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Buffalo Wild Wings flies into San Jose's Westgate Mall

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A Minneapolis-based chain, **Buffalo Wild Wings**, will move into a space formerly occupied by Maxim's Cafe at San Jose's **Westgate Mall** this fall.

It will be the first Santa Clara County location for Buffalo Wild Wings, which operates 773 restaurants in 45 states and had second quarter sales of more than \$184 million. The chain, founded in 1982 is making a push into California. The eatery is known for its wings, burgers, salads and sandwiches.

Lindsey Bolls, spokeswoman for **Federal Realty** Investment Trust of Rockville, Md., the owner of Westgate, said Buffalo Wild Wings will open in 6,600 square feet of space at Westgate by mid-November. It will expand the existing building and add a new outdoor dining patio.

The space has been empty since December, when long-time tenant Maxim's closed its door. Collette Navarrette, a locally based Federal Realty spokeswoman, described Buffalo Wild Wings as "a really fun restaurant" format with a sports bar element.

The closest existing Buffalo Wild Wings location to Silicon Valley is in Dublin, in Alameda County.

Federal Realty officials represented themselves in the transaction, while **Royce Sharf**, executive vice president of **Studley Inc.**, handled the deal for Buffalo Wild Wings. Bolls said Buffalo Wild Wings has signed a long-term lease at Westgate. She declined to divulge

financial details of the deal. Though Federal Realty officials wouldn't comment, local retail brokers say asking monthly lease rates at Westgate for space of this size are in the \$3 to \$3.50 per square foot range.

SF firm buys Sunnyvale R&D facility

Orchard Partners LLC has acquired a 50,000-square-foot office and R&D building in Sunnyvale with plans to renovate a portion of it.

Orchard Partners, based in Mountain View and Lafayette, bought the facility, which is located on 3.42 acres at 281-283 E. Java Drive/1313 Geneva Drive, for an undisclosed amount from Deerfield Tasman LLC of Menlo Park.

Data center and collocation provider **Equinix Inc.** and enVie Interactive LLC, an interactive entertainment developer and publisher, are tenants in the building. Equinix leases 21,057 square feet, and enVie takes up about 17,018 square feet.

Orchard Partners plans to renovate about 11,982 square feet, which is being marketed for lease by a team out of **Grubb & Ellis'** San Jose office at an asking rate of \$1.40 per square foot. The company is in the process of finalizing an agreement with a contractor that will perform the updates, said Managing Director **Michael Biggar**, who works out of the company's Mountain View office.

Nigel Keep and **Chris McMorrow** of Grubb & Ellis represented Orchard Partners in the buy, which was made in partnership with Boston-based AEW Capital Management LP. The purchase marked Orchard Partners' fifth acquisition this year so far, with the other four taking place in Hayward, San Leandro, Seattle and Los Angeles, Biggar said.

Orchard Partners has been involved with more than \$500 million worth of property transactions since its inception in 2007.

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