



For Immediate Release

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**Oxeon Partners LLC and Specialist Staffing Solutions Ink Nearly 40,000 SF
in New Leases at 330 Hudson Street**

73,000-SF of Recent Activity Brings Hudson Square Trophy Property to Almost 92% Leased

New York, NY – February 12, 2015 – Beacon Capital Partners, LLC, along with co-owners Ivanhoé Cambridge and Callahan Capital Properties, announced today that Oxeon Partners LLC and Specialist Staffing Solutions will relocate their respective corporate offices to 330 Hudson Street, one of Hudson Square's premier business addresses. Oxeon and Specialist Staffing each leased just under 20,000 square feet of office space on the third floor of the 467,000-square-foot, class A office property located in Manhattan's thriving Hudson Square submarket.

Oxeon Partners, a highly specialized retained executive search firm that works exclusively in the healthcare technology and services sector leased 19,183 square feet of office space. Additionally, Specialist Staffing Solutions, a global, full-service staffing company with a focus in the Information Technology, Energy and Finance sectors, committed to 19,557 square feet of office space. The Oxeon Partners and Specialist Staffing leases, along with the recently announced 34,350-square-foot lease with the Cadillac division of General Motors are a testament to the unique and premier status of 330 Hudson Street. Other major tenants in the property include Pearson and TripAdvisor.

The team of Scott Brown and Robert Silver of NGKF represented Oxeon Partners in lease negotiations, while Lindsay Ornstein and Aaron Kaufman of Transwestern acted on behalf of Specialist Staffing Solutions. CBRE's Bob Alexander, Ben Fastenberg, Doug Lehman, David Maurer-Hollaender, Bruce Surry, Munish Viralam and Ross Zimbalist represented the landlord.

Located in the heart of Hudson Square, 330 Hudson Street is a 16-story Class-A office building that has been entirely transformed by Beacon Capital Partners through its recently completed redevelopment, which included the addition of eight new column-free tower floors atop a fully renovated historic, stone-and-brick base building. 330 Hudson is widely considered the premier office property in one of the most exciting live/work/play neighborhoods of Manhattan. Office tenants enjoy exceptional office space in what is effectively a new building, while also being able to take advantage of everything Hudson Square has to offer.

The property is pre-certified LEED® Gold and offers the infrastructure and physical features that are highly sought after by the broader market, and particularly technology and creative users. With its primary real estate features of a dynamic location, new building systems and sound ownership, 330 Hudson also gives tenants an exceptional working environment: generous ceiling heights of 11 to 17 feet, open and flexible floor plans for collaborative work, exposed brick and beam elements, and expansive window lines for natural light and prized views. Click [here](#) for more information and photos of the property.

Currently, the 14th floor is the only remaining office availability at the property, offering 17,480 square feet. It is a newly-built tower floor featuring 14-foot ceilings and 10-foot glass. With 360 degree views, this is one of the finest floors currently offered in all of Midtown South.

About Beacon Capital Partners, LLC

Beacon Capital Partners, LLC (“Beacon”) is a Boston-based real estate investment firm. Beacon and its predecessor companies have been actively involved in the real estate business for over 65 years and have an established reputation as a high-quality property owner, operator, and developer of urban office and mixed-use projects across the U.S. Beacon was formed in January 1998, following the merger of the predecessor public company, Beacon Properties Corporation, with Equity Office Properties Trust. Beacon has sponsored seven investment vehicles representing over \$11 billion of aggregate equity capital from various endowments, foundations, pension funds, and other institutional investors. For more information, visit www.beaconcapital.com.

About Ivanhoé Cambridge

Ivanhoé Cambridge leverages its high-level expertise in all aspects of real estate including investment, development, asset management, leasing and operations, to deliver optimal returns for its investors. Its assets, held through multiple subsidiaries and located mainly in Canada, the United States, Europe, Brazil and Asia, totalled more than Cdn\$40 billion as at December 31, 2013. Its portfolio consists mainly of shopping centres, office and multiresidential properties. Ivanhoé Cambridge is a real estate subsidiary of the Caisse de dépôt et placement du Québec (lacaisses.com), one of Canada's leading institutional fund managers. For more information: ivanhoecambridge.com.

About Callahan Capital Properties (CCP)

Callahan Capital Properties (“CCP”) is a real estate private equity firm focused exclusively on the acquisition and management of high-quality office properties in the central business districts of major U.S. gateway cities. Together with its strategic partner, Ivanhoé Cambridge, CCP’s office platform currently totals over 10 million square feet, with properties located in New York, Chicago, Seattle and Denver. For more information: callahancp.com.

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