

PRESS RELEASE

Cambridge 4401 Ford Avenue, Suite 103, Alexandria, VA 22302 (703) 709-8866 ☐ Fax: (703) 709-0638

For Immediate Release

Date: November 1, 2012
Contact: Andrew J. Czekaj
Phone: (703) 709-8866
Fax: (703) 709-0638



Knowledge
Perseverance
Integrity

Cambridge

SUCCESSFULLY STRUCTURED THE SALE OF 1501 MORAN ROAD FOR \$25,000,000

Dulles, Virginia — Cambridge Holdings, LLC successfully structured the sale of a 163,110 sf., industrial manufacturing building located at 1501 Moran Road on behalf of its ownership. Cambridge had assisted in the acquisition of the building for 1501 Moran Road LLC in December 2010, via the acquisition of existing debt which was used to acquire title. Subsequently Cambridge assisted with the leasing of the entire facility on a 20yr NNN basis to Cuisine Solutions, an expanding Regional Food Manufacturer. The building will serve as the primary manufacturing facility for Cuisine and as their New Headquarters.

Cambridge worked with Marcus & Millichap in the sale of the facility to W.P. Carey. “We accommodated the goals of all the stakeholders,” states T. Michael Scott, President & Vice-Chairman of Cambridge. “We monetized the gains of the developer-owner, after overseeing the redevelopment of the project into Cuisine Solutions’ state-of-the-art manufacturing plant. Finally, we matched a rapidly growing tenant with a long-term lease and a REIT which is knowledgeable and committed for the duration.”

According to Andrew J Czekaj Chairman and CEO of Cambridge “1501 Moran Road showcases the strategic capabilities of Cambridge , structuring the purchase of an REO asset , repositioning its use into a state of the art kitchen/manufacturing facility and monetizing the value creation through a forward sale in the institutional credit market. Our team of professionals executed a myriad of tasks from

purchase, construction management to investment management/sale process to execute the transaction.”

Cambridge has been retained by Cuisine Solutions, Inc. to provide Property Management and lease administration services under a long term contract. “We look forward to continue working with Cuisine Solutions to achieve its goals for this facility” states Randy S. Jaegle, Chief Operating Officer of Cambridge.

Cambridge provides real estate services to institutions, investment partnerships and individual owners to comprehensively address the challenges of today’s real estate market. Since 1983, Cambridge has successfully developed over 5 million square feet from New Jersey to Florida. In addition Cambridge has structured the acquisition and/or disposition of in excess of 15.6 million square feet of commercial real estate as well as 430 acres of land with a total value exceeding \$5.7 billion. In addition, Cambridge has been instrumental in the restructure of approximately \$1.5 billion of CMBS and institutional debt on behalf of clients and partners. The firm also provides property management, leasing and construction management services to approximately three million square feet of office, R&D and industrial space.