

# NJPA MONTHLY SALES AND LEASE REPORT

As Reported In The NJPA REAL ESTATE JOURNAL ~ MAY 26 - JUNE 8, 2006

PROPERTY NAME	ADDRESS	SELLER/ OWNER/ LESSOR	REP. OF SELLER/ LESSOR	BUYER/ TENANT/ LESSEE	REP. OF TENANT/ BUYER	PRICE	SIZE	DESC.	S/L	PG
Carlton Club Apts.	Piscataway, NJ	Fox Family	Wiener of Kislak	Carlton Club, LLC	Wiener of Kislak	\$36m	436 unit	Apt.	S	4A
1985 Ticonderoga Blvd.	Chester Springs, PA	Eaglepointe Dev. Assoc.	Italiano of CBRE	Phoenix Metals Co.	Italiano of CBRE	\$1m	43,000 SF	Whse/Off	L	4A
2424 Tonnelle Ave.	N. Bergen, NJ	Lackland Self Storage	Malagisi of SVN	Dahn Corp.	Malagisi of SVN	\$13.5m	118,272 SF	Ind.	S	6A
2 Christy Dr.	Delaware Cty., PA	Henderson Grp.	Eisenhardt of CBRE	Commonwealth Capital	Bailey of CBRE	\$738k	7,553 SF	—	L	6A
3113 New Rodgers Rd.	Bristol, PA	Bristol Mgmt, LP	Olender of Roddy	AVH Hospitality, LLC	—	\$2.5m	31,000 SF	Ind.	S	7A
Chambers 5 Business Park	Harrisburg, PA	Pro Logis	—	Hub One Logistics	Childs of Staubach	—	177,000 SF	Dist.	L	7A
Trestle Bridge Ind. Park	Downingtown, PA	—	Coyne of Fidelity	—	Coyne of Fidelity	\$1.85m	20,000 SF	Flex	S	8A
2 Lee Blvd.	Malvern, PA	Lee & Sidley Corp.	Coyne of Fidelity	Malvern Glass	—	\$2.32m	45,000 SF	Ind.	S	8A
9 Polito Dr.	Lyndhurst, NJ	Wells Real Estate	Jones Lang LaSalle	Polo Ralph Lauren Corp.	Goldstein of Studley	—	161,599 SF	—	L	8A
1300 Virginia Dr.	Ft. Washington, PA	BPG Properties	Cushman & Wakefield	Maplewood-Virginia LLP	Cushman & Wakefield	—	104,000 SF	Off.	S	17A
3400 Industrial Rd.	Harrisburg, PA	—	Cushman & Wakefield	Endurance Real Estate Grp.	Blinebbury of Cushman & Wakefield	—	294,450 SF	Ind.	S	17A
Lionville Professional Ctr	Exton, PA	Lionsville Ptrs.	—	MPM Real Estate, LLC	of Binswanger	—	6,325 SF	Off.	S	17A
3200 Horizon Dr.	King of Prussia, PA	Liberty Prop. Trust	—	Neoware Sys., Inc.	—	—	31,558 SF	Off.	L	22A
3200 Horizon Dr.	King of Prussia, PA	Liberty Prop. Trust	—	YellowBook	—	—	14,437 SF	Off.	L	22A
3600 Horizon Dr.	King of Prussia, PA	Liberty Prop. Trust	—	Toshiba	—	—	13,334 SF	Off.	L	22A
3600 Horizon Dr.	King of Prussia, PA	Liberty Prop. Trust	—	Shapiro & Kreisman, LLC	—	—	7,432 SF	Off.	L	22A
2520 Renaissance Blvd.	King of Prussia, PA	Liberty Prop. Trust	—	Array Healthcare Facility Solutions, Inc.	—	—	5,176 SF	Off.	L	22A
1 Country View Rd.	Malvern, PA	Liberty Prop. Trust	—	Sanoif-Aventis	—	—	48,900 SF	Off.	L	22A
55 Valley Stream Pkwy.	Malvern, PA	Liberty Prop. Trust	—	Siemens	—	—	35,000 SF	Off.	L	22A
