

JUNE 2021, Q2

-THE "INTENDED TO BE QUARTERLY
BUT THEN COVID-19 HAPPENED" NEWSLETTER-

STOCKTON REAL ESTATE ADVISORS



SREA Property Management Team



SREA Golfing for Helen's Angel's Charity



Viva Las Vegas Baby!



2020 Employees of the Year

WHAT'S INSIDE THIS ISSUE:

We look back on the highlights of the challenging past year, our new hires, our new initiatives, and our company trip to Las Vegas in February 2020, plus a Market Overview, Leasing Spotlight, Featured Property, and Featured Service.

We look forward to seeing all of our clients and friends very soon!



**CONTACT US FOR YOUR REAL ESTATE
QUESTIONS AND NEEDS**

1760 Market Street, Suite 900
Philadelphia, PA 19103
215-636-4444 | www.StocktonREA.com

Welcome



Alan Jovinelly
VP, REO Services

Mia Brown
Property Manager

Eric Haab
Analyst, Acquisitions
& Development

To expand services to our clients and customers, Stockton has added three members to our outstanding team.

Alan Jovinelly joined us as Vice President for our new initiative, Receivership Services. See page 4 for more information about our REO/Receivership Services program.

Mia Brown, former Property Manager for Franklin Residential, joined our well-established Property Management group as a Property Manager to support our multi-family residential property management assignments and elevate our operating procedures and customer relations.

Eric Haab joined our Acquisitions & Development team as an Analyst working alongside Sean Myers to focus on all stages of acquisition and ownership, from initial underwriting and due diligence to business plan formulation and execution to investor reporting and disposition.



IN MEMORIAM - EDWARD O'BRIEN 10/30/1953 - 12/14/2020

Stockton's Broker of Record, and our dear friend and colleague, Ed O'Brien, passed away in December 2020.

Ed was a force in the industry and a masterful and funny storyteller. With a mischievous smile and sparkling eyes, Ed regaled our office with tales of real estate adventure and misadventure. Ed also loved to talk sports and was passionate about Villanova and Philadelphia sports teams.

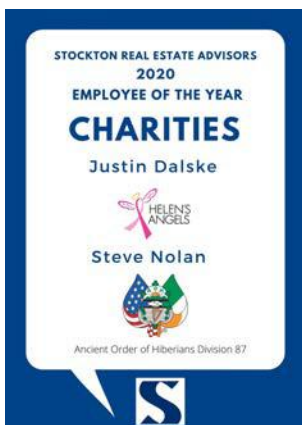
Ed had a huge impact on our lives and will be sorely missed.

Stockton was voted Philadelphia Business Journal's 2020 "Best Places to Work" for the Third consecutive year!

"The Company strives to always place its employees, clients, and community above all else. There is an incredible sense of family and support here, with a strong emphasis on work/life balance and commitment to always acting with integrity and transparency."

PHILADELPHIA BUSINESS JOURNAL
B P t W
2020 BEST PLACES TO WORK

100% of our employees feel valued by our organization.



Jim Paterno awarding Justin Dalske and Steve Nolan their 2020 Employee of the Year awards



STOCKTON

out & about



Besides working hard and having fun, Stockton gives back to the community. In June, 2021, our team swarmed the streets of Philadelphia, picking up all of the trash and debris we could find!



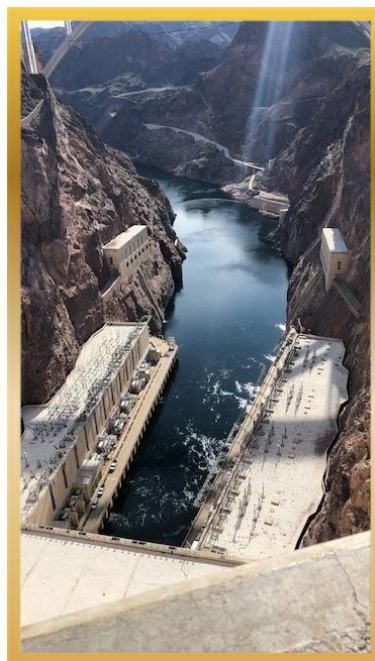
L to R:

Jim Paterno, Eric Haab, Jackie Hadzor, Amy Orons, Alan Jovinelly, Mia Brown, Chris Amoroso, Mike Dolan, Justin Dalske



FEBRUARY 2020

Right before COVID-19 hit, our entire company headed off to Las Vegas to celebrate our 2019 successes! We had such a great time and were so lucky to get to travel - who knew that it would be the last time for over a year?



