

THE ARCADIAN

Featuring the properties and progress of Arcadia Properties, LLC



Saucon Valley Plaza, Arcadia's flagship Class A office facility in the Saucon Valley is approximately 95% leased with the addition of Avantor.

Avantor Performance Materials Leases 57,000 SF At Saucon Valley Plaza

Avantor Performance Materials (formerly Mallinckrodt Baker) has leased 57,000 square feet in Saucon Valley Plaza for its new corporate headquarters. The company will be relocating from Phillipsburg, NJ.

Avantor is taking the second and third floors of Saucon Valley Plaza, an 87,000 square foot joint venture building between Arcadia Properties, LLC and Franklin Realty Development Corporation, Blue Bell, PA. According to Richard E. Thulin, a principal of Arcadia Properties, only two suites totaling 4,100 square feet remain for lease on the first floor of the building.

Avantor manufactures and markets high-performance chemicals and materials around the world under several respected brand names including J.T.

Baker, Macron, Rankem and Diagnova. Avantor products are used in a wide range of industries including biotechnology and pharmaceutical production, electronics and photovoltaic manufacturing, research, academic and quality control.

Avantor, which was purchased by an affiliate of New Mountain Capital in August 2010, is now operating as a stand alone company and had outgrown its current 30,800 square foot corporate office located at 222 Red School Lane in Philipsburg. Approximately 140 employees will move to Saucon Valley and the company plans to hire another 60 employees for the new office.

"We decided to relocate because we had outgrown our current facility," said Jean-Marc Gilson, CEO of Avantor. "After careful consideration we decided to look for space that would reflect our bold growth objectives and new brand. We wanted something designated a 'Class A' office space that would provide both convenient access and a more modern and collaborative working environment to accommodate our growing workforce. The new space is nearly double the size of our current building (continued on page 3)

Arcadia, Partners Launch Turnkey RE Services Firm For Healthcare Industry

Arcadia Properties, LLC has formed Arcadia HealthCare Development Partners, LLC to provide turnkey development, financing and management of health care facilities offering a unique financing package otherwise unheard of in the industry.

Participating with Arcadia in the new corporation is the Institute St. Onge's Community Health Development Fund ("CHDF"), a community development finance institution sourcing capital for community staples and health care development.

According to Andy Baldo, vice president of Arcadia Properties, Arcadia HealthCare Development Partners, CHDF will tap multiple financing options including US Treasury programs designed to generate private-sector capi-



The Upper Bucks Health and Diagnostic Center is an example of Arcadia Properties construction management expertise in the health care field.

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Arcadia East Retail Site Offers 10 Prime Opportunities

