

# NJPA MONTHLY SALES AND LEASE REPORT

As Reported In The NJPA REAL ESTATE JOURNAL ~ JULY 28 - AUGUST 10, 2006

PROPERTY NAME	ADDRESS	SELLER/ OWNER/ LESSOR	REP. OF SELLER/ LESSOR	BUYER/ TENANT/ LESSEE	REP. OF TENANT/ BUYER	PRICE	SIZE	DESC.	S/L	PG
Wexford Hills	Atlanta, GA	Watch Holdings	GMH Capital Ptrs.	LD Apartments	—	\$30.75m	439 unit	Apt.	S	3A
Summit Oakes	Atlanta, GA	Watch Holdings	GMH Capital Ptrs.	LD Apartments	—	-see below combined w/ above	296 unit	Apt.	S	3A
9 Entin Rd.	Parsippany, NJ	Hartz Mountain	CBRE	Global Assesst Mgmt. & Lincoln Prop. Co.	—	\$26.8m	196,894 SF	Off.	S	4A
—	Syracuse, NY	Michael Muraco	—	Berkley Props.	Kislak	\$16m	200,000 SF	Retail	S	4A
300 Westage Business Ctr. Dr.	Fishkill, NY	Mack-Cali Realty	Eastdil Realty Co.	—	—	\$15.1m	118,727 SF	Off.	S	6A
Raritan Ctr.	Edison, NJ	Federal Business Ctrs.	Anthony Rispoli	BASF	Colliers Houston	\$1.3m	265,000 SF	Whse.	L	6A
3360 Marshall Ln.	Bucks Cty., PA	Marshall Lane Assoc.	Roddy Inc.	Biltomar, LLC	Roddy Inc.	\$1.555m	30,574 SF	—	S	7A
Oaklands Corporate Ctr.	Exton, PA	Brandywine Realty Trust	Brandywine Realty Trust	GES	NAI Geis	—	28,556 SF	—	L	7A
7462 Penn Dr.	Lehigh Valley, PA	M3 Products	Summit Mgmt. & Realty	7462 Penn Dr., LLC	—	\$1.1m	13,000 SF	Off/Whse	S	9A
767 Electronic Dr.	Horsham, PA	Liberty Prop. Trust	Liberty Prop. Trust	Mortgage Lenders Network	CBRE	\$11.3m see below	45,000 SF	—	L	9A
200 Four Falls Corp. Ctr.	Conshohocken, PA	Thomas Props. Grp.	Thomas Props. Grp.	Fidelity Mortgage	CBRE	combined w/ above	21,867 SF	Off.	L	9A
630 W. Germantown Pike	Plymouth Meeting, PA	—	—	Fleming & Van Metre Advertising, Inc.	CBRE	combined w/ above	13,000 SF	—	L	9A
630 W. Germantown Pike	Plymouth Meeting, PA	—	—	FCF Schmidt P R	CBRE	combined w/ above	see above	—	L	9A
E. 7th Ave.	Conshohocken, PA	Hale Pumps	Beacon Comm'l.	Shaffer Builders, Inc.	Beacon Comm'l.	\$1m	5,916 SF	Off.	S	14A
2010 W. Chester Pike	Havertown, PA	Buccini Pollin Grp.	Binswanger	Delaware Cty. Prof. Svcs.	—	—	1,650 SF	Off/Medical	L	14A
2010 W. Chester Pike	Havertown, PA	Buccini Pollin Grp.	Binswanger	Everest Medical Care	—	—	1,569 SF	Off/Medical	L	14A
Cedar Run Corporate Ctr.	King of Prussia, PA	AMC Delancey Grp.	NAI Geis	Dr. Jeffrey I. Katzman	—	—	6,177 SF	Off.	L	14A
931 Matlack St.	Chester Cty., PA	EB Games Inc.	—	BPG Props.	—	\$20.81m combined see above	142,000 SF	Off/Whse	S	FC-B
200 W. Stewart Huston Dr.	Sudbury, PA	EB Games Inc.	—	BPG Props.	—	—	—	Off/Whse	S	FC-B
200 W. Stewart Huston Dr.	Sudbury, PA	BPG Props.	Cushman & Wakefield	CTDI	Jackson Cross	—	—	Off/Whse	L	FC-B
95 Kriner Rd.	Chambersburg, PA	BPG Props.	CBRE	Liberty Prop. Trust	—	\$8.5m	55 acre	Land	S	FC-B
1050 Crestwood Dr.	Mountaintop, PA	1050 Crestwood Assoc.	—	RJH Realty	Colliers L&A	\$1.4m	42,000 SF	Ind.	S	4B