FEATURED SERVICE:

REO/Receivership Services

Alan Jovinelly, former developer, banker, and Federal Bank regulator, with close to 40 years of experience, has joined Stockton as its head of Receivership Services. Alan has represented institutional lenders and private developers in more than \$1 billion of transactions involving the negotiation and execution of several hundred loan workouts, bankruptcies, REO projects, receiverships, leases, project acquisitions and sales for all types of real estate, including apartments, golf courses, hotels, industrial, mixed-used, manufactured housing/mobile home parks, office, retail and vacant land.



Alan Jovinelly, VP, REO Services
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SERVICES

- Identify market and submarket priorities
- Property diagnostics
- Economic due diligence
- Operations & facilities management
- Leasing & marketing
- Financial analysis/reporting
- Construction management
- Sale disposition

Recent SREA Transactions



PHILADELPHIA CBD... WHAT'S HAPPENING?

After more than a year of lockdown, the effects of the virus and the economic shutdown persist and many organizations are still working remotely; however, Philadelphia's revival seems well underway. We are optimistic that employees will be returning to work in the 2nd half of the year due to the pace of vaccinations in Philadelphia and the surrounding areas.

Philadelphia's office market leasing was off to a slow start, but we are seeing more activity in the market for direct, as well as, sublease space. Apartment construction and e-commerce warehouse space are very strong. Other trends that are influencing construction and demand this year are life science R&D and health care sites.

LEASING SPOTLIGHT

TENANT REPRESENTATION

Title Alliance, Ltd., renewed its lease at 2 Veterans Square in Media, PA occupying 12,600 SF of office space and relocated their Pittsburgh offices to Foster Plaza IX, expanding their footprint to 7,581 SF. Stockton was instrumental in finding new office space in Pittsburgh that offered growth and adaptability for Title Alliance's future needs. Congratulations to Title Alliance on their 2021 expansions.

Title Alliance, Ltd., is a full-service title insurance agency offering a complete range of title and escrow services.



Foster Plaza IX
750 Holiday Drive
Pittsburgh, PA 15220
www.titlealliance.com

LANDLORD REPRESENTATION

2401 WALNUT

Stockton continues to be an unparalleled owner advocate and trusted advisor to landlords throughout the Philadelphia Metro region, proudly representing in excess of 1 million SF.

2401 WALNUT STREET

2401 Walnut Street, a Gold LEED Certified Building with a Green Roof, is in a prime location, boasting a diverse portfolio of tenants and scenic views overlooking the Schuylkill River and Center City Philadelphia.



HIGHLIGHTS & AMENITIES

- Onsite parking, Zipcar, and Indego Bike Share available on the Premises
- Green Roof
- Fresh air filtered with MERV 13 filtration
- Hand sanitizing stations installed at all entries and elevator landings
- Touch-free temperature scanner in lobby
- Greywater system
- 22,500 CFM air-intake/energy recovery wheel
- Energy management system with CO2 sensors

AVAILABILITIES:

3RD FLOOR: 7,525 RSF

3RD FLOOR: 5,284 RSF

FEATURED TENANTS

FREEDOM.PAY

VMA
VORTH MACSWAN ARCHITECTS

kw
KELLER WILLIAMS

hbK
ENGINEERING

CityCoHo
The PHILLY NEXUS

SPREAD
BAGELRY

Wharton
UNIVERSITY OF PENNSYLVANIA

BRA+

*For Leasing information,
please contact:*

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610-529-2079 (C)

Jacklyn Hadzor
jhadzor@stocktonrea.com
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609-760-9985 (C)

FEATURED PROPERTY

1760 MARKET STREET

BE A PART OF THE 18TH STREET EXPERIENCE

- Immersed in Center City
- Located within Philadelphia's **Keystone Innovation Zone (KIZ)**
- Tenant lounge and building conference center
- On-site building management
- Capability to design non-traditional "creative space"
- Light-filled work environments



*For Leasing information,
please contact:*

Jim Paterno

jpaterno@stocktonrea.com

215-636-4440 (O)/ 215-840-1930 (C)

AVAILABILITIES:

5TH FLOOR: 9,152 RSF

6TH FLOOR: 1,569 RSF

13TH FLOOR: 3,300 RSF

14TH FLOOR: 9,152 RSF

PENTHOUSE: 10,000 RSF

17
60
—
MKT

*Experience a work environment
unlike any other on Market Street.
Shared amenities throughout the
building foster collaboration, high
energy, and connectivity between
companies, while open work spaces
with natural light pull the
Rittenhouse atmosphere indoors.*



