



Media Contact: Karen Widmayer  
KW Communications, LLC  
[karenwidmayerpr@gmail.com](mailto:karenwidmayerpr@gmail.com)  
301-661-1448

## **FEDERAL CAPITAL PARTNERS SIGNS SOLARWINDS TO 41,179 SF LEASE AT FORTY540 IN THE RESEARCH TRIANGLE PARK, NC AREA**

**Chevy Chase, MD, December 19, 2017** — Federal Capital Partners® (FCP) and Strategic Capital Partners (SCP) have signed a 41,179 square foot lease with SolarWinds, a leading provider of powerful and affordable IT management software, at Forty540 in North Carolina’s Research Triangle Park (RTP) area. The company will occupy the top floor of the five-story, 200,000 square foot office building at 3030 Slater Road at the intersection of I40 and I540 in the RTP/I40 submarket.

“We are very pleased to welcome SolarWinds to Forty540,” said FCP Vice President, Sarah Hubbard. Hubbard continued, “We are confident this global leader in IT management software will enjoy both the superb location and amenities that make Forty540 a perfect location for companies growing their presence in the RTP area.”

SCP President Richard Horn commented, “SolarWinds is yet another dynamic company that is making a significant commitment to the RTP area. We welcome them to Forty540 and look forward to helping them grow in the coming years.”

SolarWinds provides IT management software to customers ranging from Fortune 500® enterprises to small businesses, managed service providers (MSPs), government agencies, and educational institutions. The company helps eliminate complexity with solutions that are easy to find, buy, use, maintain, and scale while offering powerful functionality that enables organizations to optimize the performance and value of their IT systems. It is the worldwide leader in both network management software and MSP solutions, and is expanding across the full spectrum of IT management software.

Forty540 is now more than 60% leased with up to 61,000 SF of contiguous space still available. Forty540 features a social hub with food options, a fitness center and outdoor seating areas. SolarWinds joins tenant Align Technology (NASDAQ: ALGN), who occupies approximately 82,000 square feet of Forty540.

FCP and SCP extend their appreciation to CBRE | Raleigh’s Edward Pulliam and Brad Corsmeier for their representation of the owners and to John Daly, also of CBRE | Raleigh, for his representation of the tenant.

### **About Strategic Capital Partners**

Strategic Capital Partners (SCP) is a privately held real estate company that has invested in over \$1.4 billion in assets since 2006. SCP acquires or develops office, industrial and mixed-use properties. SCP is based in Indianapolis and is focused on real estate investments in Raleigh, Indianapolis, Cincinnati, Nashville and Northern Virginia.

### **About Federal Capital Partners**

Federal Capital Partners (FCP) is a privately held real estate investment company that has invested in or financed more than \$5.0 billion in assets since its founding in 1999. FCP invests in all asset classes and provides equity, preferred equity and structured debt investments for commercial and residential real estate. The firm, based in Chevy Chase, MD, owns and manages in excess of \$2.3 billion in assets. FCP is currently investing its third investment fund, a recently closed commingled, discretionary fund targeted at real estate markets on the East Coast of the United States. For further information on FCP, please visit [www.fcpdc.com](http://www.fcpdc.com).

-###-

