The LARGEST INDUSTRIAL LEASE of 2010

CBRE-Philadelphia
6345 Brackbill Boulevard
— 507,634 SF —

Joseph McDermott

Vincent Ranalli

Bart Anderson

Patrick Lafferty

Michael Hess

6345 Brackbill Boulevard in Mechanicsburg, PA.

A 507,634 s/f warehouse distribution facility located on 29 acres. **Joseph McDermott Vincent Ranalli** of **CBRE** represented the tenant, Exel Logistics. CBRE's **Bart Anderson, Patrick Lafferty** and **Michael Hess** represented the landlord, Orix Capital Markets LLC.

Emory Hill
2165 Center Square Road
— +/- 125,496 SF —

Edd Connor

Name of property: 2165 Center Square Road

City, State: Bridgeport, New Jersey

Size (square footage/acreage): +/-125,496 square feet

Broker(s): Edd Connor

Lease of +/-125,496 square feet of industrial space to Warehouse Specialists, Inc.

Beacon Commercial
741 First Avenue
— 77,184 SF —

741 First Avenue City, King of Prussia, PA

John Greenwald and **Gene McHale** of **Beacon Commercial Real Estate, LLC** negotiated a long-term lease between Brandywine Realty Trust and Wallquest Inc., in the lease of 77,184 s/f of industrial manufacturing space at 741 First Avenue in King of Prussia, PA. Beacon was the sole broker in the transaction.

Wallquest Inc., a designer and manufacturer of wallpaper & decorative wall coverings, will be expanding operations at 741 First Avenue in King of Prussia. Wallquest is consolidating two facilities currently located in New Jersey and New York into the First Avenue property. The consolidation will occur over the next few months.

The TOP LEASE BROKER of 2010

#1 Broker (Tie)

Shown from left: Patrick Lafferty, Michael Hess, Bart Anderson
CBRE

#2 Broker (Tie)

Shown from left: Frank Caccavo, Jason Goldman, Andrew Siemsen
Cushman & Wakefield
E. Rutherford

#3 Broker (Tie)

Joseph McDermott & Vincent Ranalli
CBRE

#4 Broker (Tie)

Shown from left: Robert Donnelly, Robert Donnely Jr., Marc Rosenberg
Cushman & Wakefield
E. Rutherford

#5 Broker (Tie)

Shown from left: Jeremy Neuer, Joe Sarno, Jon Marks
Cushman & Wakefield
E. Rutherford

#6 Broker

Jeff Cohen
Fameco

#7 Broker

W. Jason Grace, CCIM, SIOR
Landmark Commercial

#8 Broker

Thomas T. Posavec, SIOR
Landmark Commercial

#9 Broker

Joseph Dougherty
Metro Commercial

#10 Broker

Gene McHale
Beacon Commercial

The LARGEST OFFICE SALE of 2010

CBRE-Philadelphia
One State Street Square
— $ 46.1 million —

Robert Fahey | Michael Hines | Lizann McGowan | Michael Blunt

Led by **Robert Fahey, Michael Hines, Lizann McGowan and Michael Blunt, CBRE Philadelphia's Institutional Group** represented an affiliate of BPG Properties, Ltd. in the marketing and disposition of One State Street Square, also known as 50 West State Street, a 14-story, 266,995 s/f class A office tower in downtown Trenton, New Jersey. The unique offering also included the adjacent 5-story, 351-space State Street Square Parking Garage and adjacent parking lots. A myriad of banks, financial institutions, city and federal government offices, law firms, associations, public affairs firms and media outlets populate the area which surrounds One State Street Square. The property's premier office space and proximity to the State House presented a lucrative opportunity to interested investors. Long-term leases with the State of New Jersey and the GSA offered a secure income stream generated by an asset with minimal vacancy and rollover risk. The office building and parking areas were purchased by a public REIT.

NAI Summit
924 Eaton Avenue
— $2.11 million —

924 Eaton Ave.

Name of property: 924 Eaton Ave.

City, State: Bethlehem, PA

Size (square footage/acreage): 20,545 s/f

Sale price required $2.11 million

Broker(s): **Tyler Chomik**

Tyler represented the buyer, a private investor, in the purchase of this office building.

Beacon Commercial
101 W. Elm St.
— $5.35 million —

101 W. Elm Street, Bala Cynwyd, PA

Beacon brokers **Gene McHale, Mike Flynn and Colin McHale** represented the owner, DLMR, in the sale of 101 W. City Avenue in Bala Cynwyd, PA. Co-listing the property with Beacon was Joe Wolff, George Schmitt and Kevin McClernon of CB Richard Ellis in Wayne, PA.

The buyer was Goodman Properties, represented by Kevin McClernon of CB Richard Ellis.

The property is a 2-story, 85,000 s/f office building located at the corner of City Avenue and Bryn Mawr Avenue.