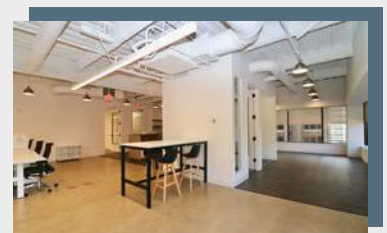
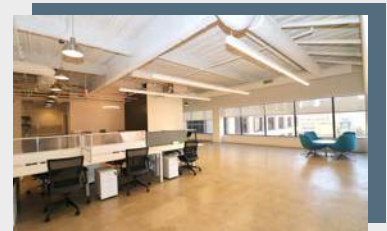
1760 MARKET

13th Floor 3,300 RSF for Lease

Move-In Ready with High End Finishes

- Open floor layout with an abundance of natural light, exposed ceiling, polished concrete floor, and sweeping views of the Rittenhouse neighborhood
- 3 sides of glass
- 2 private offices, large conference room, cafe area, phone room, and private meeting booth
- Furniture available upon request

Neighbors include...



WELCOME!

NEW MARKET WEST

5901 MARKET STREET



Wonderspring Grand Opening



Elected officials, community partners, and education advocates joined Wonderspring at a festive ribbon cutting ceremony to celebrate the grand opening of New Market West, it's brand-new, early childhood education center.

Wonderspring will serve up to 123 infants through school-age children and provide high-quality evidence-based programming to the families of West Philadelphia.



Mercy Senior Health-West

NMW is home to Trinity Health Care Mid-Atlantic's \$2 million health center for Medicare recipients in West Philadelphia. The Center provides primary and specialty care, on-site behavioral health services, and supportive services such as wheelchair accessible transportation and care coordination.

The Center also has a community room where seniors can attend social activities.



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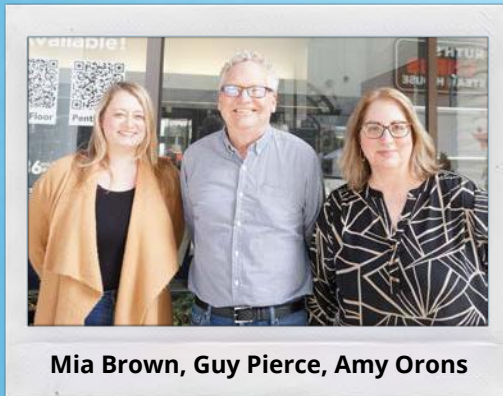
STOCKTON REAL ESTATE ADVISORS

PROPERTY MANAGEMENT SERVICES

Connecting Your Business to the Property Management Services You Need

Headed by Guy Pierce, VP of Property Management, Stockton Real Estate Advisors' goal is to proactively present solutions that meet the needs of our clients both now and in the future. In doing so, we set the highest and most cost-effective standard for property maintenance. While working with Stockton, you will be provided with expertise and service tailored specifically to your property. We look forward to building a relationship with you! Give us a call today!

WHAT OUR PROPERTY MANAGEMENT TEAM BRINGS TO THE TABLE



Mia Brown, Guy Pierce, Amy Orons



Steve Nolan, Justin Dalske, Charles Brown

- Excellent tenant relations
- Proficiency and knowledge in both financial and physical building operations
- Mastery in disaster recovery
- Capital and tenant improvements project expertise
- COVID-19 Management and building re-occupancy
- Property maintenance best practices and protocols
- Strong vendor relationships
- Immediate response to maintenance requests using state-of-the-art technology

Always prepared. Always reachable.



CONTACT US:

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Together We Stand

Stockton is proud to include professionals from diverse backgrounds who have chosen to work together, forming a team that not only advises clients, but supports the needs of communities throughout the region.

We at Stockton have reflected upon and affirmed what is most important to us as a company, and as individuals.

- Our belief that racism is wrong
- Our belief in respect for all
- Our belief in equity and social justice
- Our belief in holding ourselves accountable
- Our commitment to stand by our City
- Our commitment to be an active partner to ensure a better Philadelphia

We are steadfast in our commitments to these guiding principles and our beliefs that racism is wrong and that equity and social justice remain a right for all. The increase in incidents against those in the AAPI community reminds us that hard work and holding ourselves accountable are key in continuing the march forward. We must embrace those qualities that make us unique while fighting for those rights that make us human.

We acknowledge there is tremendous work to be done to address and rectify the disparities embedded in our industry and community. We are committed to doing our part to shape a more equitable and just world and look forward to tackling what it will take to elevate this city and our nation to new heights.





S T O C K T O N

R E A L E S T A T E A D V I S O R S

Connect with Us!

How can we help you make your
commercial real estate goals a reality?



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