



## **Greer and Simson of FirstService Williams negotiate 67,531 s/f lease**

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FirstService Williams arranged a long-term, 67,531 s/f office lease on behalf of the landlord, RXR Realty, at One University Sq. Otsuka America Pharmaceutical Inc. will occupy the entire top floor as its U.S. headquarters and will take possession in early 2010. Otsuka is relocating its offices from 100 Overlook Center. FirstService Williams represented RXR. Ward Greer and David Simson of FirstService Williams led the negotiations on behalf of RXR. Jane Moni and Lori Gaffney, of Triad Commercial Real Estate, LLC, represented the tenant.

"Otsuka was in the market for superior office space with a large floor plate, allowing relocation of its U.S. headquarters onto a single floor, for more efficient operations," said Greer, senior managing director, FirstService Williams. "One University Square is a state-of-the-art facility in one of the nation's top life sciences markets."

One University Sq. is a five-story, 313,000 s/f class "AAA" office building featuring the most up to date communications, technology and connectivity, as well as a dramatic, two-story atrium lobby with sophisticated finishes of cherry wood paneling and granite pavers. The building offers 21-foot high window walls, concierge service, 24/7 security system and four passenger elevators with satin stainless steel doors and interior finish of granite panels with cherry wood trim.

Amenities also include a top-tier health club with men's and women's locker rooms, showers and saunas, a 60-seat, multi-media team room, full-service cafeteria and 900 kw generator providing 2 watts per square foot for tenant's use. Furthermore, One University Sq. is in close to the Princeton Junction Train Station, as well as local restaurants, hotels and the Princeton Marketfair Shopping Center.

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