

PernaFrederick Commercial Real Estate Represents Two Firms In Lease Of 11,326 SF At 1315 Walnut Worth \$1.7 Mil.

PHILADELPHIA, PA --- PernaFrederick Commercial Real Estate has represented two entities in the lease of approximately 11,326 square feet of space at 1315 Walnut Street here that will establish a new Center City fitness facility and relocate a non-profit local food organization to larger offices.

The long-term space contracts were negotiated by Keith Kiner, an associate at PernaFrederick, and have a combined aggregate value exceeding \$1.7 million.

Craig Grossman with Goldman Properties represented Philadelphia Building Associates, LP, the building owner, in finalizing the terms of both lease agreements.

Representing Broad Street Fitness, formerly Intoxx of Center City, LLC, Kiner arranged for the lease of approximately 10,000 square feet on the lower level of the 18-story building at the northeast corner of Walnut and

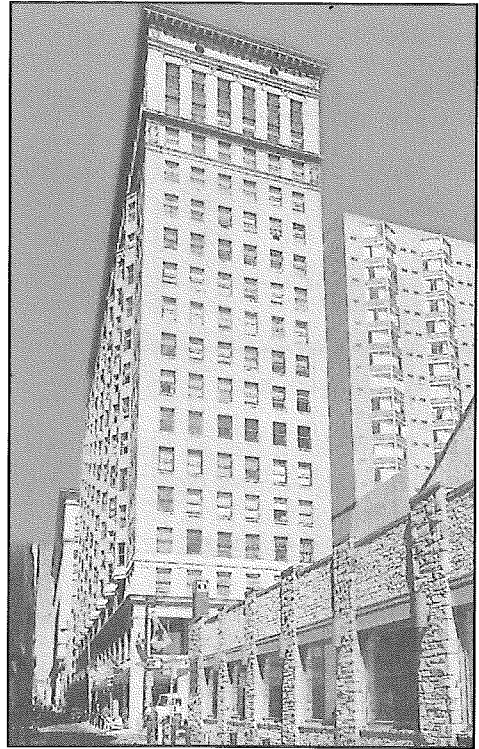
Juniper Streets

According to Kiner, this represents an expansion for Intoxx Fitness Centers and will be the firm's first location in Center City.

Other Intoxx Fitness Centers are located at 123 Leverington Avenue in Philadelphia and at 10000 Voorhees Center in Voorhees Township, NJ.

In the second transaction, Kiner represented Fair Food Inc., a non-profit social service that is dedicated to bringing locally grown produce to Philadelphia's urban market, in lease of approximately 1,326 square feet on the fifth floor of 1315 Walnut.

Fair Food, Inc., has been situated in smaller facilities at 340 North 12th Street in Philadelphia and the space at



1315 Walnut Street

1315 Walnut will be used for office operations of the organization.