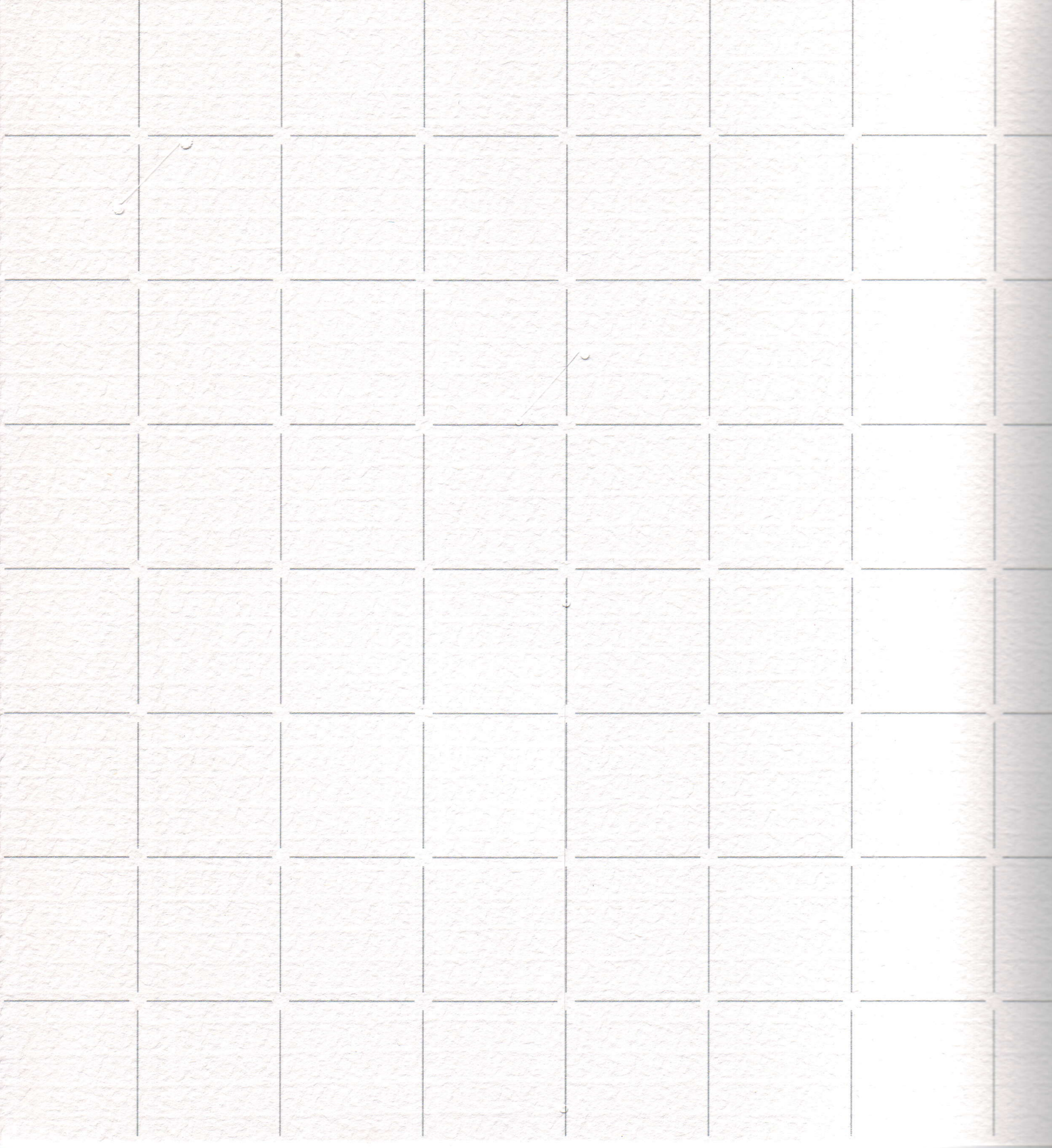


MURRAY HILL PROPERTIES

Expertly serving the real estate market
with initiative, experience, and integrity

