

Companies on the Move

Below are some of the real estate transactions which occurred in Montgomery County during the First Quarter 2009.

Office Leases

1,350 s/f to XO Communications, 2626 Van Buren Avenue. 10 year lease @ \$25.00 s/f (NNN) for first 5 years and \$26.50 s/f (NNN) for next 5 years.

2,683 s/f to Nucor/Vulcraft, 2490 Boulevard of the Generals, West Norriton Township. Tenant Representative: Joe O'Donnell, Beacon Commercial Real Estate, LLC. Landlord Representative: Mark Gola, Gola Commercial Real Estate. Lease Amount: \$300,000 / 5 year term.

2,967 s/f to Mercy Suburban, Norriton Office Center, 190 West Germantown Pike. Landlord Representatives: Paul French, Binswanger; Andrew Randolph, Franklin Realty Development Corp.

3,390 s/f to Pediatric Medical Associates, Norriton Office Center, 160 West Germantown Pike. Landlord Representatives: Paul French, Binswanger and Andrew Randolph, Franklin Realty Development Corp. Tenant Representative: Neil Shupak, GVA Smith Mack.

4,035 s/f to Montgomery County Court, Norriton Office Center, 160 West Germantown Pike. Landlord Representatives: Paul French, Binswanger and Andrew Randolph, Franklin Realty Development Corp. Tenant Representatives: Joe Tarantino & Matt Bergin, Continental Realty Co., Inc.

4,145 s/f to PMA Medical Specialists, LLC, 102 Memorial Drive, Lower Frederick Township. Landlord Representative: E. Brooks, Brode and Brooks, Inc. Lease Amount: \$13.50 s/f + CAMS / 10 year term.

7,058 s/f to Montgomery Orthopedic Assoc., Norriton Office Center, 170 West Germantown Pike. Landlord Representatives: Paul French, Binswanger; Andrew Randolph, Franklin Realty Development Corp.

11,900 s/f to Quench USA, LLC, 780 5th Avenue, King of Prussia. Landlord Representative: Beth Maggitti and Todd Westby of GVA Smith Mack. Lease Amount: \$684,117.

29,600 s/f to Nationwide Life Insurance Company of America, 1000 Continental Drive, King of Prussia. Landlord Representative: Jeff Mack of GVA Smith Mack. Lease Amount: \$4,900,000.

Industrial Leases

4,000 s/f to Forever Green Athletic Fields, Inc., 425 Delaware Drive, Fort Washington. Tenant Representative: Max Silver, NAI Mertz Corporation & Adam Lashner and Jeffrey Licht. Landlord Representative: Situs Properties, Inc.

4,300 s/f to Automobile Concepts, LLC, 2727 Philmont Avenue, Suite 325, Huntingdon Valley. Tenant Representative: Max Silver, NAI Mertz Corporation & Adam Lashner and Jeffrey Licht. Landlord Representative: John N. Weiss, Inc. Lease Amount: \$6.86 PSF.

15,000 s/f on 1.54 acres to Contract Callers, Inc., 2829 Philmont Avenue, Huntingdon Valley. Tenant and Landlord Representative: Jeffrey Licht, NAI Mertz Corporation. 15,000 s/f lease of a 20,000 s/f hi-tech building.

15,131 s/f to Renewal by Andersen, 761 Fifth Avenue, King of Prussia. Tenant Representative: Paul Touhy, CBRE. Landlord Representative: Richard Smith, Avir Realty Group. Lease Amount: \$1,200,000 for 10 years. Renewal by Andersen is the regional distribution and service for Andersen Windows.

25,800 s/f to Jet Plastica Industries, Inc., 1000 North Cannon Avenue, Lansdale Borough. Tenant Representative: Markward Group. Landlord Representative: CB Richard Ellis, Inc.

31,000 s/f to Herman Miller – OP Spectrum, 477 North Lewis Road, Royersford, Limerick Township. Tenant and Landlord Representative: CB Richard Ellis, Inc.

34,828 s/f to Tri-Tech Applied Sciences, Inc., 1000 North Cannon Avenue, Lansdale Borough. Tenant and Landlord Representative: CB Richard Ellis, Inc.

107,000 s/f to Jacquet Midatlantic, Pottstown Industrial Complex, Pottstown Borough. Landlord Representative: Jay Bown, Industrial Investments, Inc. Multi-year lease renewal and expansion.

121,933 s/f to Accupac, 1000 North Cannon Avenue, Lansdale Borough. Tenant Representative: Gelcor Realty, Inc. Landlord Representative: CB Richard Ellis, Inc.