

Founders 3 Real Estate Services Recent Transactions – 11200 West Parkland Avenue, Milwaukee, Wis.

Fidelity Information Services LLC (FIS) has leased 124,550 square feet at Parkland Center, located at 11200 West Parkland Avenue in Milwaukee, Wis. FIS will be occupying the second and third floors of the Class A Park Place building formerly home to Molina Healthcare of Wisconsin, Inc.

The building underwent extensive renovations in late 2016, including a complete refresh of the lobby and a new fitness center equipped with men's and women's locker rooms. Additionally, a brand-new full-service cafeteria operated by Davian's was added on the garden-level, complete with its own separate entrance and a Wi-Fi-enabled outdoor seating area. FIS joins neighboring tenant, Global Industrial, who together bring the 222,704-square-foot building to 67% occupancy, with other potential tenants expected by the end of 2018.

Ned Purtell and Patti Stevens of Founders 3 represented the landlord, Griffin Capital Essential Asset REIT, Inc., while Erik Ozolins with Orion Realty Group and Kate Hanson of Founders 3 represented FIS.

Griffin Capital Essential Asset REIT, Inc. is a publicly-registered non-traded REIT focused on providing individual investors with monthly income through the ownership of a diversified portfolio of properties deemed essential to a tenant's operations. Such properties are leased to creditworthy corporate tenants, many of which are components in major stock indexes such as the S&P 500 or Dow Jones Industrial Average.

About Founders 3: Known as Founders 3, the new commercial real estate firm combines the resources of Commercial Property Associates, Inc., RFP Commercial, Inc., and Siegel-Gallagher Management Co. All three companies have deep local roots with a wealth of experience in the key areas of retail, office, industrial, and investment sales brokerage, along with property management. The new firm was launched in June 2017 and is comprised of 12 principals and over 230 Milwaukee area employees. For more information, visit founders3.com.

About Griffin Capital Essential Asset REIT: Griffin Capital Essential Asset REIT, Inc. is a publicly-registered non-traded REIT with a portfolio, as of March 31, 2018, of 74 office and industrial properties totaling 18.8 million rentable square feet, located in 20 states, representing total REIT capitalization of approximately \$3.2 billion. Griffin Capital Essential Asset REIT, Inc. is one of several REITs sponsored or co-sponsored by Griffin Capital. To learn more about Griffin Capital Essential Asset REIT, please visit: <https://www.griffincapital.com/griffin-capital-essential-asset-reit>

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