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THE DETAILS OF SALES AND LEASES IN THE DELAWARE VALLEY

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GPX Realty Partners Acquires The Woods Office Center Portfolio For \$60 Million

MONTGOMERY & CHESTER COUNTIES, PA --- GPX Realty Partners, L.P., a private real estate investment and advisory firm, has purchased The Woods Office Center consisting of 17 buildings aggregating approximately 570,000 square feet of office space spanning 77 acres here.

Under the terms of the investment sale, GPX Realty Partners is paying \$60 million cash for the portfolio that was built in

the 1970s by Bruce Buck, a private investor and developer.

Merrill Lynch, one of the world's leading financial management and advisory companies, participated as an investor in the transaction.

According to Thomas J. Gravina, executive chairman and co-founder of GPX, the partnership will invest \$9 million in leasehold and infrastructure improvements to the properties that are located at

983-990 Old Eagle School Road in Wayne and at 521-32 Plymouth Road in Plymouth Meeting.

"Situated near the King of Prussia and Plymouth Meeting Exits of the Pennsylvania Turnpike, The Woods offers exceptional accessibility for small office tenants, close to major employment hubs, as well as the lifestyle and residential draws of Philadelphia's Main Line," said Gravina.



The Woods Office Center