



For Immediate Release

Griffin Partners sells Commerce Center Sugar Land *Southwest Houston Flex/Light Industrial Park*

Sugarland, Texas (October 7, 2021) – Commerce Center Sugar Land, a 93,945 square foot six-building industrial flex Project in southwest Houston, was sold on September 28, 2021, to ARKA Properties Group, Inc.

Houston-based Griffin Partners has owned the properties since 2012. Griffin Partners will continue to manage and operate the Project on behalf of ARKA Properties Group, Inc.

Built between 2006-2007, the six institutional-quality, flex/light industrial buildings sit on a 7.15-acre site within one of Houston's premier industrial submarkets. The property is located within the deed-restricted, master-planned Sugar Land Business Park at the corner of W Airport Boulevard and Dairy Ashford Road. The tenant base included a diverse mix of warehouse, office and specialized lab tenants ranging from 1,800 to 15,000+ square feet.

Commerce Center Sugar Land was one of eleven investments in Griffin Partners' Office Fund II and was originally purchased in 2012; the Project has outperformed since acquisition. Griffin Partners is currently raising capital for Griffin Partners Income & Value Fund IV which will be comprised of a diversified mix of office and industrial assets throughout ten secondary markets across Texas, the Southwest and Sunbelt markets of the US.

About Griffin Partners

Griffin Partners Inc. is an owner and operator of commercial real estate properties throughout Colorado, North Carolina, Texas, Utah, and Tennessee. Established in 1980, each of the company's four senior principals' level of diverse real estate experience averages 35 years. Since its founding in Houston, TX, Griffin Partners has acquired or developed over 14.3 million square feet of office, mixed-use and light industrial property valued at over \$2.1 billion. Griffin Partners Office Fund III totals close to 2 million square feet valued at approximately \$360 million with office, industrial and mixed-use assets within seven high growth markets across the U.S. For more information on Griffin Partners, visit www.griffinpartners.com.

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