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## **Minnerly and Osvold of NAI Hunneman broker 107,470 s/f in leases**

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NAI Hunneman recently brokered several large leases totaling more than 100,000 s/f at Walpole Park South Building 8, a newly constructed speculative office and warehouse building. The new leases bring Walpole Park South 8, which received its Certificate of Occupancy in April of this year, to a more than 90% occupancy level.

NAI Hunneman's Catherine Minnerly, executive vice president/principal, and Ovar Osvold, associate, represented the property owner in leases totaling 107,470 s/f to CertiFit Inc., PSS World Medical and Keefe Commissary Network.

CertiFit, a national auto parts store, will occupy 29,622 s/f . Minnerly and Osvold represented the landlord and procured the tenant in the transaction.

PSS World Medical, a leading national distributor of medical supplies and equipment to office-based physicians and long-term health care providers, signed on for 47,606 s/f. Shirley Smith of Tampa, Fla.-based Pointline Inc. represented PSS World Medical in the lease negotiation

Keefe Commissary Network, which provides specially packaged products for purchase by inmates at correctional facilities, will take 30,242 s/f of space. Doug Bock of CRESA Partners in St. Louis was the co-broker in the deal.

Located along U.S. Rte. 1, Walpole Park South Building 8 is a 117,200 s/f office and warehouse facility situated on more than nine acres. The building offers 215 parking spaces, one or two 8'x10' loading docks per unit, 24-foot clear height and ESFR Sprinklers. Construction on the speculative building began just over a year ago, with occupancy authorized in April.

"It is very gratifying to see a speculative building lease up so quickly," said Minnerly, who has served as broker for the entire park since 1989, when there was only 105,000 s/f available in one building, through today when there is more than 600,000 s/f in eight buildings. "The amount of immediate activity speaks volumes for the market and the quality and flexibility of the space that has been constructed at Walpole Park South."

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