300 Technology Dr.	Malvern, PA	Liberty Prop. Trust	—	Nilfisk-Advance America	—	—	22,500 SF	Off.	L	22A
87 Great Valley Pkwy.	Malvern, PA	Liberty Prop. Trust	—	Puresyn, Inc.	—	—	13,200 SF	Off.	L	22A
7 Great Valley Pkwy.	Malvern, PA	Liberty Prop. Trust	—	PA Biotechnology Assoc.	—	—	3,084 SF	Off.	L	22A
One E. Uwchlan Ave.	Exton, PA	Marsh Vreek V, LP	Beacon Comm'l. RE	Comcast Corp.	Key Comm'l. RE Advisors	—	13,425 SF	Off.	L	22A
1001 E. Hector St.	Conshohocken, PA	Buccini/Pollin Grp.	Gabriele of Binswanger	PointRoll, Inc.	Newbert of GVA SmithMack	—	20,000 SF	Off.	L	22A
1000 N. S. Rd.	Scranton, PA	Keyser Valley Industrial Assoc.	—	MasterHalco	Markward Grp.	\$35m	270,000 SF	Whse.	L	FCB
3300 Woodhaven Rd.	Philadelphia, PA	Investment Equities	—	St. Ives Ptrs.	—	\$34m	500 unit	Apt.	S	FCB
2913 Spooky Nook Rd.	Manheim, PA	Armstrong World Ind.	CBRE	Lancaster Ventures, LP	—	\$20m	585,000 SF	Ind.	S	4B
3400 Industrial Rd.	Harrisburg, PA	Woodbine Ptrs.	CBRE	Endurance Real Estate Grp.	—	—	291,200 SF	Ind.	S	4B
100/200 Century Pkwy & 1301 Virginia Dr.	Mount Laurel, NJ & Ft. Washington, PA	BPG Properties	Cushman & Wakefield	—	—	\$22.7m	217,215 SF	Off.	S	4B
Bethlehem Crossing II	Bethlehem, PA	—	—	Opus Corp.	—	\$17.625m	235,600 SF	Whse/Dist	S	5B
Townsend Manor Apts.	Hummelstown, PA	Simon Rhoads	Holland of Kislak	Maggee Assoc., LLC	Holland of Kislak	\$5m	96 unit	Apt.	S	5B
1530 Nitterhouse Dr.	Chambersburg, PA	Hock Development Co.	CBRE	Chambersburg Inc.	CBRE	\$5.2m	150,000 SF	Whse.	S	6B
45 Milton Dr.	Aston, PA	Bridgewater Investment	CBRE	Cintas Corp.	CBRE	\$300k	8,000 SF	Off/Flex	L	6B
555 Grant St.	Pittsburgh, PA	Omni Pittsburgh Corp.	GVA Oxford	O'Brien, Rulis, Bochicchio & Sosso, LLC	—	—	—	Off.	L	6B
555 Grant St.	Pittsburgh, PA	Omni Pittsburgh Corp.	GVA Oxford	Cookson Pierce and Co.	—	—	—	Off.	L	6B
555 Grant St.	Pittsburgh, PA	Omni Pittsburgh Corp.	GVA Oxford	Phelan Hallinan & Schmiegel, LLP.	—	—	—	Off.	L	6B
Foster Plaza 10	Pittsburgh, PA	—	GVA Oxford	Waddell & Reed, Inc.	—	—	7,000 SF	Off.	L	6B
Liberty Center	Pittsburgh, PA	Liberty Center Venture	Grant Street Assoc.	DKW Law Group	Alliance Realty	—	21,352 SF	Off.	L	8B
One Adams Place	Pittsburgh, PA	—	Grant Street Assoc.	Nationwide Mutual	—	—	—	Off.	L	8B
One Adams Place	Pittsburgh, PA	—	Grant Street Assoc.	US General Svcs. Administration	—	—	—	Off.	L	8B
525 William Penn Place	Pittsburgh, PA	Mellon Bank, N.A.	Grant Street Assoc.	Jones Lang LaSalle	Jones Lang LaSalle	—	23,000 SF	Off.	L	8B
