior location, easy divisibility and extremely competitive rents.