50 Jaycee Dr.	West Hazleton, PA	Bradley Int'l.	—	50 Jaycee Drive Assoc.	Colliers L&A	—	61,550 SF	Ind.	S	4B
8250 Industrial Blvd.	Breinigsville, PA	Liberty Prop. Ltd.	—	Floors, Inc.	Colliers L&A	\$1.4m	50,000 SF	Dist.	L	4B
105 Industrial Dr.	Boyertown, PA	Hollenbach and Sanft	—	Penflex Corp.	Colliers L&A	\$4m	100,000 SF	Ind.	L	4B
301 Railroad Ave.	Shiremanstown, PA	First Industrial Trust	—	XLS Logistics	Colliers L&A	—	74,552 SF	Dist.	L	4B
270 Silver Spring Rd.	Mechanicsburg, PA	First Industrial Trust	—	Store Supply Warehouse	Colliers L&A	\$700k	32,843 SF	Dist.	L	4B
102 Fort Couch Rd.	Pittsburgh, PA	National City Bank	GVA Oxford	CESHV, LP	—	\$1.11m	2,945 SF	Retail	S	4B
9750 Commerce Circle	Weisenberg Twp., PA	Higgins Development	Garibaldi Grp./CORFAC	—	—	—	503,423 SF	Dist.	L	6B
—	Bucks Cty., PA	US Steel Corp.	—	Fleck Realty Holdings	Roddy, Inc.	\$674k	6.74 acre	Land	S	6B
308 E. Lancaster Ave.	Wynnewood, PA	BPG Props.	Mahoney Realty Grp.	E. Lancaster Associates	—	\$9.8m	50,000 SF	Off.	S	9B
101 S. Independence Mall	Philadelphia, PA	—	Binswanger	National Museum of American Jewish History	—	\$9.5m	—	—	S	9B
420 Lincoln, Hwy.	Langhorne, PA	BET Investments	Cushman & Wakefield	Penguin Inds.	—	\$7.1m	51,384 SF	Off.	S	9B
900 Wheeler Way	Philadelphia, PA	Preferred R.E. Investments	CBRE	Frank A. Greek & Son/ Principal Global Investors	CBRE	\$7.9m	193,784 SF	Ind.	S	9B
The Village at Franklin Corners	West Chester, PA	Franklin Corners Assoc.	NAI Geis	—	Glenn Associates.	\$4.5m	30,000 SF	—	S	14B
2901 Hunting Park Ave.	Philadelphia, PA	—	—	Philly Self Storage	Cushman & Wakefield	\$2.5m	137,000 SF	Retail	S	14B
Lot 14	Tobyhanna, PA	Pocono Mountains Dev. Corp.	—	Pocono Ecoindustrial Park	—	—	—	—	S	15B
Brandywine Pkwy.	West Chester, PA	Liberty Prop. Trust	—	Cephalon Inc.	—	—	60,714 SF	—	L	16B
602 Brandywine Pkwy.	West Chester, PA	Liberty Prop. Trust	—	Taylor, Wiseman & Taylor	—	—	2,387 SF	Flex	L	16B
620 Brandywine Pkwy.	West Chester, PA	Liberty Prop. Trust	—	Wachovia	—	—	13,603 SF	Flex	L	16B
606 Brandywine Pkwy.	West Chester, PA	Liberty Prop. Trust	—	M-Scan	—	—	6,052 SF	Flex	L	16B
426 Brandywine Pkwy.	West Chester, PA	Liberty Prop. Trust	—	Legette, Brashers & Graham	—	—	3,200 SF	Flex	L	16B
—	—	—	Beacon Comm'l.	Allied Barton	Beacon Comm'l.	—	62,000 SF	—	L	16B
10 Industrial Hwy.	Delaware Cty., PA	Pen Del Real Estate	CBRE	Imperial Marble & Granite	CBRE	\$300k	21,000 SF	Ind.	L	16B
2460 Gen. Armistead Blvd.	Norristown, PA	CD Realty	Beacon Comm'l.	Bocchini/Pollin Grp.	Beacon Comm'l.	—	—	—	S	16B
2490 Gen. Armistead Blvd.	Norristown, PA	CD Realty	Beacon Comm'l.	Bocchini/Pollin Grp.	Beacon Comm'l.	—	—	—	S	16B
705 Gen. Washington Ave.	Norristown, PA	CD Realty	Beacon Comm'l.	Bocchini/Pollin Grp.	Beacon Comm'l.	—	—	—	S	16B
1717 Arch St.	Philadelphia, PA	Verizon	Cushman & Wakefield	Aramark	Cushman & Wakefield	—	42,616 SF	Off.	L	19B
