

**For additional information please contact:**

Gallen Neilly & Associates

Tel: (925) 930-9848

Email: Tim Gallen: [tim@gallen.com](mailto:tim@gallen.com) or Andrew Neilly: [andrew@gallen.com](mailto:andrew@gallen.com)

**The Swig Company Announces Major New Lease at 633 Folsom Street**

San Francisco, CA- January 8, 2008– The Swig Company, LLC, has announced the execution of a long-term lease with California Pacific Medical Center (CPMC) to occupy all seven floors of 633 Folsom Street in San Francisco’s South of Market (SOMA) area. The new lease means that CPMC will occupy the entire 171,000-square-foot building, replacing the current tenant, Wells Fargo Bank, whose lease expires at the end of this month.

Ed Irwin of Healthcare Real Estate Services and Bill Walsh of CB Richard Ellis represented CPMC. The landlord was represented by Gary Arabian, Angus Scott and Jenny Haeg of The CAC Group.

California Pacific Medical Center is one of the largest, private, not-for-profit, academic medical centers in Northern California and is a Sutter Health affiliate. CPMC will take advantage of existing improvements to lease the space largely in its existing condition.

“We are delighted to have a tenant of CPMC’s caliber choose 633 Folsom, and we look forward to a long relationship with them,” said Jeanne Myerson, President and Chief Executive Officer of The Swig Company. “We also want to thank our leasing advisors at The CAC Group for helping us to structure and execute this complex lease transaction to the satisfaction of all involved.”

Built in 1966 and renovated extensively in 1994 and 1998, 633 Folsom Street is designated as a Type 1 structure, making it one of the most fire-resistant designs among

San Francisco's office buildings. The property is located along the rapidly growing Second Street corridor in the city's SOMA submarket, and is just three city blocks from BART's Montgomery Street Station and less than two blocks from the on/off ramps to Interstate 80 and the Bay Bridge.

The Swig Company also owns several other properties in SOMA's path of growth. They are 501 Second Street, a 207,000-square-foot office building, where the company recently completed a significant renovation, and 274 Brannan Street, a state-of-the-art data communications center that the company acquired in December 2007.

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**About The Swig Company:**

The Swig Company, LLC, headquartered in San Francisco ([www.swigco.com](http://www.swigco.com)), is a private investment company with a 70-year history of development, ownership and management of commercial real estate properties in major markets throughout the United States. The Company's diversified portfolio includes 9+ million square feet of office buildings in markets such as New York, San Francisco, and Southern California. The Swig Company also owns and controls approximately 650,000 square feet of industrial space, and an assortment of other credit-leased properties and land for development. The Swig Company's business plan calls for moderate growth into the future. Its primary investment mission is to add value to its investment portfolio through proactive asset management, acquisitions, dispositions, selective development and redevelopment, and professional property management.