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CB Richard Ellis and Cushman & Wakefield broker 158,605 s/f lease

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Benenson Capital Partners, LLC, one of the nation's oldest and most active privately-held real estate investment and development companies, has signed a major tenant at its Class A office property located at 1600 Summer St. Purdue Pharma LP, a privately-held pharmaceutical company founded by physicians, has committed to 158,605 s/f of office space within the six-story 260,000 s/f property. According to Richard Kessler, chief operating officer of Benenson Capital Partners, completion of the transaction brings total occupancy in the property to 100%.

"We are very excited to welcome Purdue Pharma to our tenant roster," said Kessler. "1600 Summer St. offered the corporate presence and amenities Purdue was seeking. We are very pleased that they chose to join our family of tenants and look forward to building a long relationship with this industry leader."

Purdue Pharma plans to occupy three full floors plus a portion of the first floor at 1600 Summer St. by April 2008. The company will maintain office space at 201 Tresser Blvd.

Tom Pajolek of CB Richard Ellis' Conn. operations represented Purdue Pharma in the 10 year lease, while Trip Hoffman, Jodie Dostal and Fred Smith of Cushman & Wakefield acted on behalf of the landlord.

"We investigated a number of options for office space and after weighing them all, we selected 1600 Summer St.," said Ed Mahony, executive vice president and chief financial officer of Purdue Pharma. "We are confident this space will allow us to provide a pleasant and productive work environment for our employees."

Built in 1981, 1600 Summer St. is located in the heart of Stamford and is accessible from I-95 and the Merritt Pkwy. The property is within a short walk of Stamford's restaurant-row, the Marriott Courtyard and Target/Citibank retail center to the south, and the Ridgeway Shopping Center and Sheraton Hotel to the north.

In addition to its central location, the property boasts numerous amenities including on-site management, a multi-media conference center, dining facilities, a fitness center, 24-hour security and generous indoor parking. Purdue Pharma joins AON and Phillips in the property's prestigious tenant roster.

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