Home Depot Plaza	Bensalem, PA	DRA Advisors/ Kimco Realty	Cushman & Wakefield	Paramount Realty	—	\$43.5m	300,814 SF	SC	S	FC-D
Perkasie Square	Perkasie, PA	—	Berger-Epstein	Cohen & Co.	—	\$23.1m combined see above	90,000 SF	SC	S	FC-D
Kmart Plaza	Ephrata, PA	—	Berger-Epstein	Fort Roc Realty	Fameco Real Estate	—	—	SC	S	FC-D
Merchants Walk	Jacksonville, FL	Great Oak, LLC	GMH Capital Ptrs.	Hakimian Holdings	—	\$9.25m	54,246 SF	SC	S	5D
North Bergen Ctr.	N. Bergen, NJ	—	—	Hutensky Capital Ptrs., LLC	—	\$13.4m	124,000 SF	Retail	S	5D
Rte. 27	N. Brunswick, NJ	Rubloff Dev.	NAI Hanson	Jahu Inc.	—	—	10,000 SF	Retail	L	5D
10 E. Clements Bridge Rd.	Runnemede, NJ	Dalessio Investments	Legend Props.	Vladimir Ashendorf	—	\$1.4m	9,100 SF	Retail	S	6D
North Reading Plaza	Reading, PA	David Lavipour	—	NAMCO	Legend Props.	—	37,500 SF	Retail	L	6D
Overbrook Plaza	Philadelphia, PA	Jack Friedler	Legend Props.	Jeans Express	—	—	3,500 SF	Retail	L	6D
Overbrook Plaza	Philadelphia, PA	Jack Friedler	Legend Props.	Human Interest Grp.	—	—	7,000 SF	Retail	L	6D
Gold Triangle SC	Lancaster, PA	Cedar Shopping Centers	—	Commerce Bank	NAI/CIR	—	1.5 acres	Retail	L	6D
3025 Schoenersville	Bethlehem, PA	—	—	Amquip Corp.	Roddy Inc.	\$1.2m	—	Retail	S	7D

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Shops of Villanova	Villanova, PA	Provco Grp.	Fameco Real Estate	Fresh Grocer	Fameco Real Estate	—	25,000 SF	SC	L	7D
Shops of Villanova	Villanova, PA	Provco Grp.	Fameco Real Estate	Staples	Kushner	—	20,000 SF	SC	L	7D
Heritage Square SC	South Brunswick, NJ	—	Fameco/Kushner	Staples	—	—	20,388 SF	SC	L	7D
Green Tree Business Ctr.	Green Tree, PA	JJ Gumberg Co.	LG Realty Advisors	Vocelli Pizza	Burns &Scalo Real Estate Svcs.	—	22,000 SF	Retail	S	10D
Hopewell Crossing Ctr.	Hopewell, NJ	Hopewell Town Ctr. Assoc.	—	The Learning Experience	—	—	—	—	—	—
				Day Care Ctr.	Metro Comm'l. R.E.	—	10,000 SF	Retail	L	10D
Harmon Meadow	Secaucus, NJ	Hartz Mountain Inds.	Hartz Mountain Inds.	Chilli's Grill	—	—	—	Retail	—	11D
Harmon Meadow	Secaucus, NJ	Hartz Mountain Inds.	Hartz Mountain Inds.	Chipotle	—	—	—	Retail	—	11D
Franklin Farms	Franklin Lakes, NJ	Kushner Props.	Kushner Props.	Chateau Hair Salon	—	—	1,400 SF	Retail	L	11D
Franklin Farms	Franklin Lakes, NJ	Kushner Props.	Kushner Props.	Applegate Ice Cream	—	—	1,000 SF	Retail	L	11D
Franklin Farms	Franklin Lakes, NJ	Kushner Props.	Kushner Props.	Pilates Place	—	—	1,244 SF	Retail	L	11D
Essex Square	Lodi, NJ	—	Goldstein Group	North Fork Bank	Goldstein Group	—	3,800 SF	Retail	L	12D
Gettysburg Village	Gettysburg, PA	AMC Delancey Grp.	—	Layne Bryant	—	—	6,000 SF	Retail	—	12D
Gettysburg Village	Gettysburg, PA	AMC Delancey Grp.	—	Petite Sophisticate	—	—	3,000 SF	Retail	—	12D
