

NJPA MONTHLY SALES AND LEASE REPORT

As Reported In The NJPA REAL ESTATE JOURNAL ~ AUGUST 25 - SEPTEMBER 7, 2006

PROPERTY NAME	ADDRESS	SELLER/ OWNER/ LESSOR	REP. OF SELLER/ LESSOR	BUYER/ TENANT/ LESSEE	REP. OF TENANT/ BUYER	PRICE	SIZE	DESC.	S/L	PG
395 W. Passaic St.	Rochelle, NJ	M. Alfieri Co.	—	Mack-Cali	—	\$21m	100,589 SF	Off.	S	2A
Shrewsbury Arms Apt.	Shrewsbury, NJ	Urban Renewell Corp.	Kislak	Coolidge Shrewsbury, LLC	—	\$12m	160 unit	Apt.	S	3A
Hwy. 130	Burlington, NJ	—	SVN/Supnick Realty	—	Self Storage Brokers of America	\$2.275m	6.78 acre	Land	S	3A
263 Franklin Ave.	Ridgewood, NJ	—	Gebro-Hammer	—	—	\$7.5m (see below)	34 unit	Apt.	S	4A
397 E. 27th St.	Patterson, NJ	—	Gebro-Hammer	—	—	combined w/ above	17 unit	Apt.	S	4A
1479 Prospect St.	Ewing, NJ	—	Supnick Real Estate	—	SVN/Storage Realty	\$1.55m	118,272 SF	Retail	S	6A
913 Old Philadelphia Rd.	Aberdeen, NJ	—	—	Hartz Mountain	—	—	634,000 SF	Dist.	S	6A
258 Prospect Plains Rd.	Cranbury, NJ	StratREAL	Cushman & Wakefield	First Industrial	—	—	886,826 SF	Whse/Dist	S	9A
570 Broad St.	Newark, NJ	Heritage Mgmt.	—	Ivy Equities/Urdang	—	—	200,000 SF	Off.	S	9A
18-01 Politt Dr.	Fair Lawn, NJ	Kushner Cos.	Alexander Summer	Henry Bros. Electronics	Studley	—	31,800 SF	—	L	14A
1645 W. Chester Pike	West Chester, PA	1645 Associates, LP	Beacon Comm'l.	Acquire Land, LP	—	—	20,000 SF	Off.	S	14A
One Penn Square W.	Philadelphia, PA	—	Jones Lang LaSalle	Grasso Holdings/Union Labor Life Ins. USA Realty Fund	Jackson Cross	\$35m	241,831 SF	Off.	S	FC-B
4700 Wissahickon Ave.	Philadelphia, PA	Equivest Mgmt.	Cushman & Wakefield	Kalmon Dolgin Affiliates	—	\$28.25m	677,000 SF	Dist.	S	FC-B
4200, 4230, 4250 Crums Rd.	Harrisburg, PA	—	Landmark	Disanto Realty Group	RSR Realtors	—	130,000 SF	Off.	S	FC-B
Valley Forge Park Place	King of Prussia	Westbrook Props.	CBRE	Keystone Property Grp.	—	\$21m	155,411 SF	Off.	S	2B
Logiscenter at Logan	Harrisburg, PA	DP Partners	CBRE	Advanced Drainage Sys.	—	\$12m	32 acres	—	S	4B
767 Electronic Dr.	Horsham, PA	Liberty Prop. Trust	Liberty Prop. Trust	Mortgage Lenders Network	CBRE	\$11.3m (see below)	45,000 SF	—	L	4B
200 Four Falls Corp. Ctr.	Conshohocken, PA	Thomas Props. Grp., LP	CBRE	Fidelity Mortgage	CBRE	combined w/ above	321,861 SF	Off.	L	4B
630 W. Germantown Pike	Plymouth Meeting, PA	—	—	Flemming & Van Metre Advertising/FCF Schmidt PR	CBRE	combined w/ above	13,000 SF	Off.	L	4B