Commercial
Brokerage
Services





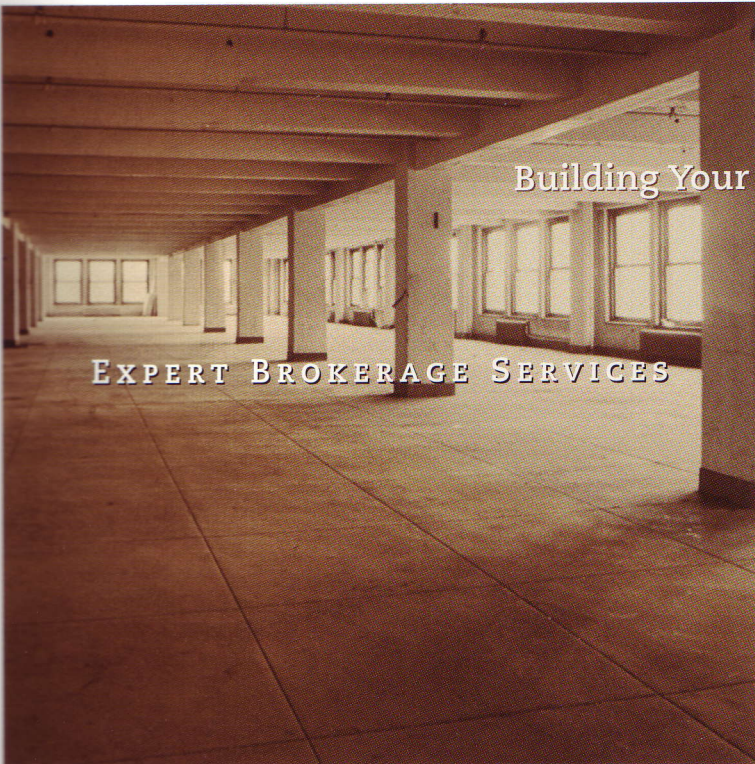
MURRAY HILL PROPERTIES

The Right Move

The name Murray Hill Properties stands for something in New York. It stands for honesty. It stands for talent, intelligence, ingenuity, and drive. It stands for value. Offering a full spectrum of commercial leasing services in a city as demanding as New York is not simple; meeting our standards for service is that much harder.

Murray Hill has spent more than a quarter of a century mastering the complexities of New York's commercial real estate market as brokers, property managers, and owners. Our experience springs from the successful negotiation of thousands of leases and property sales aggregating tens of millions of square feet. In short, Murray Hill gets results.

So do our brokers. We have dozens of highly qualified and motivated professional brokers, all of whom have been around the block in commercial leasing. Because there is no substitute for an experienced negotiator, our brokers have an average of 15 years' background in real estate, and often a firsthand knowledge of our clients' industries. Murray Hill was built on the wisdom of partners Neil H. Siderow, Norman Sturner, and Michael Green. Together, they have dedicated nearly 70 years to real estate in New York. Following their example, our brokers continue to deliver the same high-quality tenant services that first put Murray Hill on the map.



Building Your Advantage

EXPERT BROKERAGE SERVICES

Superior brokerage is the cornerstone of our success: Murray Hill offers the highest level of leasing/sales brokerage and advisory services to commercial space users. By combining up-to-the-moment technology and market savvy with our balanced perspective as both brokers and owners, we've earned a reputation for excellence.

We start by asking clients their goals, the image they want to project, and how they want their space to function; from there, we make the connections, searching out the ideal space. All brokerage firms have access to available space in New York, but we enhance database surveys with our own intimate

knowledge of the marketplace to provide the research that tenants rely upon. We can then identify all buildings that have the potential to satisfy our clients' needs.

Matching a location with a tenant is one step in an established and proven process, but where we make a difference is in our ability to obtain the best possible lease terms, and to achieve the short- and long-term goals of our clients. Until the ink is dry, and even after, we relentlessly protect our clients' interests and keep clients informed as new opportunities arise.

Our decision to renew our lease was much easier than actually getting it done. We needed to expand into adjoining floors, some of which were under lease to other tenants. We needed cancellation and expansion options. We had important security issues. We objected to many of the lease provisions. But our Murray Hill brokers were there every step of the way, with creative solutions. They were dedicated and professional; we would never have concluded our expansion and renewal without their help.

The range of tenant services Murray Hill provides includes strategic evaluation of space needs and existing lease documents; comprehensive market and space surveys; financial analyses; assistance in assembling teams for architecture, construction, communications systems, and other space needs; contract advice and negotiation; and follow-up services such as periodic lease auditing.

