

For immediate release
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WorkScapes at Newport Beach Welcomes Lionakis, Inc.

Architectural Firm Leases 3,587 Square Feet at 20371 Irvine Avenue

NEWPORT BEACH, CA (Nov. 17)—Despite a slow economy, WorkScapes at Newport Beach is bustling with activity, including a new 3,587 square foot lease, signed by Lionakis, Inc. to accommodate the architectural firm's growing business. The firm specializes in innovative design that integrates sustainability and technology. In addition to its new Newport Beach location at 20371 Irvine Avenue, Lionakis has offices in San Francisco, Sacramento, Modesto, Reno and Seattle.

WorkScapes at Newport Beach, formerly known as the Newport Trade Center, was recently redesigned, rebranded and renamed as part of a campaign designed to refresh the office landscape in the desirable California community. The 84,831 square foot, six-building office park is offering tenants creative work spaces, or WorkScapes, as they've been recently donned, as unique alternatives to the traditional office spaces that otherwise dominate the market.

"Creative businesses are drawn to this environment," said Mike Schlesinger, Vice President of Asset Management for Hackman Capital Partners, LLC (HCP). WorkScapes at Newport Beach is owned by joint venture formed and managed by HCP.

"And thanks to creative design, out-of-the-box space planning, and an overall innovative, forward-thinking spirit, the environment has been generating a lot of interest from prospective tenants." Schlesinger continued. "Tenants can choose a space that's already renovated or we'll help them design their own."

Among the creative alternatives being marketed are loft-like WorkScapes that leverage the light industrial feel of the original buildings' architecture, and highlight such contemporary features as exposed ceilings, polished concrete floors and open floor plans with great windows and light.

Other key selling points are the property's prime location on Irvine Avenue, (adjacent to the Newport Beach Golf Club, and about two miles west of the University of California Irvine), easy freeway access, good street visibility, underground parking and a five-acre lot that provides plenty of trees, green grass, a park and spectacular views.

The leasing agent for WorkScapes at Newport Beach is CB Richard Ellis. More information can be found at www.WorkScapesatNewportBeach.com.

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Hackman Capital Partners, LLC (HCP) is a private real estate investment firm specializing in the acquisition, management, redevelopment and adaptive reuse of industrial and commercial real estate. Founded in 1987, the company pursues value-added investment opportunities nationwide, and currently owns and manages more than 16 million square feet of real estate across the United States. Hackman Capital Partners is headquartered in Los Angeles, and has regional offices in Chicago, Columbus, Ohio, and Kalamazoo, Michigan.

For more information, visit www.hackmancapital.com

Media Information

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MORE ABOUT LIONAKIS, INC

Visit www.lbdg.com or contact Valerie Hoffman, Principal at 919-558-1900

LEASING INFORMATION:

For information about leasing space at WorkScapes at Newport Beach or to arrange a tour, contact:
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