

## ► **Cushman & Wakefield awarded leasing agency for Meadowlands property**

Commercial real estate services firm Cushman & Wakefield has been awarded the leasing agency for 300 Lighting Way, a 303,000-square-foot, seven-story office building in Secaucus. Curtis Foster, the firm's executive vice president and Jerry Shifrin, sales associate are handling the assignment on behalf of owner Rugby Realty.

The asset was acquired recently by Rugby Realty, a privately owned, New Rochelle, N.Y.-based firm with 6.5 million square feet of property in New York, New Jersey, Connecticut, Pittsburgh, Atlanta and South Florida. "Rugby is a value-add buyer — all of its acquisitions have had a value-add component," Foster said. "They saw the opportunity to acquire 300 Lighting Way at a good price and are in the process of re-investing in the property and re-introducing it to the market, bringing this Class-A building to a whole new level."

Constructed in 1988, 300 Lighting Way is situated in the Meadowlands at the intersection of the New Jersey Turnpike and Route 3 within Harmon Meadow, a 175-acre mixed-use community featuring shopping, dining, recreation and child care facilities, much of them within walking distance of the property. It provides shuttle service to the Secaucus Junction rail station and offers on-site structured parking.

"It has a fantastic location and amazing architectural presence," said Robert Ades, principal and chief operating officer of Rugby Realty, referencing the building's green glass structure. "But it lacked the modern amenities



**Cushman & Wakefield is the leasing agency for 300 Lighting Way, a 303,000-square-foot office building in Secaucus, which recently was acquired by Rugby Realty Co. Inc.**

that many of the best office buildings in this market have.

"We are embarking on a multimillion-dollar improvement package that will add a full-service café, a fitness center and a shared-building conference center on the first floor," Ades said. "We also will be remodeling the lobby, elevator cabs and elevator landings to create a 2015 look that will attract all types of tenants."

Approximately 135,000 square feet on three contiguous floors currently is available for lease and is being marketed to large tenants for all three floors, "offering a branding opportunity through prominent exterior signage that has never before been presented at 300 Lighting Way," Foster said. ●