1
preliminary
orientation

2
planning

3
space
survey

4
space
inspections

5
financial
analyses

6
business terms
negotiations

7
lease
negotiation

8
continuing
research

9
construction
of premises

10
special
services

Lucien Kneip
President

WALL STREET SYSTEMS

Going for the Win



A SINGULAR STRATEGIC APPROACH

There is no “business as usual” at Murray Hill. Our approach to commercial brokerage is anything but usual; our agility, uniquely collegial process, and steadfast determination consistently set us apart.

TEAMWORK our partners as resource

Murray Hill's partners are your asset — and ours. Our approach is fueled by teamwork, not hierarchy, whether in the cooperation between our partners and brokers or between our brokerage and other operations. Applying decades of experience in all aspects of New York real estate, our partners support the skilled work of our brokers.

BALANCE a two-way perspective

There are at least two sides to any negotiation. Understanding all sides is what makes Murray Hill singularly effective. As owners as well as brokers, we understand the nuances of complex real estate transactions — leases, contracts, building and city regulations — and how owners protect their position. With this perspective, we anticipate issues that may arise in the course of negotiating the best possible deal.

REACH a broad network of connections

With more than 25 years in New York real estate, Murray Hill has amassed a broad and influential network of industry contacts, from the largest national owners and brokerage firms to individual professionals. Every commercial landlord and broker in the city knows the Murray Hill name. Every person with whom we've negotiated respects the way we operate. And our clients have always been our best references.

AGILITY the advantage of speed

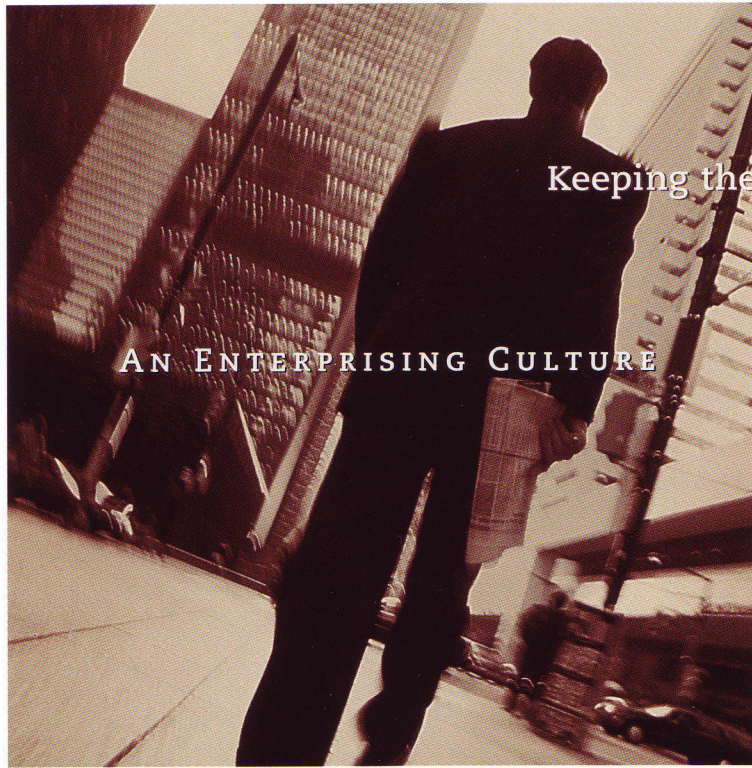
At Murray Hill, our size is our advantage. We've grown large enough to become a full-service provider of commercial brokerage services, but not so large that our client relationships suffer. We've stayed agile, combining speed, precision, and flexibility. Being among the best in New York requires close attention to every client's needs, as well as the ability to move quickly on every available opportunity.

It used to be said that bigger was better than smaller. Today, faster is better than bigger. Being able to get next to our clients — to understand them, and how their businesses work — is key. That we're not the biggest out there is a benefit to our clients; when we stand next to them they aren't overshadowed.

Burt Miller, Broker, MURRAY HILL PROPERTIES

FOLLOW-THROUGH continuous client service

Our client relationships last — after the lease is signed, and even after a space is completed. Space needs are as susceptible to change as the businesses that dictate them, and Murray Hill is ready when those changes occur. Clients should expect to hear from us, not vice versa. Follow-up is simply a requisite part of the way we do business.