631 Park Ave.	King of Prussia	631 Park Avenue Gen. Ptrs	Fidelity Comm'l.	K of P Associates, LP	Fidelity Comm'l.	\$7.5m	32,500 SF	Off.	S	6B
Four Greenwood Square	Bensalem, PA	William Kalinowski Trust	Grubb & Ellis	Four Greenwood Square	Grubb & Ellis	\$4.3m	40,775 SF	Off.	S	6B
201 N. Jefferson St.	Kittanning, PA	Alltel PA	Colliers Penn	Professional Specialize Pharmacies	—	—	18,000 SF	—	S	9B
525 William Penn Place	Pittsburgh, PA	—	—	Margolis Edelstein	Colliers Penn	—	17,000 SF	—	L	9B
208 Overlook Dr.	Sewickley, PA	Red Sussex, LP	—	KCI, USA	Colliers Penn	—	15,000 SF	—	L	9B
Neville Rd.	Neville Twp., PA	CB&I Constructor	—	Frank Bryan, Inc.	Colliers Penn	—	17.72 acre	—	S	9B
150 Bonnie Dr.	Butler, PA	DMU Butler	—	Eldorado Props. Corp.	Colliers Penn	—	101,050 SF	Whse.	S	9B
100 Willow Ave.	Oakdale, PA	ALCO Inds.	—	Oak Engineer Products	Colliers Penn	—	29,588 SF	Ind.	L	9B
1000 Commerce Cir.	Trafford, PA	Trafford Commerce Ctr.	Colliers Penn	Chelsea Bldg. Products	—	—	240,000 SF	Whse/Dist	L	9B
10 Bedford Square	Pittsburgh, PA	—	Massaro Props.	Zoltun Design	—	—	11,000 SF	—	S	9B
Starpointe Buss. Park	Pittsburgh, PA	—	—	Miller Plastic Products	Burns & Scalo	—	50,000 SF	Off/Whse	L	9B
1000 Foster	Pittsburgh, PA	—	—	Gateway Engineers	Burns & Scalo	—	25,000 SF	Off.	L	9B
—	Greentree, PA	—	—	Vocelli Pizza	Burns & Scalo	—	22,000 SF	Off.	L	9B
Stealth Tech. Ctr.	Southpointe, PA	Stealth	Burns & Scalo	Perot Systems	—	—	12,000 SF	Off.	L	9B
Bursca Business Park	Pittsburgh, PA	—	—	Herrmann Consulting	Burns & Scalo	—	6,000 SF	Off.	L	9B
Foster Plaza 9	Greentree, PA	—	—	Prithvi Global Solutions	Burns & Scalo	—	5,000 SF	—	L	9B
Foster Plaza 9	Greentree, PA	—	—	Right Mgmt.	Burns & Scalo	—	3,500 SF	—	L	9B
—	Pittsburgh, PA	—	—	Axion Data Svcs.	Burns & Scalo	—	—	—	L	9B
3360 Marshall Lane	Bucks Cty., PA	3360 Marshall Lane Associates	—	Biltomark, LLC	Roddy Inc.	\$1.555m	30,547 SF	Ind.	S	17B
Rte. 40 & Ingleside Ave.	Catonsville, MD	Pace-Ingleside, LLC	Taylor-Zang Retail Investment Grp.	P&A Fortang	Taylor-Zang Retail Investment Grp	\$8.5m	14,820 SF	Retail	S	FC-D
11459 Old Nashville Hwy	Smyrna, TN	Almaville Rd. Assoc.	Taylor-Zang Retail Investment Grp.	Stewatsboro Crossing	Marcus & Millichap	\$5.214m	51,925 SF	SC	S	FC-D
701 Sunburst Hwy.	Cambridge, MD	Hall Cambridge Investments	Taylor-Zang Retail Investment Grp.	Cambridge Eck, LLC	Marcus & Millichap	\$4.8m	10,908 SF	Retail	S	FC-D
