



A World-Class Building for a World-Class Tenant

Advance identified this 13 acre site and recognized that the combination of the strategic location of the property, superb corporate neighbors and the recently developed amenities, such as the adjacent first class hotel/conference center and a Class A lifestyle retail center, made the site extremely attractive.

Advance was able to obtain all development approvals and acquired the site. This site was marketed to large scale corporate users as a headquarters location.

Eisai Inc., a U.S. pharmaceutical company, was introduced to the project. Advance's management team met with senior executives of Eisai early in the process to learn about the business model of the company so that the issues important to the success of the company could be addressed in the programming of the building.

Eisai Inc. and Advance both recognized that an ideal match was about to be made, each recognizing that their business practices and missions were founded upon similar guiding principles and values. Eisai further recognized that Advance's Tenants' Bill of Rights represented a type of relationship it sought in securing a new landlord as its strategic partner.

Working closely with senior executives of Eisai, Advance developed a development schedule of milestones to enable the tenant to move into its new space.

Advance completed a long term lease with Eisai Inc. for the entire building to be used as its new U.S. headquarters. This transaction enables Eisai to move into a new state-of-the-art facility while remaining in Bergen County, within close proximity to its highly valued workforce.

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100 Tice Boulevard
Woodcliff Lake, NJ
209,000 SF Build-to-Suit

"Advance's team worked diligently to understand our unique needs and design a real estate solution that perfectly reflected our core values and strategic goals. The entire process was very smooth and efficient. Our plan to build a new, custom-tailored corporate headquarters in Woodcliff Lake reflects our Company's tremendous growth and leadership in the pharmaceutical industry. We are extremely pleased to be working with Advance Realty Group on this world-class build-to-suit project."

*Kenneth Klauser
Vice President/Finance and Chief Financial Officer
Eisai Inc. (Tenant)*



"Advance Realty Group's 100 Tice Boulevard was the perfect site for Eisai. When selecting its new headquarters, Eisai kept its commitment to Bergen County and to its employees by choosing an extremely accessible location near the Garden State Parkway. This new development will be a state-of-the-art workplace for Eisai, reflecting its commitment to quality, innovation and market leadership. It was a pleasure working with Bob Martie, and the entire team at Advance on this unique transaction."

*Greg Najarian
Managing Director
Studley (broker)*