



*For Immediate Release*

**Albany Road Real Estate Partners Acquires Breck Exchange Office Portfolio in Duluth, GA  
Patterson Arranges Financing with Ameris Bank**

**DULUTH, GA:** Albany Road Real Estate Partners ("Albany Road"), with the assistance of its capital advisor Patterson Real Estate Advisory Group ("Patterson"), closed debt financing with Ameris Bank for its acquisition of Breck Exchange. Previously owned by Bain Capital and RealOp, Albany Road was able to acquire Breck Exchange in an off-market opportunity during the pursuit of a larger portfolio acquisition. The property is a 12-building flex office portfolio that totals ±558,000 SF. At the time of acquisition, the Property was 88% leased to a diverse rent roll with ±50 tenants.

Located in Duluth, GA northeast of Atlanta, Breck Exchange sits on 71 acres near I-85, Highway 316, and Breckenridge Boulevard providing tenants with great accessibility to the inner city and surrounding suburban communities. The property sits within an extremely strong industrial / flex submarket in the Atlanta MSA, boasting low vacancy rates and very little oncoming supply. Albany Road saw Breck Exchange as a strong investment opportunity given the already strong occupancy, high demand for flex office product, and lease-up potential.

"We are excited to add Breck Exchange to our Atlanta office portfolio through Albany Road Fund III. We see great opportunity in the park, which provides optionality to tenants through its scale and combination of light industrial and office space. We appreciate the Patterson and Ameris Bank teams for a smooth transaction," said Scott Cloud, Managing Director of Albany Road's Southeast platform.

"Given how popular the flex office product is in the market, we received a lot of interest from lenders on this deal. Ameris ultimately provided the most competitive terms, and we're excited for them and Albany Road to form a new relationship together," said Laura Cloud, Director at Patterson Real Estate Advisory Group.



### **About Albany Road**

The Albany Road team collectively brings more than 200 years of real estate, investment banking, and venture capital experience to its established platform. The diverse, yet complementary, skill sets of the group provide the firm with a unique perspective and discipline that is utilized in evaluating a wide range of real estate opportunities. Since its launch on July 1st, 2012, Albany Road has acquired 51 properties across 11 states, totaling 12.1 million square feet, with a gross asset value of approximately \$1.4 billion. Specifically, within the Southeast, the firm has acquired 4.5 million square feet across 19 assets, with an asset value of over \$600 million.

Following an initial focus on opportunities across New England, the firm has since expanded its reach into the Southeast, with the closing of multiple investments in Nashville, TN, Atlanta, GA, the Carolinas, and Central Florida, and the opening of a regional office in Nashville. Albany Road employs a disciplined investment approach focused on, among other attributes, cost basis, yield, geography, product-type, and opportunities that allow it to take advantage of a continued and historically advantageous debt market.

### **About Ameris**

Ameris Bank opened its doors as American Banking Company on October 1, 1971. What started as one location, with \$1 million in capital in Moultrie, Georgia, has now evolved into a publicly traded bank headquartered in Atlanta, Georgia. Today, the bank has over \$18 billion in assets and more than 200 full-service and mortgage-only locations across the Southeast. Ameris Bancorp is the parent company, which is publicly traded on the NASDAQ and ABCB.

### **About Patterson**

Patterson Real Estate Advisory Group is a capital placement and real estate finance advisory firm that represents owners, developers and investors seeking capital to leverage commercial real estate opportunities. Patterson arranges construction, bridge, mezzanine, and permanent financing while also coordinating equity and joint venture formations along with general finance advisory work. The primary focus is helping clients across different property types access investors at a variety of different levels of the capital stack, matching the specific need with the appropriate capital provider. Patterson has office locations in Atlanta, Charleston, Charlotte, Nashville, and Tampa. For more information, please contact Suzanne Holman at 404-504-6682 / [sholman@pattersonreag.com](mailto:sholman@pattersonreag.com) or go to [www.pattersonreag.com](http://www.pattersonreag.com)