



**HFF announces acquisition financing for Zeller Realty Group and Partners Group's acquisition of Resurgens Plaza in Atlanta**

**ATLANTA, GA – DRAFT** – Holliday Fenoglio Fowler, L.P. (HFF) announces the acquisition financing for Resurgens Plaza, a 402,929-square-foot, 26-story Class A office tower in the Buckhead submarket of Atlanta, Georgia. The property is being acquired by a joint venture of Zeller Realty Group and Partners Group, the global private markets investment manager, on behalf of its clients.

“We are extremely pleased to continue our joint venture relationship with Partners Group on the acquisition of Resurgens Plaza, a perfect complement to 100 Peachtree in our Atlanta portfolio. It was a pleasure working with Partners Group and HFF on another successful transaction,” said Bill Rogalla, Principal and President of Zeller Investment Corporation for Zeller Realty Group.

Resurgens Plaza is situated on a full city block at 945 East Paces Ferry Road between Lenox and Roxboro Roads in Buckhead. This location, approximately six miles from downtown Atlanta, is close to Lenox Square, Phipps Plaza, GA 400 and Interstate 85. Located at Lenox Station, Resurgens Plaza is the only building in Atlanta with direct covered access to MARTA, which provides connectivity to the Hartsfield-Jackson Atlanta International Airport, residences in Brookhaven and Chamblee and the Midtown and Downtown business communities. Renovated in 2013, the LEEDGold certified and Energy Star-rated property is 77% leased and anchored by RSUI's headquarters and Atlantic Capital Bank. Resurgens Plaza offers tenants a robust amenity base, including the two-story Grand Lobby, the Gold Line Bistro, a fitness facility, a conference center, and a 10-level, 940-space parking garage.

The HFF team worked on behalf of the borrowers to secure the floating-rate acquisition loan through ACORE Capital, a leading commercial real estate finance company. The HFF debt placement team representing the borrowers included senior managing director Ed Coco and associate Matt Casey.

“With direct access to MARTA's Lenox Station, Resurgens Plaza is well-positioned to benefit from the more widespread adoption of public transportation spurred by job growth and transit-oriented development across the city,” said Coco. “As a follow-up to the acquisition of 100 Peachtree earlier this year, Zeller Realty Group and Partners Group have once again focused on the continued

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urbanization of Atlanta and the desire amongst employers to make public transportation conveniently available to their employee base.”

**About Zeller Realty Group**

Zeller Realty Group (ZRG) is a vertically integrated commercial real estate investment and development firm that has offered investors exceptional expertise, innovation, and insight to value for 30 years. ZRG strategically selects properties for value creation, repositioning and reintroduction to their markets, while maximizing efficiency by providing a full spectrum of real estate services, including development, leasing, management, and construction. Headquartered in Chicago, Illinois, ZRG owns and operates assets in the Midwest, Colorado, Oregon, and Georgia and continues to grow and expand its holdings nationally. Since its formation, the company has delivered strong returns for its partners and co-investors by providing best-in-class service to enhance value. Currently, ZRG owns and operates a portfolio of nearly 9.5 million square feet valued at \$2.5 billion.

For more information, please visit: [www.zellerrealty.com](http://www.zellerrealty.com).

**About Partners Group**

Partners Group is a global private markets investment management firm with over USD 66 billion in investment programs under management in private equity, private real estate, private infrastructure and private debt. The firm manages a broad range of customized portfolios for an international clientele of institutional investors. Partners Group is headquartered in Zug, Switzerland and has offices in Denver, Houston, New York, São Paulo, London, Guernsey, Paris, Luxembourg, Milan, Munich, Dubai, Mumbai, Singapore, Manila, Shanghai, Seoul, Tokyo and Sydney. The firm employs over 1,000 people and is listed on the SIX Swiss Exchange (symbol: PGHN) with a major ownership by its partners and employees.

For more information, please visit: [www.partnersgroup.com](http://www.partnersgroup.com).

**About ACORE Capital**

ACORE Capital, LP is a commercial real estate finance company focused on originating, acquiring and managing first mortgages, B-notes, mezzanine debt and preferred equity throughout the United States. ACORE, which is an acronym for Alpha Commercial Real Estate, specializes in providing borrowers with customized financing solutions at competitive rates and flexible terms. For investors, ACORE is focused on generating alpha through attractive commercial real estate debt investments coupled with superior risk management. ACORE is led by commercial real estate finance veterans Boyd Fellows, Stew Ward, Chris Tokarski and Warren de Haan. For more information, please visit [www.acorecapital.com](http://www.acorecapital.com).

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HFF and its affiliates operate out of 25 offices and are a leading provider of commercial real estate and capital markets services to the global commercial real estate industry. HFF, together with its affiliates, offers clients a fully integrated capital markets platform, including debt placement, investment advisory, equity placement, funds marketing, M&A and corporate advisory, loan sales and loan servicing. HFF, HFF Real Estate Limited, HFF Securities L.P. and HFF Securities Limited are owned by HFF, Inc. (NYSE: HF). For more information, please visit [hfflp.com](http://hfflp.com) or follow HFF on Twitter [@HFF](https://twitter.com/HFF).

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