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## **Eola Capital invests in Rockville buildings**

Washington Business Journal - by [Tierney Plumb](#) Staff Reporter

Eola Capital has expanded its investments by buying a stake in four Montgomery County buildings owned by **W America's Capital Partners**.

In total, Orlando-based Eola Capital acquired the general partnership interests in 22 U.S. buildings owned by ACP -- a 7.6-million square-foot commercial office portfolio valued at \$1.1 billion.

The four local buildings in Rockville -- called Irvington I - IV -- total more than 700,000 square feet of Class A office space. The properties are located at 700, 750, 800 and 805 King Farm Blvd. along the I-270 corridor and house such tenants as Nick's Chop House and Aronson & Co.'s new headquarters.

The acquisition will almost double Eola's size to 16.1 million square feet of office space and add another \$400 million of invested capital under management. The purchase also expands its investment presence to include Philadelphia.

As part of the deal, ACP's co-founder Rudy Touzet will buy an interest in Eola Capital and join the firm as CEO.

The company has regional offices in Atlanta, Charlotte, Jacksonville, Miami, New York City and Tampa.

"The addition of ACP's 22 buildings to Eola Capital's existing footprint offers unparalleled economies of scale and leasing advantages on a local and regional level," said Touzet. "The firm's financial stability and strong profitability will allow us to retain and hire the best talent available in the market."