

F U S I O N   O F   V I S I O N   A N D   P E R F O R M A N C E



A L F I E R I



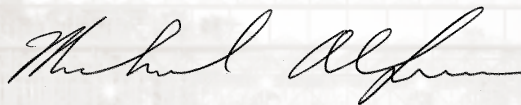
M. Alfieri Co., Inc.  
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[www.malfieri.com](http://www.malfieri.com)

**M** Alfieri Co., Inc. believes that a successful full service commercial real estate organization is the result of a dynamic convergence of vision and performance.

Our vision is to deliver well-planned and designed buildings in great strategic locations. Sound judgment, good planning, and professional management have been the cornerstones of our progress and will continue to be in the years to come.

Above all, we believe in people. Our organization recognizes that people's talent, enthusiasm and skills are key to providing superior service.

Our performance and vision will continue to build a successful future for the company and the community.



Michael Alfieri  
President



**M** Alfieri Co., Inc. is a private, full service commercial real estate development corporation operating throughout the New York/New Jersey metropolitan area. The company's philosophy balances two guiding principles that have always shaped its business decisions, and will continue to do so in the future: *Vision and Performance.*

cover all aspects of urban and suburban commercial real estate. This commitment to people and resources defines the term "full service." Alfieri has extensive in-house expertise in Legal, Finance/Accounting, Architecture, Construction, Leasing/Marketing and Property Management.

Alfieri's record of performance is proven by the consistent delivery of Class A property that meets



## A POWERFUL PORTFOLIO EVOLVED

Established in 1951, the company has developed more than six million square feet of Class A office space. The company owns over 1,000 acres of land in prime locations on which it has plans for an additional eight million square feet of premier corporate real estate.

The power of Alfieri's *vision* can be seen in the quality of the strategic acquisitions that have resulted in the current strong portfolio of properties. This has been achieved through the careful use of its own resources. These resources include fully-staffed departments to

and exceeds tenant expectations, steady growth through careful acquisition and development, and financial strength. This combination has created a **A reputation for dynamic innovation** firm foundation on which Alfieri continues to build.

*Vision and Performance* underscore Alfieri's approach to all the tasks it undertakes.

In *Legal*, in-house attorneys perform a complex due diligence for future projects, and if satisfied, act to secure all required governmental approvals. All during this process, through its Public Affairs

experience, the company interacts with the community at large to describe and promote new projects.

*Finance/Accounting* similarly uses advanced management information systems to provide fast, accurate and timely analyses for real estate financing, project management, accounting, tax planning and third party joint venture reporting.

*Leasing/Marketing* is the delivery of the Alfieri commitment to its tenants. Expert leasing professionals stay in close contact to provide responsive solutions and to ensure that the full service capabilities of Alfieri are constantly available. The company has in-house marketing expertise to assist all leasing efforts.

*Property Management* also benefits from the depth of Alfieri resources. Its managers are experts in



THROUGH SOUND PLANNING AND INVESTMENT

Alfieri's *Architecture* department follows the same principles, designing buildings – inside and out – that work alongside the community, enhance the environment and perform to the satisfaction of tenants. Their capabilities range from space planning to building design.

In the *Construction* area, the depth of experience has proven to be a tremendous asset. Alfieri has a long-standing insistence on quality workmanship and materials. This applies to all base building and tenant placement work it performs.

utilizing company resources on the tenants' behalf.

The financial strength of M. Alfieri Co., Inc. and its full service capabilities create a unique *Fusion of Vision and Performance*

**A long record  
of inspired  
investment**

and an unwavering commitment to providing the highest level of service to its tenants, partners and the real estate industry at large.

# M. ALFIERI CO., INC. PROPERTIES



M Alfieri Co., Inc. is a private, full service commercial real estate development corporation operating throughout the New York/New Jersey metropolitan area. The company's philosophy balances two guiding principles that have always shaped its business: *Vision* and *Performance*.

The company has performed by developing more than 6 million square feet of Class A office space. Its vision is shown in the ownership of over 1,000 acres of land in prime locations on which it has plans for an additional 8 million square feet of premier corporate real estate.



## ● BUILDINGS

|  |            |
|--|------------|
| 1) 395 West Passaic Street, Rochelle Park    | 100,000 SF |
| 2) 200 Broadacres Drive, Bloomfield          | 94,424 SF  |
| 3) 300 Broadacres Drive, Bloomfield          | 94,424 SF  |
| 4) 400 Broadacres Drive, Bloomfield          | 94,424 SF  |
| 5) 1455 Broad Street, Bloomfield             | 94,345 SF  |
| 6) 2401 Morris Avenue, Union                 | 46,000 SF  |
| 7) 2840 Morris Avenue, Union                 | 66,800 SF  |
| 8) 342 Westminster Avenue, Elizabeth         | 56,649 SF  |
| 9) 60A Columbia Turnpike, Morris Township    | 75,450 SF  |
| 10) 60B Columbia Turnpike, Morris Township   | 75,450 SF  |
| 11) 100 Southgate Parkway, Morristown        | 150,000 SF |
| 12) 1200 Mt. Kemble Avenue, Harding Township | 102,000 SF |
| 13) 550 Hadley Road, South Plainfield        | 56,000 SF  |
| 14) 600 Hadley Road, South Plainfield        | 40,000 SF  |
| 15) 379 Thornall Street, Edison              | 330,000 SF |
| 16) 399 Thornall Street, Edison              | 330,000 SF |
| 17) 499 Thornall Street, Edison              | 265,000 SF |
| 18) 70 Wood Avenue, Woodbridge               | 94,424 SF  |
| 19) 2540 Rte. 130, South Brunswick           | 150,000 SF |
| 20) 230 Half Mile Road, Middletown           | 75,345 SF  |
| 21) 100 Schulz Drive, Middletown             | 100,000 SF |
| 22) 200 Schulz Drive, Middletown             | 100,000 SF |

## ■ LAND FOR DEVELOPMENT

|  |                           |
|--|---------------------------|
| 23) Morris Quadrangle Corporate Campus, Florham Park | 750,000 SF<br>180 Acres   |
| 24) 479 Thornall Street, Edison                      | 400,000 SF                |
| 25) Old Bridge Corporate Center, Old Bridge          | 1,600,000 SF<br>100 Acres |
| 26) Harts Lane Business Campus, East Brunswick       | 400,000 SF<br>63 Acres    |
| 27) Cranbury Campus, Cranbury                        | 2,800,000 SF<br>270 Acres |
| 28) Brainerd Park, Cranbury                          | 2,600,000 SF<br>220 Acres |
| 29) Millstone Park, Cranbury                         | 1,500,000 SF<br>121 Acres |

