

## **Westchase Corporate Park sold to joint-venture**

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AF Westchase LLC, a joint venture between Adler Real Estate Fund and TriGate Capital, has purchased the Westchase Corporate Park.

The Adler Real Estate Fund is a discretionary fund managed by Adler Group, a Florida-based commercial real estate firm, and TriGate Capital is a national real estate private equity firm based in Dallas.

The 176,977-square-foot business park reported an 85 percent occupancy rate and maintains a roster of more than 100 tenants. The purchase price was not disclosed.

Westchase Corporate Park is located at 11201 Richmond Ave. in the Westchase District, Houston's third-largest suburban office market.

The district is home to the key tenants including Honeywell and Western Geophysical, as well as [The Men's Wearhouse Inc.](#) (NYSE: MW), MI Swaco, [BMC Software Inc.](#) (NYSE: BMC), American Express, GE Capital and [JP Morgan Chase](#) .

The acquisition marks the second joint-purchase made this year by Adler and TriGate and comes just four months after their first collaboration to purchase the Byrd Center Business Park in Richmond, Va.

**Jeffrey Yarckin**, a managing member with TriGate, said in a statement that Houston is a growing market and Westchase Corporate Park is a unique property given its ability to cater to various tenant sizes and needs in an in-fill location near many of Houston's major roadways.