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Mitchell and Rader of Rader Properties broker \$7.9 million sale of 600 Longwater Dr.

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Rader Properties has brokered the sale of 600 Longwater Dr. The 70,113 s/f office building was sold to Jumbo Capital Management, LLC. 600 Longwater Dr. was sold by Oasis Longwater, LLC for \$7.9 million.

600 Longwater Dr. is located in the established Assinippi Park located off Rte. 3 at exit 14. Assinippi Park is a multi-building commercial business park and is the headquarters location of such firms as Clean Harbors, Zildjian Cymbals and Computer Merchant. The building features a two-story atrium lobby and flexible 23,000 s/f floor plates. The building's current tenants include Morgan Stanley Smith Barney, HUB Insurance and Radius Financial, among others.

According to Rader Props., "This building represents a terrific opportunity to acquire a first-class building at well below its replacement value."

The new owners intend to refurbish the common areas, upgrade the mechanical systems and building signage and build out the vacant tenant suites to suit each tenant's specific needs. 600 Longwater is currently 78% leased. The new owners have retained Rader Props. to handle the leasing of the building.

David Mitchell and Jim Rader of Rader Props. represented the seller and procured the buyer in this transaction.

Rader Properties is a full-service commercial real estate firm providing brokerage, consulting and property management services.

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