

Companies on the Move

Here are some of the real estate transactions which occurred in Montgomery County during the First Quarter of 2008. Thank you for your contribution.

Office Leases

→ 619 s/f to Deblin, Inc., 1150 First Avenue, King of Prussia. Landlord Representative was Cushman and Wakefield of PA, Inc. Property owner is Keystone Property Group. Date of Transaction: 4/28/2008.

→ 1,007 s/f (2 years) to Joyce Co., 1150 First Avenue, King of Prussia. Landlord Representative was Cushman and Wakefield of PA, Inc. Property owner is Keystone Property Group. Date of Transaction: 2/29/2008.

→ 1,148 s/f (3 years) to J.F. Hillebrand, 1777 Sentry Parkway West, Whitpain Township. Tenant and Landlord Representative was GVA Smith Mack. Property owner is Keystone Property Group. Date of Transaction: 2/7/2008.

→ 1,200 s/f to Redefine Consulting, 1150 First Avenue, King of Prussia. Landlord Representative was Cushman and Wakefield of PA, Inc. Property owner is Keystone Property Group. Date of Transaction: 4/23/2008.

→ 1,757 s/f (5 years) to Gen3 Marketing, LLC, 1777 Sentry Parkway West, Whitpain Township. Landlord Representative was GVA Smith Mack. Property owner is Keystone Property Group. Date of Transaction: 1/14/2008.

→ 2,005 s/f (5 years) to US Air Force, 1150 First Avenue, King of Prussia. Tenant Representative was Colliers L&A. Landlord Representative was Cushman and Wakefield of PA, Inc. Property owner is Keystone Property Group. Date of Transaction: 4/23/2008.

→ 2,419 s/f to Heckscher, Teillon, Terrill & Sager, 100 Four Falls, West Conshohocken. Tenant Representative was Josh Sloan / David Healy of Jones Lang LaSalle. Landlord Representative was Thomas Realty Partners.

→ 4,400 s/f to Margolis Becker, 161 Washington Street, Eight Tower Bridge, Conshohocken. Tenant Representative was Jones Lang LaSalle. Landlord Representative was Oliver Tyrone Pulver.

→ 7,300 s/f (long term lease - \$1.1 million) to DMI Sports, 1300 Virginia Drive in the Maplewood Office Center, Fort Washington. Richard Smith, a principal of Avir Realty Group was the sole agent who brokered the space contract for Avir Corporation, the building owner. This lease brings the occupancy in the 104,000 s/f building to 92%. Date of Transaction: 2/19/2008.

Office Sales

→ 2,300 s/f (\$300,000) to Bhuyer Ring Company, 112 Crockett Road, Upper Merion Township. Buyer Representative was Theo P. Notaras of Grubb & Ellis. Seller Representative was Larry Zullinger, Lieberman Earley & Company.

Industrial Sale / Office Lease

→ Sale of the former Verizon building located in the Valley Forge Business Center, West Norriton Township. 110,422 s/f building on 10.9 acres to First Industrial Realty Trust. Buyer & Seller Representative was Larry A. Bergen of Colliers Lanard & Axilbund. Simultaneous lease of entire building to IKON Office Solutions. The facility was renovated to accommodate term lease to IKON for use as an office, warehouse and service center. Tenant Representative was Len Redeyoff of CB Richard Ellis. Landlord Representative was Larry Bergen of Colliers L&A. Dates of Transactions: 1/3/2008 & 1/8/2008.