**Properties Highly Visible
From State Route 512
With Convenient Access**

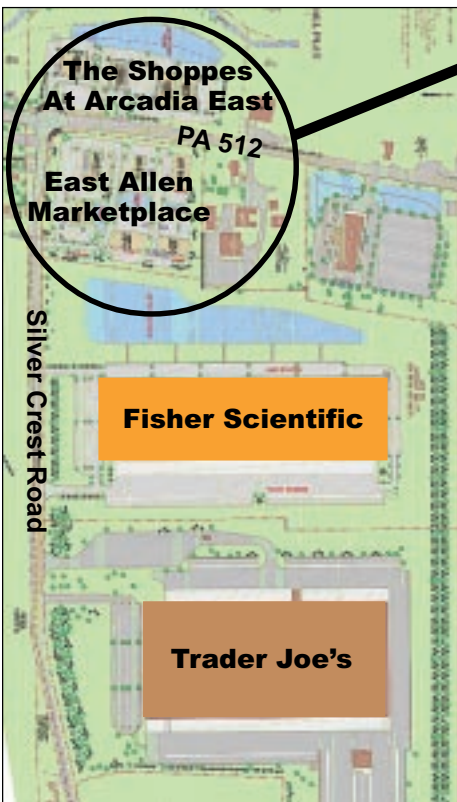
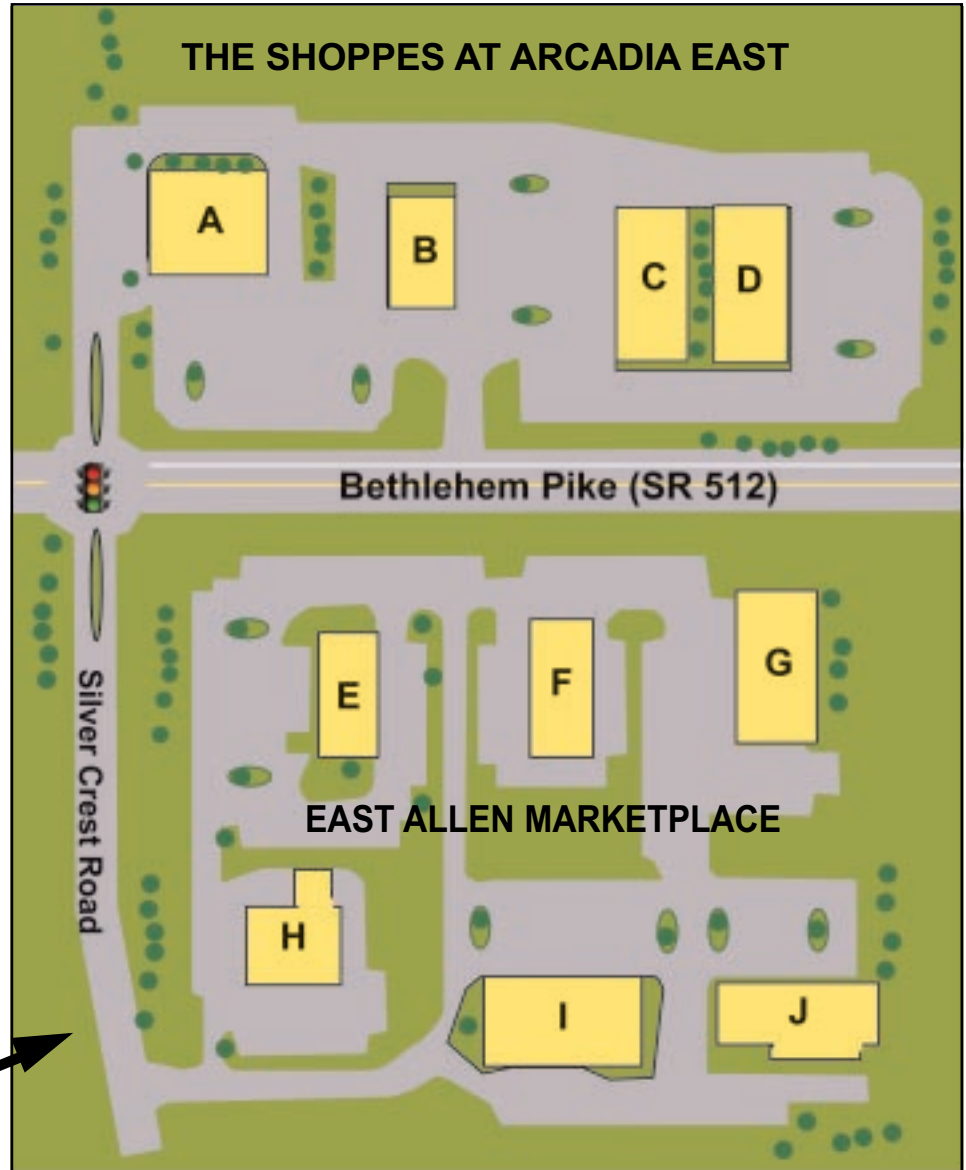
Arcadia Properties has approximately 16 acres of prime retail property available on both sides of Bethlehem Pike (State Route 512), adjacent to the Arcadia East Industrial Park. According to Charles R. Diacont, a principal of Arcadia, the sites are being offered as direct land purchases or as build-to-suit for either purchase or lease.