One Mellon Ctr.	Pittsburgh, PA	Mellon Financial	Grant Street Assoc.	KPMG	—	—	31,899 SF	Off.	L	8B
1000 Foster	Pittsburgh, PA	Burns & Scalo	Burns & Scalo	Gateway Engineers, Inc.	—	—	30,000 SF	Off.	L	9B
61 Distribution Center	Reading, PA	—	NAI Keystone Comm'l. and Ind.	East Penn Manufacturing	John Monaghan Group	—	115,000 SF	Dist.	L	11B
Chimney Sweep	Santa Barbra, CA	—	GMH Capital Ptrs.	Essex Property Trust	—	\$57m combined	—	—	—	—

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CBC	Santa Barbra, CA	—	GMH Capital Ptrs.	Essex Property Trust	—	w/ below see above	91 unit 148 unit	Apt. Apt.	S S	FCC FCC
8 Thornton, Rd.	Oakland, NJ	Zrike Co.	—	Hampshire Cos.	—	—	87,840 SF	Ind.	S	10C
Cleveland	Ohio	Watch Holdings, LLC	GMH Capital Ptrs.	Carnegie Cos.	—	\$7.335m	169,327 SF	Off/Whse	S	11C
—	Attleboro, MA	Preferred Real Estate Investments	Net Lease Capital Advisors	—	—	\$47m	222,000 SF	Off.	S	12C
57 & Newburgh Rd.	Bucks County, PA	EDEN Mansfield, LLC	Taylor-Zang of Marcus & Millichap	Domain Equities, Ltd.	—	\$6.375m	14,820 SF	Retail	S	FCD
45 Kellogg Rd.	New Hartford, NY	Falls Bridge Dev. III	Taylor-Zang of Marcus & Millichap	Mediterranean Ave., LLC	—	\$4m	14,5550 SF	Retail	S	FCD
30 W. Street Rd.	Bucks County, PA	MFP Realty	McCabe of CBRE	Advanced Auto Parts	Drexel Realty	\$1.4m	7,000 SF	Retail	L	FCD
Lansdowne Plaza	Lansdowne, PA	Peskin Realty	Berk of SVN	—	Berk of SVN	—	5,000 SF	Retail	S	4D
461 From Rd.	Paramus, Nj	Toy's R Us	—	Wachovia Securities	—	—	20,000 SF	Off.	L	4D
Roxbury Mall	Succasunna, NJ	Roxville Assoc.	Fidelity Props.	Fuddrucker's Restaurant	Goldstein Grp.	—	7,200 SF	Retail	L	4D
1801 W. Market Pl.	Bethlehem, PA	Summit Mgmt.	Summit Mgmt.	Cottman Transmission	—	\$200k	6,768 SF	Retail	L	6D
Franklin Mills Mall	Conshohocken, PA	Mills Corp.	Santmann of Equity Retail	—	—	—	—	—	Retail S	6D
Hazelton Shopping Ctr.	Hazelton, PA	Hazelton Shopping Center Assoc.	—	Santmann of Equity Retail	Hazbro Assoc.	—	—	84,000 SF	Retail S	6D
—	Montgomeryville, PA	Freedom Rings	Santmann of Equity Retail	—	309 Montgomery Assoc.	—	—	4,000 SF	Retail S	6D
Upper Dublin SC	Montgomery Cty., PA	Cressa Ptrs.	—	Gateway Computers	Santmann of Equity Retail	—	11,000 SF	Retail	S	6D
Willingboro Town Ctr.	Willingboro, NJ	—	Lambert of Legend Props.	Rita's Water Ice	—	—	1,000 SF	Retail	L	12D
Willingboro Town Ctr.	Willingboro, NJ	—	Lambert of Legend Props.	Bagel Shoppe	—	—	2,100 SF	Retail	L	12D
Willingboro Town Ctr.	Willingboro, NJ	—	Lambert of Legend Props.	Panda Garden	—	—	1,200 SF	Retail	L	12D
