



EXTRAORDINARY DELIVERED

WILLOWWOOD III AND IV

Fairfax, VA
Capital Markets

OPPORTUNITY

The Transwestern Mid-Atlantic Capital Markets Team was hired by Barings Institutional to handle the disposition of a 276,245-square-foot asset comprised of two Class A office buildings. WillowWood III is located at 10302 Eaton Place and WillowWood IV is located at 10304 Eaton Place in Fairfax, Virginia.

SOLUTION

Transwestern recognized that the strength of the assets was long-term stability and high-quality tenants. As a result, the team marketed this to institutional owners. The buildings were 75 percent leased to an investment-grade tenant that has been at WillowWood for 29 years. Located along the Interstate 66 corridor, the property features surface and structured parking, landscaped plaza, and outdoor seating.

RESULTS

Transwestern's Gerry Trainor provided disposition services on behalf of the seller and brokered the sale of WillowWood III and IV to buyer Twenty Lake Holdings. The sale closed after only three months on the market, with the final price being \$31,750,000 million.