Stassney Heights	Austin, TX	ITW Mortgage	GMH Capital Ptrs.	TPRF/Stassney, LP	—	\$14.691m	102,916 SF	SC	S	FC-D
Bethlehem Plaza	Bethlehem, PA	—	—	APS Associates LLC	Metro Comm'l.	\$7m	170,000 SF	Retail	S	18D

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Adams & Tabor	Philadelphia, PA	Adams/Tabor LLC	Metro Comm'l.	—	—	\$3.45m	25,043 SF	SC	S	18D
7000 South Rte. 309	Upper Saucon, PA	APS Associates	Metro Comm'l.	D & J Sports	—	—	—	Retail	L	18D
Short Hills Shopping Plaza	Short Hills, NJ	—	Metro Comm'l.	Loehmann's Inc.	Katz & Associates	—	10,185 SF	Retail	L	18D
Town Plaza II	Orangeburg, NY	—	—	Azarian Group	—	—	—	SC	S	18D
1200 Chestnut St.	Philadelphia, PA	Girard Estate Trust	Girard Estate Trust	William Michael Associates	Sperry Van Ness	—	21,000 SF	Retail	S	20D
Boonton Plaza	Boonton, NJ	Garden Comm'l.	Garden Comm'l.	Sleepy's	—	—	8,635 SF	Retail	L	20D
Boonton Plaza	Boonton, NJ	Garden Comm'l.	Garden Comm'l.	Ricky's Candy Cones	—	—	3,000 SF	Retail	L	20D
Boonton Plaza	Boonton, NJ	Garden Comm'l.	Garden Comm'l.	Eagle Martial Arts	—	—	3,000 SF	Retail	L	20D
20 E. 63rd St.	New York, NY	DFAW East LLC	Garrick-Aug	Charlotte Moss	PBS Realty Advisors	—	7,200 SF	Retail	L	20D
632 Montgomery Ave.	Narbeth, PA	—	—	WP Main Line Fund I LP	WP Realty	—	12,032 SF	Off.	S	22D
Somerset SC	Bridgewater, NJ	Levin Mgmt.	—	Loehmann's Inc.	Katz & Associates	—	22,183 SF	Retail	L	22D
Essex Green	W. Orange, NJ	Principal R E Investors	Cushman & Wakefield	RREEF	—	—	351,000 SF	Retail	S	22D
Sadsbury Commons	Chester Cty., PA	Wolfson & Verricha Grp.	—	Chili's	Legend Props.	—	6,000 SF	Retail	L	23D
Totten Pond Office Ctr.	Waltham, MA	CH Realty	TCC	BPG Props.	—	\$45.1m	296,641 SF	Off.	S	4A
5740 Forbes Ave.	Pittsburgh, PA	Alex-Forbes & Murray	Taylor-Zang Retail Investment Grp.	210 W. Washington Sq. Associates	Taylor-Zang Retail Investment Grp	\$11.46m	51,975 SF	Retail	S	6A
61 Wilmington W.	—	—	—	—	—	—	—	—	—	—
Chester Pike	Delaware Cty., PA	NE Financial Corp.	CBRE	Arora Engineers	CBRE	\$5.8m	26,260 SF	Off.	S	6A
Silver Lake Blvd.	Dover, DE	Bank of America	Jackson Cross	Dover Federal C.U.	—	—	20,000 SF	Off.	S	7A
920 Basin Rd.	New Castle, DE	Harvey Hanna & Associates	Thomas Hanna	Clear Channel Radio	Jackson Cross	—	15,000 SF	Off.	L	7A
Nemours Bldg.	Wilmington, DE	Buccini/Pollin Grp.	CBRE	Jones Apparel Grp.	CBRE	—	4,000 SF	Off.	L	7A
824 N. Market St.	Wilmington, DE	—	—	Welch & Sobczyk, P.A.	Jackson Cross	—	4,368 SF	Off.	L	7A
