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Rubenstein Partners and Vision Secure \$80 Million Refinancing for LATITUDE Office Campus in New Jersey

April 14, 2026 – New Jersey – A joint venture partnership between [Rubenstein Partners, L.P.](#) (including its affiliates, “Rubenstein”), a vertically integrated real estate investment adviser focused on value-added office property equity and debt opportunities, and [Vision Real Estate Partners](#), (“Vision”) a fully-integrated commercial real estate investment firm, secured an **\$80 million refinancing of LATITUDE**, a 35-acre, two-building trophy office campus in Parsippany, NJ.



The new loan, provided by Oak Funding and Oak North Bank, retired the existing debt on LATITUDE and provides new capital to support the joint venture’s continuing business strategy for the Class-A property. The financing includes an initial upfront funding of \$55 million and an additional \$25 million in future advances.

Cushman & Wakefield’s Capital Markets team of Chuck Kohaut, Brad Domenico, David Bernhaut, Alexander Hernandez, Frank Stanislaski, Bill Baunach, and Jack Subers arranged the transaction.

The property has enjoyed robust leasing activity over the last two years including four new leases for 90,835 square feet and three renewals for 99,963 square feet. In 2022, Rubenstein and Vision sold a 155,000-square-foot condo interest at LATITUDE to Avis which currently serves as the company's US headquarters. Major tenants leasing space at the property include Gilead, FM Global, Mead Johnson, Essential Homes, and Sax Wealth Advisors.

"The successful refinancing of LATITUDE reflects both the strength of the asset and the continued demand for high-quality, amenitized office environments in well-located suburban markets," said Jack Sula at Rubenstein Partners. "This financing allows us to pay off the previous loan while positioning LATITUDE for its next phase of growth as we continue to execute our long-term plan for the campus and deliver an exceptional workplace experience for our tenants."

"The continued support from the capital markets underscores LATITUDE's position as a premier property in the Northern New Jersey office market," notes Sam Morreale, Founder and Managing Partner, Vision. "The continued support from the capital markets underscores LATITUDE's position as a premier property in the Northern New Jersey office market. We are pleased that this refinancing validates the quality of the asset and the strength of our long-term partnership and strategy. Together with Rubenstein, we remain committed to delivering a best-in-class campus experience that attracts and retains top-tier tenants. This new financing positions us to build on that momentum and further enhance the tenant experience as we execute the next chapter of our business plan."

"We were pleased to provide financing for one of the premier Class A office assets in Northern New Jersey," adds Jeremy Levart, Co-Founder of Oak Funding. "Latitude exemplifies the type of institutional quality, amenity driven campus that continues to attract and retain top tier tenants, even in a challenging suburban office environment. Our conviction in the investment is grounded in the sponsor's demonstrated execution, taking the campus from 32% occupancy at acquisition to over 90%, as well as the significant tenant capital commitments that underscore long-term demand for the property. This transaction reflects our continued focus on backing high quality sponsors and differentiated assets with durable cashflow."

About LATITUDE

Rubenstein and Vision first acquired LATITUDE East and West in late 2017 and fully renovated the buildings. Between 2020 and 2022, the joint venture further enhanced the property with the delivery of more than 30,000-square feet of collaborative and recreational amenity space designed to support tenant engagement, wellness, and productivity, as well as a new glass atrium that connects the two buildings.

LATITUDE features two symmetrical five-story wings comprised of over 700,000 square-feet of premier offices and meeting spaces, in addition to lifestyle and wellness services and experiences. The wings connect through the central glass atrium and feature common areas, multiple dining options, fitness centers and city-themed spaces for collaboration. As employees travel from one end of the property to the other, they transition through "time zones" punctuated by artistic and design elements, as well as cuisine options with distinct regional flavors. The campus provides flexibility, productivity benefits and an environment usually seen in bespoke, single-tenant build-out campuses.

LATITUDE is strategically located in Morris County among a community of top corporate neighbors with direct access to retail and services. The property is located less than a mile from Exit 42B on Interstate 80 and can be accessed via Cherry Hill Road to Interpace Parkway from the east, and from Route 46 via Interpace Parkway from the north. The NJ Transit Bus Route 79, with service to Manhattan, stops directly in front of the building.

About Rubenstein Partners

Rubenstein Partners is a Registered Investment Adviser and Fund Manager for a series of private equity funds focused on equity and debt office investments throughout the United States. The firm is vertically integrated and provides first-class investment services on behalf of its investor base, which consists of some of the nation's preeminent public and private pension funds, university endowments and family offices. 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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