



Two New Corporate Headquarters and a Sale-Leaseback in One Building

Challenge:

Phillips Van Heusen (“PVH”) needed to find a new 160,000 square foot operating headquarters in New Jersey. At the same time, Thomas and Betts (“T&B”), a publicly traded maker of electrical components, was looking to downsize at its 230,000 square foot Bridgewater, New Jersey headquarters.

Solution:

Advance Realty Group worked closely with PVH's senior management performing site analyses, government approvals, space planning, design and construction.

Result:

Advance purchased the T&B building and completed a 70,000 square foot leaseback to T&B. Advance then redeveloped and upgraded the building and leased the remaining space to PVH.

As part of the relationship with PVH, Advance performed a space-needs analysis and redesigned and constructed the space to meet PVH's needs. The result allowed PVH to consolidate three separate locations into the one Bridgewater facility creating significant operating efficiencies for the company.

Additionally, and as a direct result of PVH's satisfaction with this transaction, Advance was later designated by PVH to find a site where a subsidiary of PVH could consolidate three different facilities. This culminated in a 99,000 SF build-to-suit project in South Portland, Maine.

1430 State Highway 206, Suite 100
Bedminster, New Jersey 07921
Phone: 908.719.3000
Fax 908.719.9444
www.advancerealtygroup.com

User: Phillips Van Heusen
Bridgewater, NJ

Project Size: 160,000 SF



“ Advance Realty Group’s team is one of a kind. Their professional manner and range of expertise and knowledge of all aspects of commercial real estate provided our firm with the perfect solution to our business objectives.”

*Bruce J. Klatsky
former CEO & Chairman of Board
Phillips-Van Heusen Corporation*