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## **Matrix Realty Group and Savanna lease 150,000 s/f at Matrix Corporate Center**

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According to Matrix Realty Group and Savanna, leasing activity at the Matrix Corporate Center, a premier 1.2 million s/f office complex, has been successful. Over 150,000 s/f of commercial space was leased in 2010, bringing the center's occupancy to 74%.

Matrix Realty Group, the owner and operator, has repositioned the Matrix Corporate Center with a \$10 million capital improvement plan financed by Savanna and Wells Fargo Bank, N.A. The center's top-to-bottom renovations include a completely renovated lobby, common corridors and conference facilities, a new dining facility, and a new fitness center. The successful investment in and repositioning of the facility has created an explosion of leasing activity totaling 150,000 s/f. Major leases include a 25,000 s/f lease for General Motors (Northeast regional headquarters) and a 55,000 s/f lease for the worldwide headquarters of non-profit organization and international publisher Guideposts.

Designed by architect Kevin Roche, John Dinkeloo & Associates as the world headquarters for the Union Carbide Corporation, the Matrix Corporate Center is a commercial development comprised of 15 inter-connected, four-story buildings strategically located just off I-84. The center consists of a one million s/f covered and secured parking garage and tenant amenities including dining rooms, a conference center, auditorium, health club and retail shops. Other renovations include green additions such as roof-top solar panels and a mechanical system upgrade that was recently awarded the project of the year award by the American Engineering Association. It is home to a growing number of diverse tenants including Boehringer Ingelheim (North American HQ Satellite Campus), Praxair (world HQ), Honeywell International, Odyssey Logistics and Technology Corp., and Armored Auto Group (whose international brands include Armorall and STP).

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