



Heilpern, Karson and Lomazow of CB Richard Ellis arrange 31,544 s/f expansion

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Long Island-based MBS Insight, a provider of customer database marketing solutions within the GSI Commerce Global Marketing Services division, has inked a 31,544 s/f sublease for office space at 265 Broadhollow Rd. The company will relocate its corporate headquarters to the new office from its current location at 570 Research Pl. in Central Islip.

The CB Richard Ellis team of Philip Heilpern, Richard Karson and Martin Lomazow, arranged the long-term sublease from Capital One Bank on behalf of MBS Insight.

"Working closely with MBS we were able to help secure exceptional office space, which previously served as the headquarters of North Fork Bank," said Heilpern. "By taking advantage of a weakened Melville office market, the sublease opportunity offered our client a substantially lower rental rate for space that was delivered fully furnished, wired and ready for immediate occupancy."

MBS Insight will occupy the fourth floor of the 150,000 s/f office building owned by In-Law Realty. Located in one of Long Island's office markets, 265 Broadhollow Rd. is situated in close to the Long Island Expressway and Rte. 110, providing access to midtown Manhattan. The property has 520 parking spaces, three high-speed elevators, on-site security, energy efficient insulated glass facade and DDC HVAC systems.

MBS Insight offers a range of outsourced direct marketing services, including: strategic services for goal setting, measurement, and meaningful data identification and patterning; analytical solutions that help clients optimize marketing program response, revenue, and efficiency; customized database solutions enabling marketers to access a holistic view of a customer's multichannel activity; and customer data integration services, including merge/purge, address hygiene, and proprietary processes. MBS has longstanding relationships with many of the world's leading multichannel retailers, including Tiffany & Co., Things Remembered, Bloomingdale's, David Yurman, and Brooks Brothers. For more information, please visit <http://www.mbsinsight.com>.

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