Gettysburg Village	Gettysburg, PA	AMC Delancey Grp.	—	Puma	—	—	5,000 SF	Retail	—	12D
Gettysburg Village	Gettysburg, PA	AMC Delancey Grp.	—	Perfumania	—	—	1,200 SF	Retail	—	12D
Gettysburg Village	Gettysburg, PA	AMC Delancey Grp.	—	The Dog House	—	—	1,107 SF	Retail	—	12D
Maplewood Plaza	Lehigh Valley, PA	—	Summit Mgmt.	Kiddie Campus, Inc.	—	—	2,300 SF	Retail	L	12D
—	Ewing Twp., NJ	Bloomberg Financial	—	Opus East&Opus Dev. Ptrs.	—	—	102 acres	Land	S	12D
Botony Plaza	Clifton, NJ	Nassimi Realty Corp.	—	Foot Locker, Inc.	CBRE	—	3,000 SF	Retail	L	15D
2603 MacDade Blvd.	Holmes, PA	United Capital Investments	Legend Props.	Omar Semiz&Huseyin Sahin	—	—	3,240 SF	Retail	L	15D
1450 Clements Bridge Rd	Deptford, NJ	Raymour And Flanigan	Legend Props.	Victorian Bridal Shop	—	—	3,573 SF	Retail	L	15D
Swedes Run Business Ctr.	Delran, NJ	Swedes Run Business Ctr.	TCC	Manhattan Mgmt. Co.	—	\$16.25m	233,628 SF	—	S	6A
Dover Mart SC	Dover, DE	Ahmad Amer	Marcus & Millichap	—	Marcus & Millichap	\$6.3m	45,692 SF	SC	S	8A
800 King St.	Wilmington, DE	King Street Associates	Emory Hill	BGB&B	Emory Hill	—	102,000 SF	—	S	8A
YBC	York, PA	YBC	NAI CIR	EGL	Cushman & Wakefield	—	129,000 SF	Ind.	L	15A
419 W. Ave.	Stamford, CT	Mack-Cali Realty	Mack-Cali	Fujifilm Medical Sys., USA	Alliance Partners	—	88,000 SF	Off/Flex	L	15A
270&290 Canl Rd.	Fairless Hills, PA	Endurance Real Estate Grp.	Colliers L&A	Smart Managemnt Grp.	—	—	30,000 SF	Ind.	L	15A
199 Canal Rd.	Fairless Hills, PA	Endurance Real Estate Grp.	Colliers L&A	Hydrofoam	Grubb & Ellis	—	—	—	L	15A
98 Lacrue Ave.	Concordville, PA	P&Z Development	CBRE	Lacru LLC	CBRE	\$2.1m	40,000 SF	Off/Whse	S	15A
Colwick Business Center	Cherry Hill, NJ	Endurance Real Estate Grp.	CBRE	Bergman Real Estate Grp.	—	\$22.35m	170,950 SF	Off.	S	FC-B
Princeton Forrestal Village	Princeton, NJ	Gale Co.	Levin Mgmt.	CAN DO	—	—	60,000 SF	Mixed-use	L	6B
Princeton Forrestal Village	Princeton, NJ	Gale Co.	Levin Mgmt.	Lux Home	—	—	11,000 SF	Mixed-use	L	6B
Princeton Forrestal Village	Princeton, NJ	Gale Co.	Levin Mgmt.	The Salt Creek Grille	—	—	12,000 SF	Mixed-use	L	6B
Princeton Forrestal Village	Princeton, NJ	Gale Co.	Levin Mgmt.	VTS Travel	—	—	1,500 SF	Mixed-use	L	6B
Princeton Forrestal Village	Princeton, NJ	Gale Co.	Levin Mgmt.	Edible Arrangements	—	—	1,400 SF	Mixed-use	L	6B
100 Decadon Dr.	Egg Harbor Twp., NJ	Mack-Cali Realty	Mack-Cali	Computer Sciences Corp.	—	—	41,600 SF	Off.	L	6B
200 Decadon Dr.	Egg Harbor Twp., NJ	Mack-Cali Realty	Mack-Cali	Computer Sciences Corp.	—	—	41,250 SF	Off.	L	6B
Moorestown West Corp. Ctr.	Moorestown, NJ	BMP South Realty	Mack-Cali	Quaker Chroma	Colliers L&A	—	20,000 SF	Off/Flex	L	7B
40 Hartz Way	Secaucus, NJ	Hartz Mountain Inds.	Hartz Mountain Inds.	AARRI CSC	—	—	55,182 SF	Ind.	L	8B
One Pearl Court	Allendale, NJ	—	—	Bergen Community Blood Ctr.	NAI Hanson	—	15,000 SF	Ind.	L	8B
