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FOR IMMEDIATE RELEASE

Newmark Knight Frank Announces \$139,100,000 Sale of Creekside @17 In Campbell, California

San Francisco, CA (March 2, 2020) – Newmark Knight Frank (NKF) is pleased to announce the sale of Creekside @17, a 177,815 square foot office campus located at 675 Creekside Way in Campbell, California. The state-of-the-art office space is 100% leased to 8x8 and serves as the company's headquarters.

NKF Head of Capital Markets for Northern California Steven Golubchik, Executive Managing Director Edmund Najera and Associate Director Darren Hollak represented sellers The Carlyle Group and South Bay Development in the transaction to buyer JOSS Realty Partners, LLC.

"Creekside @17 was a unique opportunity for investors to acquire a best-in-class single-tenant asset with 11 years of in-place lease term providing durable cash flow in a high barrier to entry market," says Golubchik.

Creekside @17 is prominently located at the intersection of Highway 17 and Hamilton Avenue, providing superb vehicular access as well as the only freeway visible building top signage in the city of Campbell. Creekside @17 has excellent access to mass transit with a VTA light rail stop directly adjacent to the building, providing access to Downtown San Jose and Caltrain within 10 minutes.

Creekside @17 is a short walking distance to a robust retail amenity base, including the Pruneyard Shopping Center. The office campus offers tenants abundant indoor and outdoor collaboration centers, subterranean direct-access garage, and a fitness center and locker rooms.

About Newmark Knight Frank

Newmark Knight Frank ("NKF"), operated by Newmark Group, Inc. ("Newmark Group") (NASDAQ: NMRK), is one of the world's leading and most trusted commercial real estate advisory firms, offering a complete suite of services and products for both owners and occupiers. Together with London-based partner Knight Frank and independently-owned offices, NKF's 18,000 professionals operate from approximately 480 offices on six continents. NKF's investor/owner services and products include investment sales, agency leasing, property management,

valuation and advisory, diligence, underwriting, government-sponsored enterprise lending, loan servicing, debt and structured finance and loan sales. Occupier services and products include tenant representation, real estate management technology systems, workplace and occupancy strategy, global corporate services consulting, project management, lease administration and facilities management. For further information, visit www.ngkf.com.

Discussion of Forward-Looking Statements about Newmark

Statements in this document regarding Newmark that are not historical facts are “forward-looking statements” that involve risks and uncertainties, which could cause actual results to differ from those contained in the forward-looking statements. Except as required by law, Newmark undertakes no obligation to update any forward-looking statements. For a discussion of additional risks and uncertainties, which could cause actual results to differ from those contained in the forward-looking statements, see Newmark’s Securities and Exchange Commission filings, including, but not limited to, the risk factors and Special Note on Forward-Looking Information set forth in these filings and any updates to such risk factors and Special Note on Forward-Looking Information contained in subsequent reports on Form 10-K, Form 10-Q or Form 8-K.

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