




DEALS & PROJECTS

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NORDIC PROPERTIES AND BERWIND PROPERTY GROUP have sold the 285,000 sq. ft. Lexington Corporate Center in Lexington, Mass., to Essex River Ventures for \$35.3 million. Tenants include IBM/Rational, SGS Thomson, Marketsoft and AHA Associates.

DUKE REALTY CO. has sold the 1 million sq. ft. Gwinnett Park in Atlanta to The General Investment and Development Cos. Trammell Crow Co. represented the seller. The industrial park includes 19 light distribution and office/flex buildings, and was 87% occupied at the time of the sale. Tenants include Liberty Mutual Insurance Co., Krispy Kreme and Komatsu Zenoah.

CYBURT LUDEMAN & HALL (CLH) AND WILSHIRE CAPITAL PARTNERS LLC have acquired the 27.3-acre Motorola Diablo Campus in Tempe, Ariz. The transaction is valued at \$32.05 million. The campus, home to Motorola's embedded communications computing group, includes approximately 329,000 sq. ft. of office and light manufacturing space, as well as a four-acre development site. As part of the purchase agreement, CLH and Motorola intend to invest \$10 million in building upgrades to the 245,000 sq. ft. that Motorola will lease for 10 years.

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