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# Press Release

## MADISON PARTNERS SELLS 1315 LINCOLN BLVD

**Santa Monica, CA, October 6, 2011:** Madison Partners is pleased to announce the sale of 1315 Lincoln Boulevard in Santa Monica, CA. The asset is a two-story, 23,000 SF Class A building built in 2005 with street-level retail. The building is unique in that it's one of the few projects in Santa Monica that provides 6/1,000 parking. Upon sale of the project, it was 25% occupied. The Buyer, Lincoln Property Company, paid \$12.6 million for the property, or \$548 per square foot. Bob Safai and Mitch Stokes of Madison Partners represented the seller, Praedium Group, in this fully marketed transaction.

1315 Lincoln PR 9.13.11.doc

