



## **RENOVATIONS UNDERWAY ON 107,448 SQ. FT. RETAIL AND OFFICE COMPLEX IN SPRINGFIELD, N.J. 8/13/09**

HILLSBOROUGH, N.J. — Larken Associates has begun the renovation and repositioning of Echo Executive Plaza and Echo Plaza Shopping Center, a 107,448 square-foot retail and office complex located at 899 and 901 Mountain Avenue in the Union County, N.J. Town of Springfield.

The Hillsborough-based developer, which owns and manages commercial projects totaling more than 1.5 million square feet in New Jersey and Pennsylvania, has started extensive upgrades to the facility which includes The Echo Plaza Shopping Center, a 66,000 square-foot retail complex and 350 surface parking spaces and the Echo Executive Plaza Office Building, a three-story, 40,880 square-foot professional office building.

The renovation plan includes a new exterior façade and roof, new tenant signage, new marquee sign and exterior landscaping at Echo Plaza Shopping Center, as well as a new lobby, common bathrooms and corridors at Echo Executive Office Building.

Health Club, No Body Denied, recently signed a lease for a 21,500 square foot fitness center which will anchor The Echo Shopping Plaza. The company will join current tenants, including Outback Steakhouse, Sherwin Williams, Echoqua Italian Bistro and Chen's 22 Chinese restaurant.

“The comprehensive renovations and repositioning will make Echo Plaza Shopping Center and Echo Office Building state-of-the-art properties complete with all the modern amenities and conveniences tenants desire,” Victor Kelly, Vice President of Raider Realty, exclusive broker for Larken Associates. “Retailers and professional offices will have a best-of-both-world scenario — fully modernized suites and a sought after and highly trafficked location on one of northern New Jersey’s primary highways.”

Situated directly on Route 22 in one of the most heavily traveled retail corridors, the Echo Plaza Shopping Center offers an ideal opportunity for national or regional retailer who want to enter a market with heavy traffic. With the business epicenters of northern New Jersey a quick trip away and New York City just a 60-minute commute, Echo Executive Plaza has major draw for area financial, insurance and service companies looking for state-of-the-art facilities that are easily accessible.

Echo Plaza Shopping Center features suites ranging in size from 1,500 to 24,757 square feet. Leasing is now open for available sites at the center which begin from 2,400 square feet and up to 7,680. The third floor of office space is available for lease at Echo Executive Office Building. The professional, medical and office suite offers 15,418 square feet of Class A space. For leasing information, please contact Levin Management corporation at 908-226-5268.

“Tenants here enjoy the advantage of operating in a center bordered by two major roadways and surrounded by densely populated communities where a strong consumer base already exists,” says Robert Marek, another Raider Realty Vice President. “It’s a prime retail location evident by the number of retail power centers, neighborhood shopping complexes and free-standing retailers located within a three-mile radius.”