

**FROM: ESSEX RIVER VENTURES**

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**ESSEX RIVER VENTURES BUYS TWO CONNECTED  
OFFICE BUILDINGS IN BOSTON FOR \$8 MILLION**

The 63,154-SF property is 70 percent leased to eight tenants

BOSTON—Dec. XXX, 2006--Essex River Ventures, LLC, a Boston-based real estate investment and asset management firm, announced today that it has purchased two connected office buildings containing 63,154 square feet in Boston for \$8 million.

Located at 201-207 South St., the six-story property was sold by Zoom Electronics, which has leased back 25,200 square feet of office space in the building. Known as Zoom Electronics Buildings, the property is strategically located in the Leather District area of Boston and is easily accessible via I-93 and I-90.

“We’re excited to purchase this property, which is located just outside of the Central Business District,” said John Fenton, President of Essex River Ventures. “It’s location within walking distance from South Station and key area amenities such as access to commuter rail, subway and bus lines as well as Amtrak and private commuter/long-distance bus lines along with flexible floor plates and low acquisition costs make it an attractive, value added investment for us and our investors.”

Essex River Ventures plans to undertake capital improvements, cosmetic upgrades and maintenance in order to improve tenant satisfaction and services.

Since its establishment in 2003, Essex River Ventures has made 13 acquisitions totaling about 1.6 million square feet and valued at more than \$150 million.

Based in Boston, Essex River Ventures, LLC is a real estate investment and asset management firm specializing in value-oriented office, R&D and industrial properties on the East Coast. For more information, visit our website at [www.essexriverventures.com](http://www.essexriverventures.com).

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