



## Recreating the Former ExxonMobil HQ Complex as a Class A Business Campus, while Meeting Precise Timing Needs of a Major Tenant

Advance acquired this 351,000 square foot former ExxonMobil headquarters, stripped its four buildings down to bare steel and, in a multimillion-dollar renovation program, repositioned it as a gated Class A property in one of New Jersey's most desirable office locations. ALTANA Pharma, a major European drug manufacturer, was seeking a U.S. headquarters location and needed a modest amount of space immediately, then expansion staged over a period of time. Advance completed the first buildout of 35,000 square feet with Class A finishes in nine weeks - on time and under budget - and structured a long-term lease agreement involving a total of 110,000 square feet.



200 Park Avenue (lobby)

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Park Place  
Florham Park, New Jersey  
351,000 SF Office Campus



200 Park Avenue

*"Park Place represents the best of Advance's capabilities. It is a premier business environment that embodies Advance's corporate principles. We sold the project to Advance and have brought them several of our most important clients. Advance has delivered on their vision for this project."*

*Jeff Garibaldi  
Partner  
The Garibaldi Group (broker)*



210 & 220 Park Avenue

*"Working with Advance at Park Place represents a major thrust forward for our company. We have closed two transactions with Advance for a total 110,000 SF. Advance has shown us creativity in meeting our growth needs and their Tenant Coordinators have always delivered on their promises."*

*George Cole  
President  
ALTANA Pharma (tenant)*