



CAPSTONE Partners LLC

STRATEGIC PARTNERING IN REAL ESTATE

Museum Tower

▪ Strategic Project Partners

Investment Partner –
NBS Real Estate Capital

Lender –
Key Bank Real Estate Capital/
Harford Life Insurance

Repositioning Architect –
Callison Architecture

Leasing Broker –
Colliers International

Property Manager –
CBRE

Owner –
Capstone Partners LLC/
NBS Real Estate Capital Joint Venture

▪ Project Statistics

12 stories

150,000 RSF Office Building

100,000 SF Parking Structure

276 Parking Spaces

.89 Acres

Major Tenants include

Wachovia Securities
Grant Thornton, US Attorney
Jones Vargas Law Firm
McDonald Carano Wilson Law Firm



Background

Developed in 1989 by a local Reno-based partnership, 100 West Liberty is the premiere office asset in Reno. Capstone partners, in joint venture with NBS Real Estate Capital, acquired the property in September 2004 at below replacement cost and on favorable economic terms, allowing for a significant repositioning and re-branding effort of the property.

Result

Due to the property's location within the emerging downtown Reno cultural district and adjacency to the Nevada Museum of Art, Capstone Partners re-named and re-branded the property "Museum Tower." A renovation of major building common areas was completed in early 2005. A new full service deli, Paisan's Old World Deli, opened in the lobby of Museum Tower in 2006, offering coffee, breakfast and lunch service to downtown patrons.

The property was sold in September 2007 for a record price to CM Capital and was 100% leased at the time of sale.