

# PENNSYLVANIA

## With its affiliate 3300 Henry LP Iron Stone R.E. leases 60,000 s/f for charter school

**P**HILADELPHIA, PA — Iron Stone Real Estate Companies announced that Eastern University has signed a lease at Falls Center with its affiliate, 3300 Henry LP. Effective July 1, 2009, Eastern University — based in the Philadelphia suburb of St. Davids — is moving several programs, including its new Academy Charter School, into 60,000 s/f at the Falls Center at 3300 Henry Ave. (formerly the home of the Medical College of Pennsylvania) in Philadelphia.

In addition to hosting the new Eastern University Academy Charter School, which will begin its first semester in September with 102 students from grades seven and nine, Falls Center will also house the University's graduate urban studies program and other classes and programs currently located at 990 Spring Garden St. in Philadelphia. The space will also provide classrooms, room for student activities and administrative offices for each of these programs.

"Our lease with Eastern University represents a major milestone for Falls Center," said Jason Friedland, director of operations and investments, Iron Stone Real Estate Companies. "We have now leased more than 50% of our office phase of the campus."

Current tenants at Falls Center include an Elwyn-sponsored head start pre-school, The Visiting Nurse Association of Greater Philadelphia, Les Petits Cherubs Childcare & Learning

### Massaro leases 4,200 s/f of office space

**PITTSBURGH, PA** — Massaro Properties LLC recently leased 4,200 s/f of office space to Westwind Holdings, LLC at Park West One located at 1000 Cliff Mine Rd.

Westwind Holdings, LLC provides audio and video content delivery services over the internet, acting as a medium or conduit to deliver ideas and messages to a target audience. Graham Kukucka of Massaro Properties LLC was the sole broker in this transaction. Graham Kukucka, a Massaro leasing and sales representative, handled all lease negotiations while Marc Battistone, the asset manager, oversaw the build-out and delivery of this space. ■



3300 Henry Ave.

Center, a pediatric clinic operated by St. Christopher's Hospital for Children and a variety of for-profit medical, clinical and administrative offices. In addition, the legendary Philadelphia artisan gelato maker Capogiro, who operates a state of the art 12,000 s/f manufacturing facility at Falls Center, is opening a retail location in the historic Gatehouse on Henry Ave. this summer. A full service fitness center with health, beauty and wellness services and a new senior center are also slated to join the lively mix of tenants at Falls Center. ■

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