Keeping the Competitive Edge

AN ENTERPRISING CULTURE

At Murray Hill, expertise does not come without attitude. For Murray Hill, real estate brokerage is a worthy challenge. It is a puzzle that our brokers love to solve — organizing the pieces and fitting them together until there is a complete picture of the best and most cost-effective solution for our clients.

Murray Hill was founded on drive, determination, and follow-through. Our brokers today are motivated by the very same traits. That competitive drive, combined with the unmitigated support of Murray Hill's managing partners, is what allows us to attract and keep some of the best and most experienced brokers in New York.

Our broker understood our special requirements. He found us a building, negotiated with the landlord for the building's vacant office space and structured the buyout of two other office tenants. That gave us the entire building. Now we have more medical offices, and they're only a few minutes' walk from the hospital.
Senior Executive, MAJOR NEW YORK HOSPITAL

Honesty is an absolute at Murray Hill. We demand the highest degree of integrity at every level of our company, from our partners to our support staff. Clients should expect complete openness from their brokers, and at Murray Hill, they get it.

Our definition of integrity encompasses more than honesty, in fact. It requires a dedication to doing both what is necessary and what is right for our clients at all times. It is a stringent ideal, but one that we take very seriously—a challenge worthy of our brokers, and what, perhaps more than anything, sets Murray Hill apart.

Playing Fair

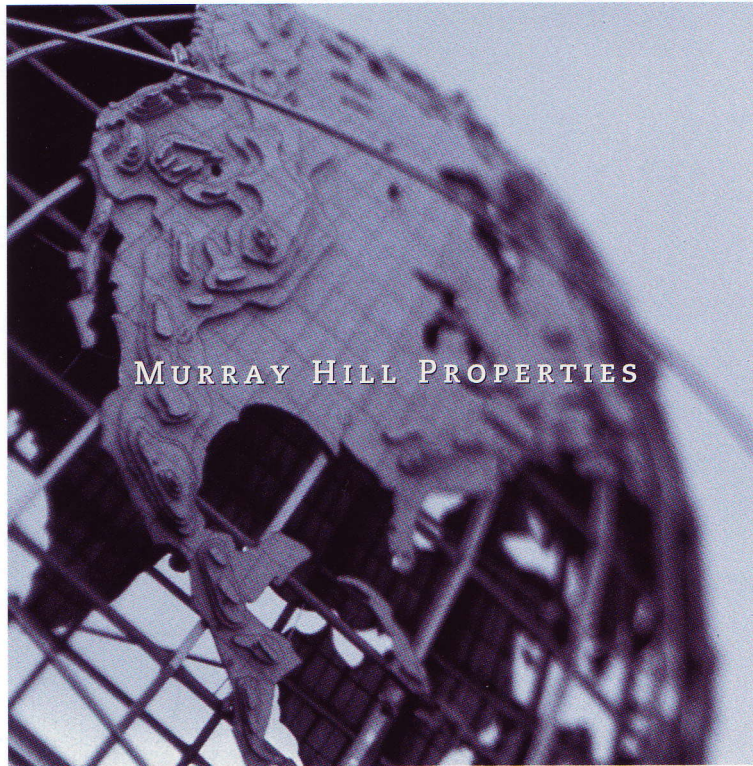


THE DISTINCTION OF INTEGRITY

Our claims alone should not convince you. Take the word of our clients. Here is just a sampling:

AIR JAMAICA
AETNA INSURANCE
AMERICAN EXPRESS
AVON PRODUCTS, INC.
BEAR, STEARNS & CO.
BORDEN FOODS
CHASE MANHATTAN BANK
CITY OF NEW YORK
COLUMBIA PRESBYTERIAN
MEDICAL CENTER
ENCYCLOPEDIA BRITANNICA
E.S. ORIGINALS
FIRST REPUBLIC BANK
OF SAN FRANCISCO
GUCCI
INTEL CORPORATION
LENOX HILL HOSPITAL
MCI TELECOMMUNICATIONS
METROPOLITAN LIFE
INSURANCE
MEXICAN CONSULATE
PAINE WEBBER
PRUDENTIAL SECURITIES
SUMMIT SYSTEMS
U.S. GOVERNMENT - GSA
WANG LABORATORIES
WHITE & CASE LLP

Thousands of successful lease and sales transactions—and loyal, satisfied customers—are strong evidence.



MURRAY HILL PROPERTIES

The Right Move

We'll prove it.

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