



NEWS RELEASE  
For Immediate Release

## **Lucent Capital Arranges \$22.2 Million in Financing for Two Creative Office Buildings in Southern California**

BEVERLY HILLS, CA-- Commercial real estate advisory firm Lucent Capital has arranged a \$22,200,000 permanent financing for two creative office buildings. The loans were made by separate lenders for the same sponsors.

Lucent arranges a \$12,250,000 senior loan for Pacific Ocean Plaza, a 25,212 sq ft, class A creative office building located near the world renown 3rd Street Promenade in the heart of Santa Monica. The property is a four story building built in 1984 and 100% occupied by four tenants. The fixed 10 year loan is non recourse and open to prepay at PAR after the 5th year.

Lucent also arrange a \$9,985,000 senior and mezzanine loan for Citizen News, a 48,925 sq ft creative office building located less than one mile from the 101 Freeway in the heart of Hollywood. The property was built in 1930 and renovated in 2006. It is current 90% occupied and caters to demand from tenants in media and entertainment industries. The property was originally constructed to produce Hollywood's first newspaper. The fixed 5 year, non recourse loan was used to retire existing vintage 2007 debt on the property.

### **About Lucent Capital**

Lucent Capital (<http://www.lucentcapital.com>) is a leading boutique real estate finance and investment advisory firm serving real estate owners, investors, developers and financial institutions nationwide. With more than \$6 Billion of collective experience through cyclical real estate environments, Lucent Capital's team of professionals has a proven track record of delivering sophisticated and creative capital solutions for a wide variety of complex real estate transactions on all major product types. Through tailor-made solutions, executable advice, and reliable financial counsel, Lucent Capital provides its clients with highly specialized advisory services spanning the entire capital markets spectrum.