

ATC Partners, LLC Announces Acquisition of West Valley Executive Park in San Jose

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SAN JOSE - ATC Partners LLC, the San Francisco-based real estate development company, has announced the \$18.6 million acquisition of a garden-style office building on the west side of San Jose.

The West Valley Executive Park includes four, two-story buildings and a total of 126,000 square feet of office space at 4010-4040 Moorpark Avenue, one block from Saratoga Avenue.

"We strongly believe in the long-term value of this small business building," said Mike Halper, managing partner of ATC. "It's a great location with convenient freeway access from Highway 280 and nearby retail amenities."

ATC Partners has aggressively pursued similar garden-style office buildings throughout the Bay Area, focusing on high-quality assets that cater to small businesses.

"This is the exactly the kind of office product that we're looking for," Halper said.

Mark Ziemendorf and Patty Steele of Cornish & Carey represented the seller, IRP Muller Pacific Properties LLC. ATC Managing Director Michael Halper represented the buyer.

ATC has purchased renovated more than \$500 million in industrial and office buildings in the San Francisco Bay Area and Southern California. The firm also owns and operates the San Bruno Office Park, 330 Townsend Street in San Francisco and 1333 Broadway in Oakland.

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