



Repositioning of Doral Office Campus Culminates in Sale of Stabilized Office Assets and Launch of 380-Unit Multifamily Development

Denver, CO, April 1, 2026 — [Ascentris](#), in partnership with [Highline Real Estate Capital LLC](#) (“Highline”) and [Square2 Capital LLC](#) (“Square2”), today announced the completion of a multi-phase repositioning of Westside Plaza, a three-building office campus in Doral totaling 382,637 square feet, resulting in the sale of Westside Plaza I and III, a stabilized office portfolio, and the redevelopment of Westside Plaza II into a 380-unit multifamily rental community in partnership with ZOM Living.

Originally acquired in 2021, the Westside Plaza was repositioned through a renovation of Westside I and III including the lobbies, common areas and tenant amenities, as well as the addition of 29K sf of speculative suites. Ownership increased occupancy across Westside Plaza I and III from approximately 63% at acquisition to 98% at the time of sale. Additionally, Ownership concentrated tenancy within Westside Plaza I and III to enable Westside Plaza II to be positioned for residential development.

On March 20, 2026, the partnership sold Westside Plaza I and III, a two-building office portfolio totaling 276,637 square feet, to COFE Properties, LLC.

In parallel, the partnership sold Westside Plaza II to a joint venture between ZOM Living, Ascentris, Highline and Square2. The site will be redeveloped into a 380-unit multifamily rental community under Florida’s Live Local Act.

“The ability to execute multiple business plans in parallel underscores the importance of flexibility and active asset management in today’s environment,” said Tricia Noble of Ascentris. “As market conditions evolved, we advanced the renovation and leasing efforts to successfully stabilize the two office properties, while positioning the remaining building for a residential redevelopment.”

The leasing of Westside Plaza I and III was led by JLL’s Doug Okun and Steven Hurwitz. The sale of Westside Plaza I and III was brokered by CBRE’s Chris Lee, Sean Kelly, Tom Rappa and Matthew Lee. The sale of Westside Plaza II was brokered by CBRE’s Robert Given, Brad Capas and Troy Ballard.

About Ascentris

Ascentris is a real estate private equity firm based in Denver, Colorado that manages a series of fully discretionary institutional vehicles targeting both value-add and core investments across the major property types and geographic regions within the United States. Since 2003, Ascentris' management team has relied on an investment philosophy and organizational structure for the purposes of getting its investors to opportunities ahead of the market and providing an unmatched level of service, transparency, and accountability. Ascentris is a privately held and management-owned SEC-registered

[1] investment adviser that maintains an unwavering commitment to put its investors' needs first. Additional information is available at Ascentris.com.

About Highline Real Estate Capital and Square2 Capital

The venture between Miami-based Square2 Capital, led by Jay Caplin and Michael Manno, and Highline Real Estate Capital, headed by David Moret and Matt Papunen, combines a vertically integrated, real estate investment, and operating platforms focused on value-add retail, office, and mixed-use assets across Florida and the broader Southeastern United States. The partnership is driven by highly disciplined, micro-market underwriting and active, hands-on asset management, supported by deep industry relationships and decades of operating experience. Collectively, the firms' principals bring more than 40 years of experience investing in and operating Florida real estate, with a proven track record of acquiring, repositioning, and enhancing office properties throughout the state.