

Trammell Crow Company

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ILLUMINATION DYNAMICS SIGNS LONG-TERM LEASE AT THE CENTER AT NEEDHAM RANCH

LOS ANGELES, CA – [Trammell Crow Company \(TCC\)](#) and Clarion Partners, LLC announce that Illumination Dynamics has inked a long-term, 67,639 square foot lease at Building 1 at The Center at Needham Ranch in Santa Clarita, CA. Illumination Dynamics is an industry leader in providing lighting, grip, generators and power distribution services to the motion picture, live entertainment, sports broadcast and special events industries and a wholly owned subsidiary of ARRI Group, a global leader within the motion picture media industry and employing approximately 1,500 staff worldwide.

Carly Barber, President of Illumination Dynamics, stated, “We are excited about moving our corporate offices and operations to Santa Clarita. Our new state-of-the art facility will allow us to continue to provide outstanding service to our customers with tremendous access throughout Southern California and beyond. The TCC and Clarion Team were great to work with and the City and SCVEDC were both critical in helping to make our vision a reality.”

Trammell Crow Company and Clarion are currently under construction with six buildings ranging from 67,639 to 212,236 square feet of Class A industrial space on a 52 net-acre Phase 1 site. “We are pleased to welcome our first company to The Center at Needham Ranch and look forward to celebrating their future success and growth,” said [John Balestra](#), Principal with TCC’s [SoCal – Los Angeles Business Unit](#). “While we are building a premier business campus, a unique feature is this project is situated in a beautiful park-like setting with access to hundreds of acres of open space. This amenity, combined with premier industrial space, is truly a win for all tenants.”

CBRE’s [Craig Peters](#) and [Doug Sonderegger](#) represented the development team in the transaction. CBRE’s Greg Geraci represented to tenant. “With the addition of Illumination Dynamics, The Center at Needham Ranch is proving the demand for attractive and highly functional buildings is strong,” said Peters. “We continue to see tremendous interest in this project from a wide range of companies including many in the entertainment industry.”

Holly Schroeder, President and CEO of the SCVEDC, commented, “We were so happy to assist Illumination Dynamics and help them understand the many benefits the area offers

including a substantially lower cost of doing business. They are exactly the type of company we want to see move here and further proof the Santa Clarita Valley is an ideal location for the entertainment industry.”

Located just 1 mile outside the northern boundary of the City of Los Angeles, The Center at Needham Ranch is part of a master-planned, 135-acre industrial development provides immediate access to the San Fernando Valley and greater Los Angeles region with more than 5 million people within a 30-minute commute. Sitting at the southern entrance to the City of Santa Clarita, the development is ideally situated for “last mile” and regional distribution, studio and entertainment uses, manufacturing, research and development and corporate office uses.

Learn more about The Center at Needham Ranch by clicking the links below:

- [Website](#)
- [Brochure](#)
- [Project Video](#)

About Illumination Dynamics

Illumination Dynamics is a wholly owned subsidiary of ARRI Rental, a leading provider of camera, lighting and grip equipment in North America and Europe. With locations in Santa Clarita, CA, and Charlotte, NC, Illumination Dynamics provides lighting, grip, generators and power distribution to the feature film, commercial, broadcast and special event industries nationwide.

About Trammell Crow Company

Trammell Crow Company (TCC), founded in 1948, is one of the nation’s leading developers and investors in commercial real estate. The Company has developed or acquired 2,700 buildings valued at nearly \$65 billion and over 590 million square feet. As of December 31, 2018, TCC had \$9 billion of projects in process and \$3.7 billion in its pipeline.

Trammell Crow Company’s teams are dedicated to building value for its clients with professionals in 16 major cities throughout the United States. The company serves users of and investors in office, industrial, retail, healthcare, multi-family residential, through its operating subsidiary High Street Residential, and mixed-use projects. For those who occupy real estate, TCC can execute the development or acquisition of facilities tailored to meet the needs of its clients. For investor clients, the company specializes in joint venture speculative development, acquisition/re-development ventures, build-to-suit development and providing incentive-based fee development services.

TCC is an independently operated subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Los Angeles, and the world’s largest commercial real estate services and investment firm (in terms of 2018 revenue). For more information visit www.TrammellCrow.com.

About Clarion Partners

Clarion Partners LLC, an SEC registered investment adviser with FCA-authorized and FINRA member affiliates, has been a leading U.S. real estate investment manager for more than 36 years. Headquartered in New York, the firm maintains offices in key markets throughout the United States and in London, England. With more than \$45.6 billion in total assets under management, Clarion Partners offers a broad range of real estate strategies across the risk/return spectrum to its more than 300 domestic and international institutional investors. More information about the firm is available at www.clarionpartners.com.

About CBRE Group, Inc.

CBRE Group, Inc. (NYSE:CBG), a Fortune 500 and S&P 500 company headquartered in Los Angeles, is the world’s largest commercial real estate services and investment firm (based on 2016 revenue). The company has more than 75,000 employees (excluding affiliates), and serves real estate investors and occupiers

through approximately 450 offices (excluding affiliates) worldwide. CBRE offers a broad range of integrated services, including facilities, transaction and project management; property management; investment management; appraisal and valuation; property leasing; strategic consulting; property sales; mortgage services and development services. Please visit our website at www.cbre.com.

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