20000 Horizon Way	Mt. Laurel, NJ	—	—	Front Porch Digital	Jackson Cross	—	4,046 SF	Off.	L	7A
455 W. Main St.	Middleton, DE	—	—	Rite Aid	—	—	14,000 SF	Retail	—	8A
Quaker Park Office Park	Conshohocken, PA	Buccini/Pollin Grp.	Binswanger	Nationwide Mutual Insurance	CBRE	\$4.5m	37,000 SF	Off.	L	15A
1400 Union Meeting Rd.	Blue Bell, PA	Buccini/Pollin Grp.	Binswanger	Corporate Call Center	PAREC Props.	\$1.2m	21,472 SF	Off.	L	15A
Redfern Apts.	Somerville, NJ	Redfern Props.	Kislak	CGS Props.	Kislak	\$3.9m	30-unit	Apt.	S	16A
One World Financial Ctr.	New York, NY	Brookfield Props.	Brookfield Props.	Willis Grp. Holdings	Studley	—	205,000 SF	Off.	L	16A
500 International Dr.	Mt. Olive, NJ	TCC	TCC	—	—	\$7.45m	75,000 SF	Off.	S	FC-B
85 Chestnut Ridge Rd.	Montvale, NJ	85 Chestnut Ridge Ltd.	Colliers Houston	Accordia Realty Ventures Meritage/Oppenheimer RE Value Pts.	Grubb & Ellis	\$5.8m	57,000 SF	Off.	S	FC-B
155 Clifton Blvd.	Clifton, NJ	Leo Benitez	Team Resources	Peter Guo, LLC	NAI Hanson	—	28,800 SF	Ind.	S	4B
One Pearl Court	Allendale, NJ	First Industrial	—	Dataprobe	NAI Hanson	—	18,000 SF	Ind.	L	4B
700A/714 22nd St/72821st St.	Union City, NJ	—	—	DeRuggiero Realtors	—	—	\$1.525m	26 units	Apt.	S 5B
1514-1516 Manhattan Ave.	Union City, NJ	Michael Bugante	DeRuggiero Realtors	Henry Garcia/Gabriel Torres	DeRuggiero Realtors	—	29,000 SF	—	S	5B
Former J&J complex	N. Brunswick, NJ	—	—	North Brunswick TOD Associates	—	—	1.2m SF	Whse/Dist	S	5B
2411 W. Peoria Ave.	Teaneck, NJ	—	Ross Brown Ptrs.	Cognizant Technology Solutions	Studley	—	51,411 SF	—	L	8B
525 Orange St.	Millville, NJ	9909 W. Dean Road Associates	Colliers L&A	World Acquisition Props.	—	\$2.3m	70,310 SF	Off/Whse	S	9B
225 Executive Dr.	Moorestown, NJ	BMP South Realty	Mack-Cali	Quaker Chroma Imaging	Colliers L&A	—	20,000 SF	Off.	L	9B
Lake Ctr. V	Evesham Twp., NJ	—	Opus East/Grubb & Ellis	Virtia Health	Grubb & Ellis	—	57,900 SF	Off.	L	13B
Harborside Financial Ctr.	Jersey City, NJ	Mack-Cali	—	—	CBRE	—	228,193 SF	Off.	L	24B
300 Mac Lane	Keasbey, NJ	—	—	Nippon Express	CBRE	—	109,000 SF	Off.	L	24B
303 Corporate Center	Freehold, NJ	—	—	Onyx Equities	—	—	69,640 SF	Off.	S	24B
400 Benigno Blvd.	Bellmawr, NJ	Byesley Holdings	Colliers L&A	Hylton Paper Co.	—	—	78,000 SF	Ind.	L	25B
60 Park Pl.	Newark, NJ	Kushner Props.	—	Merrill Corp.	—	—	7,634 SF	Off.	L	25B
Salem Crossing, Country Club, Mills Crossing & Liberty Crossing	Mountainside, NJ	Solomon Org.	—	—	—	\$20.5m	—	Apt.	S	FC-C