30 Montgomery St.	Jersey City, NJ	Onyx Equities	Onyx Equities	Denholtz Associates	—	—	292,000 SF	Off.	L	10B
1776 On The Green	Morristown, NJ	The Realty Associates	—	—	—	—	—	—	—	—
		Fund IV	Cushman & Wakefield	RREEF	—	—	154,132 SF	Off.	S	11B
300 Tice Blvd.	Woodcliff, NJ	Mack-Cali Realty	Mack-Cali	JP Morgan Chase Bank, NA	Mack-Cali	—	68,766 SF	Off.	L	11B
50 Tice Blvd.	Woodcliff, NJ	Mack-Cali Realty	Mack-Cali	Synscort Inc.	Acclaim	—	69,243 SF	Off.	L	11B
Collonial Village	Edison, NJ	Collonial Village Associates	Weiss Realty	Dr. Fleisch	—	—	—	Retail	L	14B
Collonial Village	Edison, NJ	Collonial Village Associates	Weiss Realty	Dr. Patel	—	—	—	Retail	L	14B
Collonial Village	Edison, NJ	Collonial Village Associates	Weiss Realty	Skin by Nicole	—	—	—	Retail	L	14B
Collonial Village	Edison, NJ	Collonial Village Associates	Weiss Realty	Rainbow Pediatrics	—	—	—	Retail	L	14B
Collonial Village	Edison, NJ	Collonial Village Associates	Weiss Realty	Collonial Village Medical Assoc.	—	—	—	Retail	L	14B
Koll Corporate Center	Florham, NJ	KBS Realty	CBRE	RBC Dain Raucher	—	—	32,000 SF	—	L	14B
Koll Corporate Center	Florham, NJ	KBS Realty	CBRE	Managed Healthcare Associations	—	—	22,000 SF	—	L	14B
Koll Corporate Center	Florham, NJ	KBS Realty	CBRE	Veritext	—	—	12,000 SF	—	L	14B
Koll Corporate Center	Florham, NJ	KBS Realty	CBRE	Delaware Valley Underwriting Agency	—	—	—	—	L	14B
Koll Corporate Center	Florham, NJ	KBS Realty	CBRE	KSSG	—	—	—	—	L	14B
Koll Corporate Center	Florham, NJ	KBS Realty	CBRE	Symbiotix	—	—	—	—	L	14B
Vesailles at Aberdeen Station	Aberdeen, NJ	BlackRock	Cushman & Wakefield	AvalonBay Value	—	—	—	—	—	—
				Added Fund	—	\$58m	290 unit	Apt.	S	19B
Cranford Crossing	Cranford, NJ	Kushner Cos.	Kushner Props.	Advanced Financial Federal C.U.	—	—	1,830 SF	Retail	L	20B
Cranford Crossing	Cranford, NJ	Kushner Cos.	Kushner Props.	Java's Brewin'	—	—	1,150 SF	Retail	L	20B
401 Hillside Ave.	Hillside, NJ	NJ Manufacturers Insurance Co.	CBC Feist & Feist	People for Animals Inc.	—	—	3,600 SF	—	L	21B
41 Plymouth St.	Fairfield, NJ	—	—	Winsome Ptrs.	CBC Feist & Feist	—	5,912 SF	Retail	L	21B
Cokesbury Corp. Ctr.	Lebanon, NJ	—	CBC Feist & Feist	Premiere Plastic Sys.	CBC Feist & Feist	—	5,000 SF	Flex	L	21B
199 Evans Way	Branchburg, NJ	Lone Palm Grp.	CBC Feist & Feist	Zues Scientific	CBC Feist & Feist	—	4,260 SF	Off.	L	21B
570 W. Mt. Pleasant Ave.	Livingston, NJ	—	—	CRC Insurance Co.	CBC Feist & Feist	—	3,200 SF	Off.	L	21B
33 Bleeker Ave.	Millburn, NJ	Murray Construction	CBC Feist & Feist	Mattson, Madden & Leith	CBC Feist & Feist	—	3,007 SF	—	L	21B
135 Main St.	Bellevue, NJ	South Properties	CBC Feist & Feist	Idol Makerz Entertainment	CBC Feist & Feist	—	1,000 SF	Off.	L	21B
Scotts Brooke Apts.	Durham, NC	—	GMH Capital Ptrs.	—	—	\$4m	120 unit	Apt.	S	FC-C