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## Sunrise Business Center signs largest transaction to date

Metro Door Inc., one of the nation's leading suppliers of security closures for retailers, has signed a long-term lease to move its headquarters to 17,544 s/f at the Sunrise Business Center. They were convinced to move to the South Shore office complex, company officials said, after an employee census was undertaken.

Fast-growing Metro Door, now in about 8,000 s/f spread through two buildings on Smithtown Bypass in Hauppauge, plans to move to the 100 Building of the Sunrise Business Center in mid-summer 2007.

The lease represents the largest

transaction at the sprawling complex since its purchase last year by Metropolitan Realty Associates LLC. Since late 2006, Sunrise Business Center has signed new leases and renewals for space totaling more than 35,000 square feet. In addition, Sunrise Business Center is negotiating potential transactions for another 25,000 square feet of space. The Sunrise Business Center is comprised of three buildings totaling 363,600 square feet.

"We welcome Metro Door to the Sunrise Business Center and are thrilled that the company and its top executives share our view that this is

a fabulous building in a terrific location," said Metropolitan Realty Associates president Joseph A. Farkas.

Interestingly, the Sunrise Business Center in Great River was not on the radar when Metro Door began searching for space for a new headquarters. "We wanted something central to our employee base," said chief executive officer Scott McDermott.

After being shown space at Sunrise Business Center and conducting a survey of where Metro Door's 70 employees lived, "We realized it was a pretty good spot," he said. "We liked the location — right off the Sunrise

Highway." What's more, McDermott said, "I like what's going to happen to the building."

Currently, Metropolitan is undertaking a major renovation of the property — including the entire redevelopment for office use of a 136,000 s/f former warehouse building — working to diversify the tenant mix.

Metro Door was represented in the 10-year lease transaction by Ray Ruiz, Marianne Dugan and Joe Kondracke, all of CB Richard Ellis. Metropolitan Realty Associates was represented by Bruce Nelson and Ryan Blaney, also of CBRE.