



## **Ruiz, Dugan, Seale and Cruz of Jones Lang LaSalle ink 37,601 s/f for Piedmont Office Realty; Hein of Studley acts for tenant, General Services Admin.**

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Jones Lang LaSalle has completed a lease on behalf of building owner Piedmont Office Realty Trust at 5000 Corporate Court, with the General Services Administration (GSA). The government agency signed a 10-year lease for 37,601 s/f at the class A, 270,000 s/f office building.

The building owner was represented by Raymond Ruiz, Marianne Dugan, Doug Seale and Brian Cruz of Jones Lang LaSalle's Melville office. The tenant was represented by Melissa Hein with Studley. The Jones Lang LaSalle team worked closely with Alex Valente and George Wells of Piedmont Office Realty Trust.

The GSA signed the 37,601 s/f lease on behalf of the IRS at 5000 Corporate Court, which is located between Point St. and Blue Point Rd. West. The government agency will occupy a majority of the second floor with this expansion.

Raymond Ruiz also represented Piedmont Office Realty Trust in two previous GSA transactions at 5000 Corporate Court. The government agency signed an expansion and renewal for the Internal Revenue Service totaling 101,178 s/f in March of this year and inked a new GSA lease for the Immigration and Naturalization Service totaling 52,697 s/f in July 2009.

"We are extremely pleased with the amount of leasing activity that has recently been completed with the GSA at our property on Long Island," said George Wells, senior vice president of Piedmont Office Realty Trust. "It took the hard work and cooperation of many parties to accomplish. The efforts of our GSA affiliates, Jones Lang LaSalle representation and our own internal asset management team are each to be commended for their significant roles in completing 191,476 square feet of transactions in the past 18 months."

"The IRS appreciated the high quality of 5000 Corporate Court and the ownership's experience with GSA requirements," said Ruiz. "The large open floor plates and excellent parking ratio were also determining factors in the final decision for the IRS in leasing space at the office property."

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