



IRG taps Schwartz to lead Hudson Valley Business and Research Campus

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Pearl River, NY Jamie Schwartz has been named president of the Hudson Valley iCampus, a two million s/f mixed-use, multi-tenanted campus on 207 acres in Rockland County. The campus was sold by Pfizer, Inc. in 2015 to Industrial Realty Group, LLC (IRG), a real estate development and investment firm. The site is managed by its affiliate, IRG Realty Advisors, LLC (IRG RA). Schwartz has already begun a major rebranding effort, renaming the property Hudson Valley iCampus. It was previously the New York Center for Innovation.

Schwartz also is responsible for reintroducing the property to current and prospective tenants and to brokers, as well as building and leading a strong management and operations team. Additionally, Schwartz will be planning and executing a development strategy for the vast amount of buildable land at the site.

"We're thrilled Jamie decided to continue his very successful career at our Hudson Valley iCampus," said Stuart Lichter, president and chairman of IRG.

"His experience, accomplishments and reputation in the marketplace as well as his relationships in the community have already had a positive impact."

Prior to being named president of the Hudson Valley iCampus, Schwartz spent 18 years as executive vice president of GHP Office Realty, LLC in White Plains, and was responsible for the leasing, management and construction of GHP's multimillion s/foffice, flex, warehouse and retail portfolio. Schwartz also managed GHP's third-party broker representation and was an integral part of the acquisitions, sales and debt-placement teams. Throughout his career, he has negotiated and closed new lease, renewal, acquisition and sales deals worth more than \$1.5 billion comprising some 8 million s/f. Schwartz also is an experienced attorney specializing in commercial real estate transactions, litigation and entertainment law.

"Although I was not looking to make a career move, when I was approached for this position it presented a unique opportunity for me to combine all of my professional experience with the forward-thinking leadership that is the hallmark of IRG," said Schwartz. "I'm looking forward to collaborating with all of the stakeholders to successfully lead an exciting new chapter for the property."

Hudson Valley iCampus tenants include Pfizer, Inc.; RK Pharma, Inc.; Sanofi US Services, Inc.; Iris

Biogen Corp.; and Urban Electric Power, Inc. The property also features a 23-megawatt Central Utility Plant that provides reliable, economic power to the tenants of the campus.

The campus has a history in the pharmaceutical industry, serving as Lederle Laboratories' R&D, laboratory, manufacturing and headquarters, dating to the early 1900s. The property was later transferred to Wyeth Pharmaceuticals. Pfizer acquired Wyeth and the original 240-acre property in 2009 and sold 207 acres and 25 buildings to IRG in 2015. Pfizer currently occupies 850,000 s/f on 33 contiguous acres it owns.

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