

From the Sacramento Business Journal

:<http://www.bizjournals.com/sacramento/news/2013/06/20/roseville-office-complex-secures-refi.html>

Jun 20, 2013, 2:32pm PDT Updated: Jun 21, 2013, 1:41pm PDT

Roseville office complex secures refi deal



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With a debt repayment looming, owners of one of Roseville's most prominent office complexes was able to get \$17.7 million to help refinance the Eureka Corporate Center.

Lucent Capital, a commercial real estate advisory group, helped arrange the financing of that senior capital for the two-building, 142,042-square-foot complex on Eureka Road.

"They're in a great position now," said [Steven Yazdani](#), Lucent Capital's managing director. "Given where interest rates are, it was available for them to lock in very good rates."

Miller Family Companies, which owns the Eureka Corporate Center, was facing maturity on existing debt associated with the buildings when the company bought them in 2005, Yazdani said. But the buildings, which have occupancy rates above the average in the market, were never in danger of default or missed payments, he said.

"These are the premier office buildings in that submarket," said Yazdani, whose company is based in Beverly Hills. "Now they've locked in low rates and put it to bed for awhile."

Among the tenants in the buildings, which went up in 2000 and 2001, are **Wells Fargo Bank**, CB Richard Ellis and **Old Republic Title Company**. The buildings have also undergone sizable interior renovations to keep up with market standards, according to Lucent Capital.

Ben van der Meer covers real estate, development, local and regional planning, construction, transportation, agriculture and water for the Sacramento Business Journal.