Willingboro Town Ctr.	Willingboro, NJ	—	Lambert of Legend Props.	Nail Splash	—	—	1,486 SF	Retail	L	12D
—	Willingboro, NJ	—	—	Starbucks Coffee	—	—	1,200 SF	Retail	L	12D
—	Willingboro, NJ	—	—	Quizno's Subs	Legend Properties	—	1,500 SF	Retail	L	12D
—	Willingboro, NJ	—	—	Great Clips Hair Salon	Legend Properties	—	1,200 SF	Retail	L	12D
—	Willingboro, NJ	Delco Development	Legend Properties	Hasan Capkin	—	—	5,300 SF	Retail	L	12D
5115 Rte. 33/34	Wall Twp., NJ	BP Products N. America	NAI Hanson	Wall Gas, LLC	—	—	1,200 SF	Retail	S	12D
Cressona Mall	Pottsville, PA	Dack Realty	Metro Comm'l.	ASCOA	CBRE	—	12,755 SF	Retail	L	15D
157 Pottstown Pike	Pottsville, PA	Carl Abbonizio	Metro Comm'l.	Conestoga Bank	AMC Delancy Group	—	5,000 SF	Retail	L	15D
333 Mount Hope Ave.	Rockaway, NJ	Mt. Rockaway Property	CBRE	Newkirk Master Ltd.	CBRE	\$22m	95,500 SF	Off.	S	6A
Rivercrest East	Poughkeepsie, NY	RC Realty Assoc.	Marcus & Millichap	—	Marcus & Millichap	\$9.6m	96 unit	Apt.	S	6A
631 Ridgley St.	Dover, DE	Clara Ridgley Props.	—	KMK Portables	Colliers L&A	—	28,500 SF	Retail	L	11A
Bay Court Plaza	Dover, DE	Frank Robino Cos.	Fameco	Tuesday Morning	—	—	5,800 SF	Retail	L	11A
1601, 1700 Market St.	Philadelphia, PA	Transwestern Inv. Co.	Grubb & Ellis	—	—	\$11.8m	66,000 SF	Off.	L	15A
—	Lawrenceville, NJ	Brown-Forman Corp.	Colliers Houston	Brandywine Realty Trust	—	\$10.5m	90,000 SF	Off.	S	4B
4 Campus Dr.	Parsippany, NJ	Mack-Cali	Mack-Cali	Omnipoint Communications	Rosenhaus Realty	—	48,900 SF	Off.	L	4B
900 Second St.	Harrison, NJ	Hartz Mountain	—	Bradley Corrugated Box Co.	—	—	—	64,924 SF	Ind.	L 5B
One Maynard Dr.	Park Ridge, NJ	Sartak Holdings	CBRE	Wallenius Lines	Riela Realty	—	17,275 SF	Ind.	L	6B
—	Parsippany, NJ	Citigroup	—	East Coast Mgmt.	—	—	3.01 acre	—	L	6B
American Metro Center	Hamilton, NJ	Preferred Real Estate	—	Meritage Props & Lincoln Equities	—	—	—	450,000 SF	Off.	S 7B
One Wiley Dr.	Franklin Twp., NJ	—	CBRE	One Wiley Dr., LLC	CBRE	—	185,140 SF	Whse/Dist	S	8B
437 Southern Blvd.	Chatham, NJ	Hyde & Watson Foundation	Staubach Co.	Marino & Assoc., P.C.	Weichert Comm'l.	—	6,500 SF	Off.	S	17B
160 Gregg St.	Lodi, NJ	—	—	Daekyung Props.	NAI Hanson	—	5,800 SF	Ind.	S	17B
150 Clove Rd.	Little Falls, NJ	—	—	Scientific Imaging Center Mgmt.	Cushman & Wakefield	—	3,600 SF	Off.	L	21B
150 Clove Rd.	Little Falls, NJ	—	—	SICM Inc.	Cushman & Wakefield	—	—	Off.	L	21B
700 E. Marshall St.	West Chester, PA	—	—	Real Estate Capital	Lieberman & Earley	\$4.37m	66 unit	Apt.	S	17C