

MEDIA



RELEASE

PERNAFREDERICK
COMMERCIAL REAL ESTATE

FOR RELEASE: October 31, 2011

PERNAFREDERICK COMMERCIAL REAL ESTATE ARRANGES LEASE RENEWALS AND A NEW SPACE CONTRACT WORTH OVER \$965,000

PHILADELPHIA, PA --- PernaFrederick Commercial Real Estate has represented three business enterprises in arranging the extension of two existing leases and a new lease agreement involving approximately 10,332 square feet of office space here.

Joe Vitarello, a broker with PernaFrederick, negotiated all of the agreements that have an aggregate value in excess of \$965,000.

Representing James J. McEldrew, III, an attorney specializing in Personal Injury Medical Malpractice and Transportation/Maritime law, Vitarello arranged for the renewal of an existing space contract and lease of an additional 2,050 square feet on the 19th floor of the former Wachovia, now Wells Fargo building at 123 South Broad Street.

Mike Kennedy, a broker with SSH Real Estate in Philadelphia, cooperated with PernaFrederick and represented 123 South Broad Street Partners, L.P., the investment partnership that owns the 30-story building, in finalizing the expansion agreement.

James J. McEldrew, III will now occupy a total of 4,215 square feet in the 892,000 square foot structure where the Delaware Valley offices of Wells Fargo Bank are located.

At the Land Title Building, 100 South Broad Street, Vitarello represented Back on My Feet, a non-profit advocacy group for the homeless, in the expansion and relocation

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of the group's offices to approximately 4,117 square feet on the 14th floor of the 365,854 square foot building.

Founded by Anne Mahlum in 2007, Back on My Feet promotes the self-sufficiency of those experiencing homelessness by engaging them in running as a means to build confidence, strength and self-esteem.

According to Vitarello, the group has been located in smaller quarters at 1520 Locust Street since 2009 and will move to 100 South Broad Street in January.

Mike Fox, principal of M.S. Fox Real Estate Group, cooperated with PernaFrederick and represented ASI Management, Inc., owner of 100 South Broad Street, in arrangement of the lease terms.

At 1500 South Columbus Boulevard, Vitarello represented Empire Group Marketing in the lease of some 2,000 square feet of office space on the 2nd floor of the building. Brendan Flynn, a broker with the Flynn Company, cooperated with PernaFrederick and represented Dickinson Square Associates, the building owner, in finalizing the space contract.

Empire Group Marketing is a professional fund solicitor for firefighters, police organizations and veteran groups that are not taxpayer financed.

PernaFrederick is headquartered at Two Penn Center and specializes in commercial brokerage to include landlord and tenant representation, user and investment sales, as well as consulting.

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For More Information, Contact: Melanie Gebhardt or Joe Vitarello 215-496-9675