



STOCKTON

REAL ESTATE ADVISORS

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STOCKTON REAL ESTATE ADVISORS, LLC MAKES FIRST MAJOR ACQUISITION WITH 1515 MARKET STREET IN PHILADELPHIA

Landmark building under local ownership for first time in more than 15 years

PHILADELPHIA – JANUARY 29, 2007 – James L. Paterno, founder of Stockton Real Estate Advisors, LLC announced today that in a joint venture with Hartford-based CB Realty Finance, the real estate investment and advisory completed the acquisition of 1515 Market Street in Center City, Philadelphia. The 20-story, 520,000 square foot office building is located adjacent to City Hall, and affords direct, weather-protected access to the region’s public transportation network. Current tenants include Temple University, Administrative Office of the Pennsylvania Courts and the Supreme Court of Pennsylvania, and a host of legal and corporate users.

“At Stockton, we believe strongly in the importance of local ownership and the level of responsiveness it allows,” said Paterno. “1515 Market Street is a phenomenal asset, located in our backyard, with a great roster of existing tenants. We look forward to upgrading common areas, establishing solid relationships with our tenants, and repositioning the building as a premier home to Philadelphia’s legal and business community.”

As part of the repositioning, Stockton Real Estate Advisors will retrofit the lobby and other common areas, giving the building a more contemporary look, both inside and out. Additionally, the Stockton team will work closely with CBD brokers to ensure that 1515 Market’s renovation and amenity mix provide maximum appeal to prospective tenants.

Jones Lang LaSalle Americas, Inc. has been chosen as the property manager for 1515 Market Street. Jones Lang LaSalle is the world's leading real estate services firm, with a 923 million square foot property and corporate facility management portfolio worldwide. Jones Lang LaSalle’s Philadelphia area clients include the University of Pennsylvania, Lexington Corporate Properties Trust, and Metzler Realty Advisors, Inc.

In addition to its investment platform, Stockton Real Estate Advisors provides consultative services to corporate clients and landlords. The firm has extensive experience in all aspects of commercial real estate, including identifying, underwriting and negotiating individual and portfolio asset acquisitions, structuring debt and equity capitalization, and launching leasing, property management and capital improvement programs.