Arcadia's proposed plans for the sites include a total of 10 buildings - six retail structures totaling 60,000 square feet, three restaurants totaling 14,800 square feet and a 3,700 square foot bank building.

"The Arcadia East retail site is an attractive opportunity on a heavily traveled route connecting the Bethlehem/Easton area with Bath and points east," Diacont said.

Arcadia is adding significant improvements to Bethlehem Pike and installing traffic signals at the intersections of Bethlehem Pike and Silver Crest Road and Bethlehem Pike and Jacksonville Road.

In addition, he said that Trader Joe's and Fisher Scientific have facilities totaling almost 1,000,000 square feet on the property. (See site plan below.)



Arcadia Launches Healthcare Initiative

(continued from page 1)

retail investments. These programs will result in a very low overall cost of capital.

Projects of interest to Arcadia HealthCare Development Partners are medical office buildings, ambulatory care facilities, outpatient clinics and dementia care facilities. A typical project size ranges between \$5 million and \$60 million.

Baldo said that the benefits to the health system is that they receive a turn-key, open-book development program, eliminating significant financing risks in this difficult environment, preserving their bonding capacity, resulting in rental rates that are based on cost of capital supplied by Community Health Development Fund's capital initiative.

"Our investment partners in this health system venture are experienced at generating capital at very favorable rates that will be realized by our health system clients," Baldo said.

Arcadia Properties is experienced in providing health system facilities for leading institutions and practices throughout the Lehigh Valley.

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The Arcadian is published periodically by Arcadia Properties, LLC. For more information on any of the properties in this newsletter, please contact Arcadia Properties at

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Arcadia Plans 2011 Groundbreaking For 5-Building Pocono Complex

Pocono Office Commons in Pocono Mountains Corporate Center East on Route 611 in Coolbaugh Township, Monroe County is nearing reality as Arcadia Properties prepares to break ground in 2011.

The Class A office complex will have four single-story buildings totaling 40,000 square feet and one two-story building of 24,000 square feet. Floor size of the brick and stone facility will be up to 12,000 contiguous square feet with suites available from 1,500 square feet.

Charles R. Diacont, a principal of Arcadia Properties, said that the property enjoys Keystone Opportunity Zone (KOZ) tax advantages through 2019, a LERTA Designation for local property tax abatement, and a Keystone Innovation Zone Designation giving it access to Pennsylvania technology/education grants and tax credits for eligible companies.

"We are offering these buildings for lease or condominium purchase," Diacont said. "This is a great location in an emerging market near access to both I-380 and I-80."

All buildings will have a unique broadband fiber optic platform capable of offering a full menu of communications services including full-feature voice, video and high-speed Internet access.

Steve Carroll of Hinerfeld Commercial Real Estate is broker for the property. 🌱



Avantor Performance Lease

(continued from page 1)

and affords us the opportunity to design the interior to fit those needs."

Thulin said that the Garibaldi Group/CORFAC International negotiated the 10-year lease for Avantor. Representing Garibaldi on the transaction were Jeffrey Garibaldi, President; Michael Bartolacci, Senior Vice President; Jerry Moore, Managing Director; and Chuck Bower, Vice President of Financial Services.

Thulin said Arcadia and Franklin are delighted to have a company of Avantor's stature select Saucon Valley Plaza for its corporate headquarters adding that a number of organizations played important roles in finalizing the Avantor agreement.

"We are especially grateful to Don Cunningham, Lehigh County Executive, who facilitated the Redevelopment Assistance Capital Program Grant (RACP) for Avantor and to Phil Mitman and Pete Reinke of the Lehigh Valley Economic Development Council for their support."

Thulin said that other companies leasing in Saucon Valley Plaza are OSHA Regional Safety Office, Tech Precision and Regus Executive Centers. Phil Schenkel of CB Richard Ellis is exclusive broker for the property. 🌱



Arcadia Properties Boosts Proposed Lot 100 Building To 1,500,000 Square Feet

I-80 Location Offers Convenience To Surrounding States

Arcadia Properties has increased its parameters for its New Ventures Lot 100 building to provide flexibility in size from 1,250,000 square feet to 1,500,000 square feet. Arcadia New Ventures is a 275-acre site in Tobyhanna Township, Monroe County at the intersection of I-80 and SR-115 and is designated as a

Keystone Opportunity Zone (KOZ) providing tax advantages through 2019.

