

## RedGo Signs Three Tenants At Limerick Office Campus; Leases Worth More Than \$1.5 Million

ROYERSFORD, PA --- RedGo Development has closed three long-term lease agreements for a total of 6,585 square feet of class A office space at Limerick Office Campus, 410 Linfield Trappe Road here, that have increased building occupancy to 86 percent.

The agreements were negotiated for building ownership by the team of RedGo Realty in collaboration with Patrick Nolan, a broker with Newmark Knight Frank Smith Mack, leasing agent for Limerick Office Campus.

Aggregate rental of the space contracts exceeds \$1,500,000.

In the largest of the leases, Brandywine Family Footcare, P.C., a podiatric practice owned and managed by doctors Kevin DeAngelis and Vince Pongia, is occupying approximately 3,205 square feet in the 34,536 square foot structure.

Brandywine Family Footcare is affiliated with Brandywine Hospital and has offices located in Chester Springs, Pottstown and in Coatesville on the hospital campus. The Limerick Office Campus location is scheduled to open this June.

In the second lease, Wells Fargo Home Mortgage Company, a subsidiary of Wells Fargo Bank, N.A., will establish a customer service office this September in some 2,210 square feet of space.

Mitchell Reading, a vice president of leasing with CB Richard Ellis in Wayne, Pa., represented Wells Fargo in negotiating the multi-year agreement that will provide offices for a staff of eight to 10 personnel who will serve residential mortgage clients located in southeastern Pennsylvania.

In the final agreement, Optometrist Danielle DeAngelis, O.D., has leased approximately 1,170 square feet to be occupied by Brandywine Vision Associates, P.C. The professional practice will offer eye examinations and stock a selection of glasses as well as contact lenses.

Brandywine Vision Associates is scheduled to open at Limerick Office Campus this September.



410 Linfield Trappe Road

According to Fred Goebert, president of RedGo Development, the three latest agreements reduce the amount of space available at Limerick Office Campus to just 4,400 square feet.

Major tenants located in the office campus include Emerson Process Management, a division of Emerson Electric that occupies 11,000 square feet, and PMA Medical Specialists, a 22-physician family practice that leases 10,000 square feet there. PMA Medical Specialists also operates seven other family practice locations.

## PernaFrederick Brokers Five Center City Leases For More Than 113,600 SF

PHILADELPHIA, PA --- PernaFrederick Commercial Real Estate has represented two building owners and three tenants in the negotiation of long-term lease agreements for approximately 13,676 square feet of Center City office and distribution space.

The agreements have a combined aggregate rental exceeding \$1 million.

In the largest space contract, Keith Kiner represented Sailor Jerry Limited in the lease of 5,000 square feet of office and warehousing space within Callowhill Center at 421 North 7th Street. Corey Berman with Callowhill Center Associates represented building ownership.

According to Kiner, Sailor Jerry will relocate from 304 Walnut Street in Old City to the first and fourth floors at 421 North 7th Street. There, the retailer's clothing line and accessories will be warehoused on the first floor, with firm's corporate headquarters and administrative offices located on the fourth level of the building.

Sailor Jerry was a master tattoo artist of the 1960s whose artwork, flash collection and Smith Street shop was acquired by his protégés Mike Malone, Don Ed Hardy and Zeke Owen.

In 1999, Hardy and Malone partnered to establish Sailor Jerry Ltd., a clothing and collectibles company, William Grant & Sons acquired Sailor Jerry in late 2008 and supplemented the clothing line with Sailor Jerry Rum, a 92 proof spiced rum produced in the Virgin Island featuring a Sailor Jerry hula girl on the label.

Sailor Jerry's Philadelphia flagship retail store is located at 116 South 13th Street.

On North Broad Street, Matt Frederick and Joseph Vitarello of PernaFrederick represented LB Real Estate Holdings, the owner of 205 North Broad, in the lease of 4,000 square feet on the sixth floor to the Drexel College of Medicine.

Scott Lewis, a broker with M.S. Fox Real Estate, cooperated with PernaFrederick and represented Drexel College of Medicine.

At the Archworks, 117-31 North 8th Street, the team of Frederick and Vitarello represented Philadelphia, LLC-Archworks, the building owner, in the lease of 2,776 square feet on the first floor of the 8-story building to Effective Communications Solutions (ECS).

Kiner represented Effective Communications Solutions in finalizing the lease agreement for the Center City office of ECS. The firm maintains its corporate headquarters at 14500 Bustleton Avenue in Philadelphia's greater northeast.

At Rodin Place, 2000 Hamilton Place, Kiner represented Fairmount Pediatrics and Adolescent Medicine, PLLC, in the lease of 1,300 square feet on the first floor.

Les Haggett, a broker with Newmark Knight Frank Smith Mack, cooperated with PernaFrederick and represented Rodin Market Partners, L.P., the building owner, in negotiating that space contract.

At 1420 Walnut Street, Vitarello represented Coolcal,

*Continued on page 3*



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