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Press Release

Madison Partners and LA Realty Partners Sell The Easton Building

Madison Partners and LA Realty Partners are pleased to announce the sale of The Easton Building located at 7855 Haskell Avenue, a 79,292 square foot Office/Flex building in Van Nuys, California. Located two blocks north of Saticoy Avenue, the property was sold for \$12,350,000 to a local investment group.

The property is located within blocks of the Van Nuys Airport with immediate access to the 405 freeway. The property was a build-to-suit for Easton Sports, a manufacturer of sporting equipment, helmets and clothing under the brand names Easton Bell, Riddell and Giro Helmets has leased the building through 2016.

Lynwood Fields of Madison Partners and Gary Weiss of LA Realty Partners represented the seller, Easton Properties II, LLC in the widely-marketed offering of the property which garnered very strong interest from prospective buyers. "There is a lot of capital looking for well-positioned assets in prime areas. The competition for this asset was from a broad buyer pool consisting of investors and syndicators. We were pleased with the outcome for our client," said Fields.

"Easton, who occupied the property since its development in 1986, is one of the tenants in the building. The successful bidder for the property is a group of investors who were attracted to the property due to its key location," said Weiss.



The Easton Building