"We believe that having the potential for a building size up to 1,500,000 square feet and the KOZ designation makes this site very attractive as a warehouse/distribution facility," Charles R. Diacont, a principal of Arcadia Properties said. "The location of the building on I-80 gives it convenient access to Pennsylvania and surrounding states."

Jeffery L. Williams and Stephen A. Cooper of Cushman & Wakefield of Pennsylvania, Inc. are exclusive brokers for the property. 🌱

Fisher Scientific Begins 433,000 Square Foot Warehouse/Distribution Facility At Arcadia East

Fisher Scientific, a world leader in serving science with annual sales of \$11 billion, has commenced construction of a 433,000-square-foot warehouse distribution facility at Arcadia East Industrial Park on State Route 512 in East Allen Township. The new facility will be next to the Trader Joe's 550,000 square foot warehouse on the last remaining piece of commercial property in the Park.

Fisher Scientific is a leading supplier of laboratory chemicals and equipment marketed through two brands, Thermo Scientific and Fisher Scientific. The company employs some 34,000 people worldwide and has more than 350,000 customers in the pharmaceutical and biotechnology sectors, hospitals, clinical diagnostic laboratories, universities, research institutions and government agencies. The company anticipates the creation of some 150 new jobs at its facility at Arcadia East.



"The new jobs to be created by Fisher Scientific as well as the jobs created by Trader Joe's are good examples of how IDP money used to attract businesses to our area pays off for the community," Charles R. Diacont, a principal of Arcadia Properties, said. "We are delighted to welcome Fisher Scientific

to Arcadia East and want to thank the Lehigh Valley Economic Development Corporation and all others who were instrumental in attracting them to our area." Jeffery L. Williams and Stephen A. Cooper of Cushman & Wakefield of Pennsylvania, Inc. are exclusive brokers for Arcadia East Industrial Park. 🌱

ARCADIA AVAILABILITIES

Arcadia New Ventures

I-80 and Route 115
Monroe County
275 Acres - **KOZ**

Build-to-Suit 2 Million sf

Arcadia East Lot 3

Route 512 and Silver Crest Road
East Allen Township
Northampton County
Fully Improved Building Lot
423,500 sf Warehouse
42.26 Acres - **FTZ**

The Shoppes At Arcadia East

Route 512 Bethlehem Pike
East Allen Township
Northampton County
12-Acre Retail/Commercial
Sale

East Allen Marketplace

Route 512 and Silver Crest Road
East Allen Township
Northampton County
8-Acre Retail/Commercial
Sale

Arcadia North Business Park

Route 611 Coolbaugh Township
Monroe County
600-Acre **KOZ** Development with Rail
Build-to-Suit 2.1 Million sf
Lots Available

Arcadia West Retail

Exit 45 off I-78
Weisenberg Township
7 Acres
Sale or Lease

Hemlock Estates

Hemlock Road
Coolbaugh Township
70-Acre Residential
236 Townhouses
Active Adult

Pocono Office Commons

Route 611 off I-380
Pocono Mountain Corporate
Center East
5 Office Buildings - 65,000 sf - **KOZ**
Sale or Lease

Saucon Valley Plaza

Route 309 and Center Valley Parkway
Stabler Corporate Center
87,000 sf
3-Story Class A Office
Lease

Summerall Estates

Coolbaugh Township, Monroe County
128 Townhouses
Subdivision

Arcadia Timber End

Muncy and Fairfield Townships
Lycoming County
1,100,000 sf Warehouse/Distribution
500,000 sf Warehouse/Distribution
100,000 sf Flex Building - **KOZ**
Build-to-Suit

Uplands Office Park

Highland Avenue and Route 512
Bethlehem
95,000 sf
3-Story Class A Office
Sale or Lease