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**For Immediate Release**

**Clarion Partners Acquires Class A University Park Tech Center III & IV  
in San Antonio, TX**

**NEW YORK, NY** – Clarion Partners, a leading real estate investment manager, today announced the acquisition of University Park Tech Center III & IV, a 165,007 square foot, Class A flex/office property located in San Antonio, TX. The two-building portfolio is situated within the University Park development, a 3.2 million square foot master-planned business park covering more than 176 acres.

University Park Tech Center III & IV was developed from 2001-2002 and is 100% leased by two tenants.

The property is located approximately 12 miles northwest of downtown San Antonio, just south of the University of Texas at San Antonio. It is situated immediately off of I-10 and close to both I-410 (the inner loop) and 1604 (the outer loop), which allow easy access from a number of areas in the San Antonio metro. This acquisition is Clarion's second in the University Park Tech Center; the firm already owns University Park Tech Center I & II.

"We're very pleased to add this investment to our San Antonio portfolio and expand our ownership within the University Park development," said Brian Watkins, a Managing Director at Clarion Partners. "The property's central location and strong tenancy coupled with the park's high historical occupancy make it an ideal addition to the well performing assets we already own next door."

**About Clarion Partners, LLC**

Clarion Partners has been a leading U.S. real estate investment manager for 32 years. Headquartered in New York, the firm has offices in major markets throughout the U.S., in São Paulo, Brazil and London, England, as well as a presence in Mexico. With more than \$30 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to its more than 200 domestic and international institutional investors.

More information about the firm is available at [www.clarionpartners.com](http://www.clarionpartners.com).

**Press Contacts:**

For Clarion Partners: Mike MacMillan or Chris Sullivan

T : (212) 473-4442

E: [mike@macmillancom.com](mailto:mike@macmillancom.com)

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