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Rubenstein Partners and Vision Real Estate Partners Complete Deal With Global Biotech Leader, Bringing Modern Office Campus to Over 95% Occupancy

May 13, 2024 – Warren, N.J. – [Rubenstein Partners, L.P.](#) (including its affiliates, Rubenstein) and [Vision Real Estate Partners](#) (Vision) announces a long-term lease transaction with a biotechnology company, which brings the campus to over 95% occupancy. The company, Regeneron Pharmaceuticals, Inc. has leased 126,678 square feet of office space at Warren Corporate Center, a modern suburban campus comprising 820,000 square feet across five buildings.

Warren Corporate Center’s buildings are surrounded by walking trails, a richly landscaped pond and four covered parking structures. Since acquiring the 176-acre campus in 2016, Vision and Rubenstein have repositioned Warren Corporate Center to create a headquarters-quality experience that integrates attractive amenities and communal areas into a centrally-located lifestyle center called Warren Hill. This unique 20,000-square-foot amenity space features an outdoor amphitheater; indoor and outdoor patio dining; multi-function conference areas; a full-service cafe with coffee bar; a state-of-the-art fitness center with locker rooms; full-size indoor basketball court; and an outdoor roof deck for meetings and collaboration.

Warren Corporate Center has consistently attracted large corporate leases under Rubenstein/Vision ownership. The Rubenstein/Vision JV previously leased 315,000 square feet across two full buildings (100 and 200 Warren Corporate Center Drive) to Everest Reinsurance Company in a long-term deal, and then successfully sold the same two buildings to an investor in 2021. Additionally, global biopharmaceutical firm PTC Therapeutics leased 360,000 square feet at Warren Corporate Center in 2022.

Rubenstein, a vertically integrated real estate investment adviser focused on value-added office property equity and debt opportunities, and Vision, a full-service real estate owner/operator, have an extensive track record of successful joint ventures to modernize and improve office campuses throughout Northern New Jersey.

Joshua Cohen and Marc Rosenberg of Cushman & Wakefield represented Regeneron. Robert Donnelly Sr, Robert Donnelly Jr, Paul Giannone, Todd Elfand and Kevin Carton of Cushman and Wakefield represented building ownership regarding the lease.

For more information about Warren Corporate Center, please visit <http://warrencorporatecenter.com/>.

About Rubenstein Partners

Rubenstein Partners, L.P. founded in September 2005, is a private real estate investment advisory firm with operations throughout the United States. The firm is led by its founder, David Rubenstein, and a group of senior real estate executives, and is focused on directing and managing office real estate investments in the U.S. Rubenstein Partners' predecessor company, The Rubenstein Company, LP and affiliates, founded in 1969, was one of the largest private owner operators of Class A office real estate in the Mid-Atlantic, owning and operating a portfolio of assets valued at approximately \$1.2 billion at the time of its disposition in 2004. Since 2005, Rubenstein Partners has, on behalf of its investors and clients, invested in more than 22.5 million square feet of office real estate assets throughout the United States. For more information, visit www.rubensteinpartners.com.

About Vision Real Estate Partners

Vision Real Estate Partners is a full-service real estate owner/operator, specializing in development, property management, asset management and construction. The firm is well known for its deep roots and experience in the New Jersey/New York regional marketplace, and for its track record of identifying properties with great potential and transforming them into superior assets. Vision Real Estate Partners currently is developing or redeveloping more than 2 million square feet of space in its local market. The company has over 100 acres of land parcels available for mixed-use and build-to-suit opportunities. Its Vision Management platform also currently oversees property management, financial reporting and overall operational supervision for nearly 1.5 million square feet of office space on behalf of multiple strategic partners. For more information, visit www.visionrep.com.

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