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Bergman Real Estate completes 18 leases in first quarter of 2011

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Bergman Real Estate Group completed 18 lease transactions in the first quarter of 2011, totaling over 80,000 s/f. Bergman's Bergen County office properties accounted for nearly half of that total.

"Bergen County remains one of the most sought after places in the state," said Michael Bergman, president and chief executive officer of Bergman Real Estate Group. "Additionally, the fact that we are seeing a good mix of new, renewal and expansion transactions is a good sign that the economy is improving."

The most notable transaction was Exel Global Logistics, Inc. (dba DHL Global Forwarding) who signed a 10,360 s/f renewal and expansion at One Kalisa Way in Paramus, bringing this four-story, 80,000 s/f atrium office building to 94.6% occupancy.

One Kalisa Way is located adjacent to Paramus Park Mall and Home Depot along Route 17 North offering excellent highway access to Route 17, Route 4, the Garden State Parkway and I-80. Frank Recine of Newmark Knight Frank represented Exel Global who has maintained offices at One Kalisa Way since 1997.

Also in Bergen County at Bergman's 45 Eisenhower Drive property, Rock Point Associates, represented by Gerald Jager of MRH Real Estate Services, leased 4,350 square feet, while Camerican International, represented by Chip Conklin of Strategic Alliance Partners, renewed their lease of 10,360 for five years. The five-story 45 Eisenhower Drive is a 175,000-square-foot Class-A building that offers immediate access to Routes 17 and 4, as well as the Garden State Parkway and I-80. It features a full-service cafeteria with patio seating, a loading dock, full-time lobby security desk and on-site management.

John Osborne, Executive Director of Leasing for Bergman Real Estate Group, stated, "With these transactions and the recent addition of Hudson City Savings Bank who just took occupancy of 27,000 square feet, the building is now 80 percent leased, up from 62 percent a year ago."

Moving west to Morris County to Bergman's Florham Park Corporate Center located at 25 Vreeland Road, Philosophy IB, LLP signed a 7,000 square-foot renewal and expansion in Building 25 A Vreeland. Bryn Cinque and James Bailey of Colliers International represented this growing financial consulting firm.

Florham Park Corporate Center is a Class A office complex of 226,000 SF consisting of twin, three-story 113,000-square-foot atrium office buildings on 14 acres of fully landscaped grounds. The property is located just off Columbia Turnpike near Eisenhower Parkway and the Livingston Mall,

offering easy access to Routes 24 and 10, as well as I-287, I-280, and I-78.

In Central New Jersey in Middlesex County, Bergman completed three transactions totaling 14,200 square feet at Woodbridge Towers, located at 555 US Highway 1 South in Iselin. The law firm of Kent & McBride renewed its lease of 5,930 square feet and was represented by David Zimmel of Zimmel Associates. New leases were signed with the law firm of Kalac, Barger & Bacigalupo, LLC, for 3,285 square feet and Carnegie Mortgage who took 2,730 square feet.

The building is located on Route 1 South across from the Woodbridge Center Mall and just a short distance from the entrance to the Garden State Parkway, the New Jersey Turnpike and I-287, as well as Routes 9 and 440.

Finally, heading south to Monmouth County, two new leases were inked at Holmdel Executive Center, located at 960 Holmdel Road in Homdel. Insight Financial Services, LLC and Reliant Technologies, Inc. both signed on for space in this twin, two-story brick office complex comprising a total of 75,000 square feet on a 17-acre site. Holmdel Executive Center is located near the intersection of Routes 34 and 520 with access to the Garden State Parkway, Routes 18 and 35.

To learn more about leasing opportunities at Bergman Real Estate Group properties, contact John G. Osborne or Kelly Ziegenfuss at (732) 855-8600 or visit www.bergmanrealty.com.

About Bergman Real Estate Group

Bergman Real Estate Group is a privately owned real estate investment and management firm that specializes in the acquisition, management, leasing and construction of commercial office properties throughout New Jersey. Since its formation in 1988, Bergman Real Estate Group has earned a solid reputation as a leader in the New Jersey commercial office market with a current portfolio consisting of 15 office buildings comprising 1,600,000 square feet, including two properties where Bergman provides third party leasing services on behalf of a pension fund advisor and two properties in Columbus, Ohio. The company continues to actively pursue value-added investment opportunities in the marketplace.

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